

# SHEEPY PARISH COUNCIL

THE VILLAGES OF

Sheepy Magna, Sheepy Parva, Sibson, Wellsborough, Upton, Pinwall and Cross Hands

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## Sheepy Parish Council Annual Meeting May 2026

**Date & Time** Tuesday 5<sup>th</sup> May 2026 @ 7:30pm

<b>Venue</b>	Sibson Village Hall
<b>Attendees:</b> <b>Parish Councillors Sheepy</b>	Rob Ward Chair John Ward Clive Stretton Dennis Beard
<b>Parish Councillors Sibson</b>	Josh Melen Brian May
<b>Parish Councillor Upton</b>	David Clarke
<b>Parish Councillor Wellsborough</b>	Diana Whitley
<b>Others</b>	Parish Clerk 4 parishioners Cllr Brian Sutton Cllr Miriam Surtees

### Summary of key decisions/points to note (also see Actions)

- Excellent media coverage of the issues with The Cock Inn Sibson, due to the hard work of the Sibson Action Group
- The Sheepy Village Sale was held over the Bank Holiday weekend and was a great success

### 14/26 Election of Chair and Vice Chair

The Parish Councillors nominated, seconded and unanimously voted for Cllr Rob ward to remain as Parish Chair.

The Parish Councillors nominated, seconded and unanimously voted for Cllr Diana Whitley to become Vice Chair.

### 15/26 Chair's welcome including Parish Council highlights/Good News Stories and to receive apologies and approval of absences.

Cllr Rob Ward welcomed everyone to the meeting and opened the floor up for good news stories:

The Sheepy Village Sale was held on Bank Holiday Monday and was a great success with many visitors to the Parish. The Parish Council would like to thank all committee members of Sheepy Memorial Hall and volunteers for all their hard work on putting on such a great event and to the grounds maintenance contractor LG Services in cutting the grass prior to the event taking place.

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The Cock Inn – Save Our Pub Action Group and local parishioners were congratulated on the media coverage and the petition to demand action by the owners and HBBC to ensure the building is preserved and re-opened.

The Parish Chair gave his thanks to his previous Vice Chair Cllr Kate Gardiner on her hard work and support during her time as Vice Chair and is pleased she is staying on as a Parish Councillor.

The following apologies were reported:

Apologies were received from:

Cllr Neal Wood

Cllr Kate Gardiner

All apologies were accepted by the Parish Council.

## **16/26 Declarations of interest and request for dispensations – None**

**17/26 Parishioners Open Forum** – The following matters were raised by parishioners or by councillors on parishioner's behalf:

Parishioners from Sibson were in attendance and they wanted to raise their objection to the two planning applications received for Houghton House in Sibson. As the closing date for consultation was imminent the Parish Council have already submitted their response but asked if the parishioners could email their response to the planning application so the Parish Council have it as reference should there be a further period of consultation.

## **18/26 To approve the minutes of the meeting held on 7th April 2026**

The minutes were considered and approved.

## **19/26 Reports**

### **County Councillor –**

*Cllr Josh Melen had circulated his report prior to the Meeting:*

Thank you for your correspondence and meeting discussions this month. Progress has continued long-term projects, and I continue to welcome any suggestions for further projects throughout the division which involve funding or input from the County Council. In terms of County news, the County Council is due to meet again on 13th May 2026 after which an update will follow covering the matters discussed at the AGM.

I expect to hear a budget update following the removal of plans to close four SEND nurseries at the February meeting and will update you with any matters affecting the Market Bosworth division in the May report.

On County initiatives, while the poor weather is some time away, the County Council are offering a 50% discount on the purchase of new grit bins. This offer aims to help Leicestershire's communities prepare for winter weather and reduce the risk of slips and accidents on icy roads and footways. Priority for the discount will be given to areas where there are known safety concerns or where the risk during icy conditions is higher and applications can be submitted by Parish Councils. Residents who feel that a new grit bin may be required in their area are encouraged to contact their local Parish Council to discuss the possibility of applying. The discount will cover the cost of the new grit bin, its installation, and

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ongoing filling. However, maintenance or replacement of grit bins is not included as part of the offer. In respect of local Parish news, many of you will already be aware that the Norton Heath Development Opposition Group (NHDOG) were successful in having the proposal for 10,000 houses north of Twycross removed from the HBBC local plan. This is a landmark success for residents in the Market Bosworth division given the potential impact on our rural community, following the lobbying efforts of NHDOG and an outstanding 360-page report addressing the planning concerns. If Parishes wish to speak to the group or have sight of the report, please contact me. Again, I welcome feedback at your respective Parish Council meetings to discuss any further issues which may have arisen in your area respectively.

I would like to reiterate that if any Parishioner or Councillor has a concern about an aspect of LCC policy, please contact me as I can raise this with the relevant portfolio holder and potentially introduce change through motions at the Council. If there are any queries relating to the schedule below, please contact me at [joshua.melen@leics.gov.uk](mailto:joshua.melen@leics.gov.uk).

I will continue to advocate for your Parish throughout March and will work to resolve your local issues to the best of my ability.

### *Sheepy Parish*

*Sheepy House Farm*- significant public concern following increased activity at HGV depot operating from a site off Main Road in Sheepy Magna. LCC and HBBC officers in discussions, led to action being taken by HBBC with enforcement powers over planning. HBBC community protection warning issued as follows: a. By the 7th April 2026 "Cease all Heavy Goods Vehicle (HGV)/Commercial traffic movements to and from the Land, associated with the unauthorised use between the hours of: 7.30pm and 7am Monday to Saturday, with no HGV/Commercial traffic movements on Sundays, Public or Bank Holidays". Understand issue to be significantly reduced with one lorry still operating from the site, which has been reported to HBBC. No further community contact since last report in late March.

*Sibson/Shenton/Upton car sales*, HBBC chased on behalf of Cllr Surtees for update with planning enforcement. HBBC's enforcement notice appealed by site owner in September 2024, planning inspectorate yet to issue a decision. Continue to monitor.

*Floods on Upton and Shenton Lanes reported during bad weather*. Site area now subject to road closure and Severn Trent works, referred to flood lead and EA as part of wider flood risk connected to Shenton area (as above).

Meeting sought with HBBC planning and conservation officers regarding the Cock Inn at Sibson following 2019 closure. Action group attended HBBC meeting in April, where HBBC reported work to the building would start in mid-May. Community meeting planned for end of May/start of June contingent on works starting to the building.

### **Borough Councillor**

Cllr Brian Sutton and Cllr Miriam Surtees gave the following update.

April was a very quiet month with the main topic of conversation being around the unitary authority even though it is no further forward in being resolved. Food waste has successfully been rolled out across the Borough and is progressing nicely. The Borough Council is planning to reduce the planning committee from 17 to 13 and they are also looking to see what assets will need to be transferred as part of the formation of a new Hinckley Town Council, this will be investigated at the next scrutiny committee.

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## 20/26 Parish Council

Data Audit, IT Policy, Standing Orders – The Internal Audit has highlighted that the Parish Council will require an IT Policy and a Data Audit Policy and the Standing Orders need updating to the latest Standing Orders template. It was also stated that ALL policies need to be reviewed on an annual basis.

**Action** – *The Parish Clerk to draft these policies and to circulate to all councillors along with a new policies timetable for the year.*

Register of Interests – The Parish Chair reminded Parish Councillors that their Register of Interests needs to be kept up to date with Hinckley and Bosworth Borough Council. **Action** – *All Parish Councillors to review their Register of Interests and ensure they are up to date.*

## 21/26 Parish Initiatives

**Asset of Community Value - The Cock Inn.** – Cllr Josh Melen reported that the action group have been informed that work will start in May, but is unsure exactly what this means in terms of actual physical work at the pub. An external auditor will also be looking into the process that has been followed by Hinckley and Bosworth Council and their lack of action in trying to get this issue resolved in a satisfactory manner.

**Village Signs** – The Parish Clerk confirmed the specification has been agreed between the contractor and the manufacturer and he will drop off the templates, the Parish Chair confirmed the photos had been uploaded but the Sibson one was, these will be retaken by the Parish Chair.

**Asset Maintenance** – The Parish Clerk met with the maintenance contractor who will pull together quotes for the following:

- Repairs to church wall
- Replacement of all dog bins
- Repair to village sign post in Sheepy Magna
- Staining benches and interpretation signs as well as inserting draining holes

**Neighbourhood Plan Process** – The Neighbourhood Plan Steering Group (SG) held a meet and greet for new SG members and are hopeful that the existing steering group members will be bolstered by at least 4 new volunteers, but hopefully 5. They will now set a date in the diary so they can have a formal start up meeting to get going on the process including:

- Review of current NP policies
- HBBC timeline
- Preparation and distribution of a parish-wide questionnaire
- Call for potential development sites across the parish
- Drafting of updated/new policies and draft NP

Hopefully this will result in a referendum around the same time as the elections in May 2027.

## 22/26 Finance

**Expenditure – all items noted and approved.**

Table 1: Expenditure for April 2026

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Date	Method	Payee	Details	Total	VAT
01/05/2026	SO	Haines Watts	Payroll	£31.20	£5.20
07/05/2026	BT	Clerk	Wages	£551.25	£0
07/05/2026	BT	HMRC	Income Tax	£367.20	£0
30/04/2026	SO	NPOWER	Street Lights	£113.14	£6.46
07/05/2026	BT	Defib4 Life	Defibs	£2862	£477
07/05/2026	BT	Sheepy Church	History Book Purchase	£10	£0
07/05/2026	BT	LG Services	Grounds Maintenance	£1040.74	£0

**Bank Balances** – As of 30th April 2026 the Parish council bank balances were:

Current Account £39,685.28

Savings Account £32,095.77 (£1,702.80 History Society)

**Bank reconciliation up to 30<sup>th</sup> April 2026**– See Annex 2

**Spend against budget up to 30<sup>th</sup> April 2026** – See Annex 3

Defibs – The Parish Clerk circulated before the meeting the cost of 3 new defibs as 3 of the existing sites now have pads that are no longer manufactured, which means they will require 3 new units at the following locations:

Black Horse Sheepy  
Upton  
Village Hall Sibson.

The Parish Councillors agreed to the expenditure of £2862. **Action** – *Parish Clerk to purchase and to inform the First responders*

Insurance Renewal – The Parish Councillors insurance is due for renewal at the end of May; the Parish Clerk will try and obtain more quote but to ensure that the renewal takes place before 31<sup>st</sup> May 2026. **Action** – *Parish Clerk to Renew*

Internal Audit – The internal auditors report was circulated before the meeting, and they have made the following recommendations.

- Digital and data compliance – Migrate to gov.uk, Test accessibility statement annually, Complete data audit, annual review of data protection policy and conduct annual review of IT policy.
- Standing Orders – Review and update NALC model for 2025
- Review of all policies – Conduct annual review of all policies.
- Annual Risk assessment -Conduct annual review of Risk assessment.
- Asset register and insurance schedule – Compare vale and assets on both documents.
- External auditors – Publish the report on the website
- Minutes of meetings – Approved minutes to be uploaded on to website.

The Parish Councillors agreed to adopt all the internal auditor's recommendations.

Signed:

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## 23/26 Approval of Annual Governance Statement

The Governance Statement which forms part of the Annual Governance Statement and Annual Return (AGAR), had been included within the internal audit. The Council, having reviewed the effectiveness of the system, approved the Annual Governance Statement for 2025/2026 and all in agreement that the assurances, which were given were correct it was noted that the Exercise of Electors rights with regard to inspecting the accounts will be put on the noticeboard and website. The dates inspecting the accounts are 3<sup>rd</sup> June to 14<sup>th</sup> July by prior arrangement with the Clerk.

## 24/26 Approval of Annual Accounts and Annual Return 2025/2026

- a) Bank reconciliation, Receipts and payments for 2025/2026, which had been signed off by the Internal Auditor and budget for 2025/26 had been circulated to the councillors. The budget was agreed.

A copy of the Accounting Statements for 2025/2026 were reviewed by the Council and all agreed that the Chair should sign the Annual Return as a true and correct record.

## 25/26 Planning applications & updates (see HBBC Planning website for full details)

See [Annex 1](#) for Parish Council Draft/Approved Responses.

## Enforcement/Appeals

- Upton Car Valeting – Still with Planning Inspectorate awaiting decision
- Sheepy Farm – Parish Chair has emailed HBBC for an update on the site and the planning applications that will be submitted, as the entrance and roadway has been resurfaced which has concerned parishioners.

## 26/26 General correspondence (emailed to Councillors)

- Round Robin
- Parish Forum – Cllr Diana Whitley and Cllr Dennis Beard will attend
- Beacon – The Parish Council discussed the latest correspondence from the Beacon Society, and it was agreed to no longer pursue this issue and draw a line under the matter. However, the Parish Council would like to wish all the Beacon Society committee members all the very best with your future endeavours.
- MP Meeting – Cllr Rob Ward, Cllr Dennis Beard and Cllr Diana Whitley will attend.

## 27/26 Matters to note/add to a future agenda.

*Cllr Josh Melen gave his apologies for the June meeting.*

## 28/26 Actions from meeting

Action Ref	Action	Owner	Due Date
20/26	<i>The Parish Clerk to draft these policies and to circulate to all councillors along with a new policies timetable for the year.</i>	<i>Parish Clerk</i>	<i>Next Meeting</i>

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22/26	<i>Parish Clerk to purchase and to inform the First responders</i>	<i>Parish Clerk</i>	<i>ASAP</i>
22/26	<i>Parish Clerk to Renew</i>	<i>Parish Clerk</i>	<i>ASAP</i>

## **29/26 Outstanding actions from previous meetings**

34/25	Cllr Rob Ward to program the MVAS near the school (road safety zone) to be set to 20 miles an hour setting during school pick up and drop off times – It was agreed to pass this action over to the Road Safety Steering Group	RSSG	ASAP
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**Meeting closed at 9:30pm.**

**Date of next meeting:** *Tuesday 2<sup>nd</sup> June Sheepy Memorial Hall (7.30pm)*

Signed:

Date:

**Annex 1. Sheepy Parish Council Planning Application Responses**

<b>Application Details, Date received and Location</b>	<b>PC Response Draft or Approved</b>
<p><i>Conversion of existing dwelling into 2 dwellings, demolition of outbuildings and construction of 3 new dwellings and associated works LOCATION : Houghton House Sheepy Road Sibson Nuneaton Leicestershire – 13<sup>th</sup> April – 25/01179/FUL</i></p>	<p><b><i>Sheepy Parish Council Response approved by all councillors and submitted to Hinckley and Bosworth Borough Council on 3<sup>rd</sup> May 2026</i></b></p> <p>OBJECT Please note, this response is based on documents available on HBBC Planning Portal as of 22<sup>nd</sup> April 2026. Sheepy Parish Council request that it is notified and consulted on any later changes to this application so as to ensure that any modifications remain in full compliance with the policies of the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council has reviewed the above application 25/01179/FUL - (Houghton House Sheepy Road Sibson, Conversion of existing dwelling into 2 dwellings, demolition of outbuildings and construction of 3 new dwellings and associated works) and has considered the proposals in relation to the Sheepy Parish Neighbourhood Plan (Made May 2022) and its legally binding policies and design guide. It has also considered other evidence that has been brought to its attention, including parishioner views.</p> <p>The Parish Council remains keen to see the refurbishment of Houghton House, the re-development of the outbuildings and landscaping of a design and style that is of a scale and character that is appropriate the rural village setting and conservation area. The site has been an eyesore for many years, and we are keen to see Houghton House restored and the site bought back into active use. However, any refurbishment and re-development must comply fully with the policies of both the Sheepy Parish Neighbourhood Plan (made May 2022) and the Sibson Village Conservation Area Management Plan.</p> <p>Sheepy Parish Council is cognisant of the Appeal Decision by The Planning Inspectorate, Decision date 10<sup>th</sup> April 2024, Appeal Ref: APP/K2420/W/23/3328482, Houghton House, Sheepy Road, Sibson and draws Hinckley &amp; Bosworth Borough Council’s attention to point 24. ‘... it would be necessary to impose a condition securing a suitable surface water drainage strategy prior to the commencement of development. To avoid risks of pollution or harm to human health, the site should be investigated for contamination and remediated as necessary’.</p> <p>Sheepy Parish Council believes that the applicant has not secured a suitable surface water drainage strategy and wishes to OBJECT as it believes it is not compliant with The Sheepy Neighbourhood Plan Policy S6 on Water Management states that “New development should take full account of flood risk especially from rivers, groundwater and overland flow”.</p> <p>The Parish Council continues to have serious concerns about the potential for the development to increase the risk of flooding of nearby properties (e.g. Long Row cottages) situated at a lower elevation to the proposed development. The properties in Long Row and nearby have historically suffered flooding as a result of surface water and highway runoff and the culverted drainage network being overwhelmed. Whilst some remedial work was previously undertaken 20 years ago by HBBC, there have subsequently been a number of flooding events and near misses. This location in the village has been designated as being at risk of flooding on the latest Environment Agency flood maps.</p> <p>Also, with reference to Point 24 above, Sheepy Parish Council notes that the Consultation Response from HBBC ES Pollution 2 (HBBC Reference 14/04/2026) recommends a condition requiring the investigation of potential land contamination.</p> <p>Furthermore, Sheepy Parish Council assumes that the historic lamppost which stands close to the existing vehicular access, will not be moved as no reference is made to it in this planning application. (Please note it is not shown on the ‘Proposed Street Scene Along Sheepy Road’, in the Design &amp; Access Statement (HBBC Reference 09/12/2025 - 25/01179/FUL - Design Statement). Sheepy Parish Council draws Hinckley &amp; Bosworth Borough Council’s attention to point 26 of the Appeal Decision. ‘A historic lamppost stands close to the existing vehicular access, contributing to the character of the area. Should this need to be removed in order to</p>

	<p>facilitate safe access to the site, it would be necessary to secure its re-siting in a suitable position nearby'. END.</p>
<p>Conversion of existing dwelling into 2 dwellings. External works to include replacement roof tiles, installation of rooflight, chimney to be re built, brickwork to be repaired, increase height of existing doors, replacement windows, doors, fascia and rainwater goods and cellar access removed. Internal work to include construction of a new staircase and landing, creation of downstairs cloakroom, installation of limecrete ground floor, additional wall between kitchen and living room, increase in the ceiling height to create utility and cloakroom, new party wall infills, new access to the staircase with reinstated timber frame and creation of an ensuite. LOCATION : GRID REF : Houghton House Sheepy Road Sibson Nuneaton Leicestershire 13<sup>th</sup> April – 25/01180/LBC</p>	<p><b>Sheepy Parish Council Response approved by all councillors and submitted to Hinckley and Bosworth Borough Council on 3<sup>rd</sup> May 2026</b></p> <p><b>NEUTRAL</b></p> <p>Please note, this response is based on documents available on HBBC Planning Portal as of 22<sup>nd</sup> April 2026. Sheepy Parish Council request that it is notified and consulted on any later changes to this application so as to ensure that any modifications remain in full compliance with the policies of the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council remains keen to see the refurbishment of Houghton House and has reviewed the above application <b>25/01180/LBC</b>, and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council notes the 'Planning Application Constraints' that Houghton House is within the Sibson Conservation Area and has Listed Building status. Sheepy Parish Council will therefore, respect Hinckley &amp; Bosworth Borough Council's wider regulation knowledge in determining whether this application is compliant with any requirements of a development within a Conservation Area and Listed Building status.</p> <p>Please note, Sheepy Parish Council assumes that the historic lamppost which stands close to the existing vehicular access, will not be moved as no reference is made to it in this planning application. (It is not shown on the 'Proposed Street Scene Along Sheepy Road', in the Design &amp; Access Statement (HBBC Reference 09/12/2025 - 25/01179/FUL - Design Statement).</p> <p>Sheepy Parish Council request that Hinckley &amp; Bosworth Borough Council gives consideration to ensure the application complies with the Neighbourhood Plan made May 2022, Policy S8 Design regarding any impact on neighbouring properties (S8-F) together with the design guidance in the Design Guide (Appendix 5). END</p>
<p>Application to determine if Prior Approval is required for the change of use of two agricultural buildings to flexible commercial use (Class R) for storage and distribution (Class B8), including associated operational development. LOCATION : GRID REF : Upton Lodge Farm Stoke Road Upton Nuneaton Leicestershire – 14<sup>th</sup> April – 26/00307/P3CR</p>	<p><b>Sheepy Parish Council Response approved by all councillors and submitted to Hinckley and Bosworth Borough Council on 3<sup>rd</sup> May 2026</b></p> <p><b>NEUTRAL</b></p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 23<sup>rd</sup> April 2026. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council supports local small-scale businesses, rural diversification and enterprise development through its Neighbourhood Plan policies and has reviewed the above application <b>26/00307/P3CR - (Upton Lodge Farm Stoke Road Upton, Application to determine if Prior Approval is required for the change of use of two agricultural buildings to flexible commercial use (Class R) for storage and distribution (Class B8), including associated operational development)</b>, and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council notes from the Application Form (HBBC reference -31/03/2026 -1APP Public Form). The proposed use is expected to generate approximately 2-4 vehicle movements per day, comparable to or less than existing agricultural use, however the Hours of Business are not supplied by the applicant.</p> <p>Sheepy Parish Council draws Hinckley &amp; Bosworth Borough Council's attention to the fact that Stoke Road, which provides access to Upton Lodge Farm, from either Fenn Lane or Upton, is very narrow and will therefore respect Hinckley &amp; Bosworth Borough Council and LCC Highways</p>

	<p>wider regulation knowledge in determining whether this application is compliant with its Highway policies.</p> <p>Furthermore, Sheepy Parish Council notes that Planning Permission was granted on 6 February 2026 to 25/01129/FUL - Conversion of one farmhouse into 3no. terraced houses and Prior Approval Given on 6 February 2026 to 25/01128/P3CQ - Notification to determine if Prior Approval is required for the conversion of a single storey cattle shed into 3 x bungalows, which are adjacent to the two Agricultural Buildings in question and Sheepy Parish Council therefore request that Hinckley &amp; Bosworth Borough Council gives consideration to ensure the application complies with the Neighbourhood Plan made May 2022, Policy S8 Design regarding any impact on neighbouring properties (S8-F).</p> <p>Sheepy Parish Council also note that, from the Proposed Access document (HBBC Reference-31/03/2026- Proposed Access Plan, Drg No.25/85 09) a tree is to be removed and therefore request that, if Approval is Granted, a tree/trees of the same species be planted by the applicant on or adjacent to the site to enhance the biodiversity net-gain. END</p>
<p>Application to vary condition 2 of planning permission 25/01134/HOU. Amendments to approved drawings. LOCATION : GRID REF : 16 Hornsey Rise Wellsborough Nuneaton Leicestershire CV13 6DF- 14<sup>th</sup> April – 26/00310/CONDIT</p>	<p><b>Sheepy Parish Council Response approved by all councillors and submitted to Hinckley and Bosworth Borough Council on 3<sup>rd</sup> May 2026</b></p> <p>SUPPORT</p> <p>Sheepy Parish Council is cognisant of the Decision Notice for 25/01134/HOU -20 February 2026 and Condition 2. For this current Planning Application 26/00310/CONDIT it notes the amendments made to 25/01134/HOU Proposed Elevations and Floor Plans - Drg No. 25/108/04e (received by the Local Planning Authority on 13/01/26) by Proposed Elevations, Ground Floor Plan, Existing Parking, Drg No. 369 PL- 01A - 01/04/2026.</p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 16<sup>th</sup> April 2026 and reflects the response made by Sheepy Parish Council to 25/01134/HOU(Re-consultation) and submitted to HBBC on 20 January 2026.</p> <p>Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council has reviewed the above application - 26/00310/CONDIT – (16 Hornsey Rise Wellsborough, Application to vary condition 2 of planning permission 25/01134/HOU. Amendments to approved drawings), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council request that Hinckley &amp; Bosworth Borough Council gives consideration to ensure the application complies with the Neighbourhood Plan made May 2022, Policy S8 Design regarding any impact on neighbouring properties (S8-F) together with the design guidance in the Design Guide (Appendix 5). END</p>
<p>26/00227/ADV- 25 March 2026 Hoo Hills Farm Bosworth Road Wellsborough One externally illuminated fascia sign and one externally illuminated post mounted sign (retrospective).</p>	<p><b>Sheepy Parish Council Response approved by all councillors and submitted to Hinckley and Bosworth Borough Council on 14<sup>th</sup> April 2026</b></p> <p>OBJECT</p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 4<sup>th</sup> April 2026. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council supports local small-scale businesses, rural diversification and enterprise development through its Neighbourhood Plan policies. However, having reviewed the above application - 26/00227/ADV – (Hoo Hills Farm Bosworth Road Wellsborough, One externally illuminated fascia sign and one externally illuminated post mounted sign (retrospective)), the Parish Council has concerns with this application and therefore OBJECTS.</p>

	<p>Sheepy Parish Council brings to Hinckley &amp; Bosworth Borough Council’s attention that this application is ‘Retrospective’ and it considers the ‘driveway signage at ground level’ currently to be a serious highway safety issue.</p> <p>When travelling from Market Bosworth <u>in the dark</u> along the 50mph Bosworth Road towards the entrance to Hoo Hills Farm, at the point on the road adjacent to the driveways to ‘Byrons Covert’ and ‘The White House’, the bright light illuminating the ‘driveway signage at ground level’ appears to be a motorcycle on the wrong side of the road due to the approaching bend.</p> <p>Please note that LCC Highways will not identify this issue unless it conducts a site visit during darkness and approaching from the Market Bosworth direction.</p> <p>Sheepy Parish Council also respectfully reminds Hinckley &amp; Bosworth Borough Council that this short stretch of road has been the location of six fatalities in the last 28 years. END.</p>
<p>26/00205/P3CR (Re-consultation) - 25 March 2026  Poplar Farm Sheepy Road Sibson  Notification to determine if prior approval is required for the change of use of agricultural buildings Units 1 and 2 to Use Class B8 commercial units</p>	<p><b><i>Sheepy Parish Council Response approved by all councillors and submitted to Hinckley and Bosworth Borough Council on 13<sup>th</sup> April 2026</i></b></p> <p>OBJECT  Please note, this response is based on documents available on HBBC Planning Portal as at 26<sup>th</sup> March 2026. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council supports local small-scale businesses, rural diversification and enterprise development through its Neighbourhood Plan policies. However, having reviewed the above application - 26/00205/P3CR (Re-consultation) – (Poplar(s) Farm Sheepy Road Sibson, Notification to determine if prior approval is required for the change of use of agricultural buildings Units 1 and 2 to Use Class B8 commercial units), the Parish Council has a number concerns with this application and without further detail, it cannot determine properly whether the policy requirements in the Sheepy Parish Neighbourhood Plan (made May 2022) are being met. It therefore OBJECTS to this application.</p> <p>The character of the Sibson is derived from its agricultural origins. The road through the village (and ‘Conservation Area’) which passes a several Listed Buildings, has an ancient road pattern with unique twists and turns, and Sheepy Parish Council believe, is not suitable for a potential significant increase in large vehicles.</p> <p>Sheepy Parish Council notes, from the Application Form (HBBC Reference - 26/00205/P3CR - 03/03/2026 – Application Form), that the applicant has stated.</p> <ul style="list-style-type: none"> <li>· <i>We expect there to be minimal impact on transport and highways. There will be a reduction in farm related traffic, as the buildings will no longer be serviced by feed/delivery lorries and tractors.</i></li> <li>· <i>An application has also been submitted for a farm track between Poplars farm and Manor farm, which will greatly reduce the level of farm traffic through Sibson.</i></li> <li>· <i>The proposed change of use to commercial units is considered low to moderate in noise generation. The development does not include heavy industrial processes or external plant equipment.</i></li> <li>· <i>Noise associated with the development will primarily relate to vehicle movements and occasional loading activity.</i></li> <li>· <i>These activities will be limited to standard daytime business hours. Operational restrictions will be secured by condition to ensure no significant adverse impact on residential amenity in accordance with national and local planning policy.</i></li> </ul> <p>Sheepy Parish Council believes this is insufficient detail and kindly requests that Hinckley &amp; Bosworth Borough Council seeks further information from the applicant regarding the number of expected vehicular movements, including size, per day/per week for Units 1 and 2 to Class B8 use. Also, the actual ‘Hours of Business’ and whether, if permission is granted for the current application 26/00135/FUL - Farm track to join Poplars and Manor Farms to the north of Sibson</p>

	<p><i>village</i>, the 'Farm Track' will be used as alternative access and egress to Units 1 &amp;2 at Poplar(s) Farm from the A444?</p> <p>Sheepy Parish Council notes that HBBC ES Pollution 2 Consultee comments (HBBC document reference 25/03/2026 - 26/00205/P3CR - Consultation Response) has identified the same concerns as Sheepy Parish Council. <i>Please can the applicant provide some details as to the proposed use of the site including operations and proposed hours of operation. Is the site accessed via the track to the west of the buildings?</i> END</p>
<p>25/00927/HOU(Re-consultation) - 25 March 2026 Greenleaves Pinwall Lane Pinwall Two storey side extension with balcony, dormer to the rear elevation and extension to the existing garage.</p>	<p><b><i>Sheepy Parish Council Response approved by all councillors and submitted to Hinckley and Bosworth Borough Council on 9<sup>h</sup> April 2026</i></b></p> <p>NEUTRAL</p> <p>Please note this response is based on documents available on HBBC Planning Portal as at 27<sup>th</sup> March 2026. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council acknowledges a Re-consultation of 25/00927/HOU - 13 October 2025, following LCC Ecology Consultation response (HBBC Reference 03/11/2025) and the Protected Species Survey Report received on 26 January 2026.</p> <p>This response therefore reflects Sheepy Parish Council's response to 25/00927/HOU - 13 October 2025 (Submitted to HBBC 2<sup>nd</sup> November 2025) together with an addendum for this Re-consultation.</p> <p>Sheepy Parish Council has reviewed the above application-25/00927/HOU(Re-consultation) (Greenleaves Pinwall Lane Pinwall - Two storey side extension with balcony, dormer to the rear elevation and extension to the existing garage), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Nevertheless, Sheepy Parish Council request that Hinckley &amp; Bosworth Borough Council gives consideration to ensure the application complies with the Neighbourhood Plan made May 2022, Policy S8 Design regarding any impact on neighbouring properties (S8-F) together with the design guidance in the Design Guide (Appendix 5).</p> <p>Furthermore, it is worth noting that, Hinckley &amp; Bosworth Borough Council clearly state that the site is within a 'Neighbourhood Area'. The conclusion, in the Design &amp; Access Statement supplied by the applicant (HBBC Portal reference 25/00927/HOU - 26 September 2025), states '<i>As the overall design adheres to the above national &amp; local planning policies, the proposal appears to be acceptable in principle</i>'. This is clearly incorrect as no reference is made to either the legally binding Sheepy Parish Neighbourhood Plan nor its policies in the Design &amp; Access Statement under the heading 'Relevant Policies'.</p> <p>Sheepy Parish Council is cognisant of HBBC documents 03/11/2025-Consultation Response -LCC Ecology, 26/01/2026 - Technical Assessments/Appraisals/Surveys - Preliminary Roost Assessment, 06/02/2026 -Consultation Response - LCC Ecology,</p>

	20/03/2026 - Additional Tech Assessments/Appraisals/Survey - Response to request for PRA and will respect HBBC's wider planning regulation knowledge, not necessarily known by Sheepy Parish Council, on this matter. END
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*ANNEX 2 Bank Reconciliation*

	<p>-  <b>Bank Reconciliation at 30th April 2026</b></p> <p><b>Cash in hand 1st April 2026</b>  (per Cash Book)</p>		
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	Current Account		32,456.22
	Deposit Account		32,095.77
	<b>ADD</b>		64,551.99
	RECEIPTS 1/4/2026 - 30/04/2026 (per Cash Book)		17,500.00
	(per Cash Book) inc Sheepy History Society Ringed funds £1702.80		82,051.99
	<b>LESS</b>		
	Payments 1/4/2026 - 30/04/2026	10270.94	
<b>A</b>	<b>Cash in hand 30/04/2026</b> (per Cash Book)		71,781.05
	Cash in hand per Bank Statements – 30/04/2026		
	Current Account	39,685.28	
	Deposit Account	32,095.77	
		71,781.05	
			71,781.05
	Add Receipts in Cash Book not banked at 30/04/2026		
<b>B</b>	<b>Adjusted Bank Balance at 30/04/2026</b>		71,781.05
	<b>NOTE</b>		
	<b>A must equal B</b>		

ANNEX 3 Spend against Budget

**Sheepy Parish Council  
Budget planning and monitoring  
1st April 2026 to 31st March 2027**

		BUDGET 2026/27	Spend to date (30/04/2026)	% spend
			<b>ACTUAL</b>	
<b>1</b>	<b>Carry Forward from 2025/26</b>			
1.1	Reserve (deposit account)	£25,300	£32,095.00	
1.2	Budget carry forward (current a/c)	£30,069	£32,456.00	
1.2.1	Grant income	£0.00		
1.2.2	Non-specified	£0.00		
	<b>TOTAL</b>	<b>£55,369.00</b>	<b>£64,551.00</b>	
<b>2</b>	<b>Income</b>			
2.1	Precept	£35,000.00	£17,500.00	
2.2	VAT Refund	£1,000.00	£0.00	
2.3	Interest (Current and deposit a/c)	£300.00	£0.00	
2.4	Grant funding			
2.4.1	PCIF	£0.00	£0.00	
2.4.2	Neighbourhood Plan	£0.00	£0.00	
2.5	MHF	£0.00	£0.00	
2.6	Shire Grant	£0.00	£0.00	
	<b>TOTAL</b>	<b>£91,669.00</b>	<b>£82,051.00</b>	
<b>2.7</b>	<b>Sheepy History Society</b>		<b>£1,702.80</b>	
<b>3</b>	<b>Expenditure - mandatory commitments</b>			
3.2	Clerks Salary and expenses	£7,000.00	£551.00	7.87%
3.3	Insurance	£2,500.00	£0.00	0.00%
3.4	Income Tax	£4,000.00	£367.00	9.18%
3.5	VAT	£2,000.00	£708.00	35.40%
3.6	Audit	£750.00	£0.00	0.00%
3.7	Admin	£2,000.00	£1,262.00	63.10%
3.8	Training (Clerk and councillor)	£1,000.00	£403.00	40.30%
3.9	Website and comms	£300.00	£0.00	0.00%
3.10	Meeting room hire	£350.00	£0.00	0.00%
3.11	Waste bins (dog and litter)	£2,000.00	£298.00	14.90%
3.12	Ground maintenance contract	£7,000.00	£937.00	13.39%
3.13	Asset management (lights/noticeboards)	£5,000.00	£0.00	0.00%
3.14	Consultants (planning advice)	£1,500.00	£0.00	0.00%
3.15	Street Lighting	£2,200.00	£107.00	4.86%
3.16	Neighbourhood Plan	£7,000.00	£2,635.00	37.64%
3.17	Misc	£2,000.00	£0.00	0.00%
	<b>TOTAL</b>	<b>£46,600.00</b>	<b>£7,268.00</b>	<b>15.60%</b>
<b>4</b>	<b>Expenditure - non mandatory commitments</b>			
4.1	Community grants and donations			
4.1.1	Miscellaneous Donations	£2,500.00	£3,000.00	120.00%
4.2	Road safety	£0.00	£0.00	NA
4.3	Xmas Lights	£2,000.00	£0.00	NA
4.4	Bus Stop	£2,000.00	£0.00	NA

4.5	Flooding Equip	£1,000.00	£0.00	NA
4.6	Elections	£4,000.00	£0.00	NA
4.7	Defibrillator and upkeep (inc training)	£1,000.00	£0.00	0.00%
4.8	Dog Bin Refurbishment	£0.00	£0.00	#DIV/0!
4.9	Planters	£1,000.00	£0.00	NA
4.10	Sustainability	£0.00	£0.00	NA
4.11	Newsletter	£1,000.00	£0.00	0.00%
4.12	Interpretation Signs & Noticeboards	£1,500.00	£0.00	NA
	<b>TOTAL</b>	<b>£16,000.00</b>	<b>£3,000.00</b>	<b>18.75%</b>

*Total YTD*

	<b>TOTAL SPEND</b>	<b>£62,600.00</b>	<b>£10,268.00</b>	
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	<b>OVERALL BALANCE</b>	<b>£29,069.00</b>	<b>£71,783.00</b>	
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