

SHEEPY PARISH COUNCIL

THE VILLAGES OF

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

1

Sheepy Parish Council Meeting April 2026

Date & Time Tuesday 7th April 2026 @ 7:30pm

Venue	Sheepy Memorial Hall
Attendees: Parish Councillors Sheepy	Rob Ward Chair John Ward Clive Stretton Dennis Beard Neal Wood
Parish Councillors Sibson	Josh Melen
Parish Councillor Upton	David Clarke
Parish Councillor Wellsborough	Diana Whitley
Others	Parish Clerk 20 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
- Chair to write to HBBC to express the council's concern about the deterioration of the Cock Inn as a heritage asset
- Parish Council to continue to liaise with HBBC enforcement team over concerns about nuisance being caused by unauthorised activities at Sheepy House Farm

1/26 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 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 following apologies were reported:

Apologies were received from:

Cllr Brian May

Cllr Kate Gardiner

Signed:



Date: 5th May 2026

SHEEPY PARISH COUNCIL

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

2

All apologies were accepted by the Parish Council.

2/26 Declarations of interest and request for dispensations – None

3/26 Parishioners Open Forum – The following matters were raised by parishioners or by councillors on parishioner's behalf:

Parishioners from Sibson were in attendance they wanted to voice their concern over the lack of progress at The Cock Inn Public House and their frustration with the lack of action from the owners and Hinckley and Bosworth Borough Council. The local action group have managed to get a lot of media attention around the issue and a petition has been submitted to Hinckley and Bosworth Borough Council and will be presented at the next Full Borough Council meeting. Parishioners have been urged by the Action Group to submit a formal complaint. Parish Councillors agreed to write to the Borough Council (and on behalf of parishioners) to raise their serious concerns about the condition of the building and the apparent lack of action in preventing continued deterioration of the listed building. Further, to remind the Borough Council of its statutory duty to protect listed building and heritage assets and encourage use of the available legislative powers to protect the building.

Cllr Miriam Surtees (HBBC) will present the petition at the Full Council meeting and urge the Borough Council to take action.

Parishioners from Sheepy Magna were in attendance to voice their concern over the unauthorised lorry park in the village. They also voiced their dismay that only two parishioners had turned up to discuss this matter after all the concerns that had been raised on social media lately. The Parish Chair stated that the Parish Council has been in dialogue with the Borough Council for many months over this matter and its concerns. HBBC have advised that they have issued a community protection order in the short term. This is to restrict the HGV movements to/from the site to normal working hours whilst retrospective planning applications are submitted and considered. The damaged street furniture is being dealt with by Leicestershire County Council and the Director of Highways is aware of this issue and the issue with the access of Main Road to this site.

Action – *Parish Chair to write a letter to Hinckley and Bosworth Borough Council regarding the Council's serious concerns about the Cock Inn.*

4/26 To approve the minutes of the meeting held on 3rd March 2026

The minutes were considered and approved.

5/26 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 on 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. County news has been comparatively quiet during March, as is to be expected during months without County Council meetings. I am pleased to announce since the budget meeting of February that the governing administration at County Hall have revoked their plans to closure four SEND nurseries across Leicestershire as a result of multi-

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Date: 5th May 2026

SHEEPY PARISH COUNCIL

THE VILLAGES OF

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3

agency pressure. I will report on the May County Council meeting and AGM in due course, but if any Council wishes for a written question to be proposed, please write to me as soon as possible. In respect of local Parish news, the two most significant events have both taken place in Sheepy Parish. Firstly, an increase in HGV traffic at the junction of Sheepy House Farm and Main Street, Sheepy Magna has triggered an outpouring of public grief. I have notified the Highways team at LCC, who have in turn worked alongside HBBC officers on the issue. Most recently, a Community Protection Warning has been issued, designed to restrict the HGV usage on site and thereby mitigate the public nuisance created by disruptive HGV movements during night hours. I will continue to work with the Highways team to support HBBC in their enforcement action on the issue. Secondly, in my role as your County Councillor, Ward Councillor for Sibson and Chairman of the 'Save our Pub!' action group, progress has been made in respect of the long-term closure of the Cock Inn, Sibson. For those unaware of the situation, the Cock Inn was closed at the end of 2019. Despite lobbying attempts by the Parish Council and community groups, progress on site has stagnated until recent community pressure on the owners and media attention has resulted in site clearing and renewed promises of work. The issue has been reported nationally by GB News, as well as regionally by BBC and ITV News outlets. I hope to relay further positive news in April's report. If there are any queries relating to the schedule below, please contact me at joshua.melen@leics.gov.uk. I will continue to advocate for your Parish throughout April and will work to resolve your local issues to the best of my ability.

Sheepy Parish

Sheepy House Farm- significant public outcry following increased activity at HGV depot operating off Main Street in Sheepy Magna. LCC and HBBC officers in discussions, lead to be 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"

Highways safety assessment carried out at Pinwall Junction. Comprehensive signage package ordered by LCC. Confirmation that installation took place in November 2025 of package as follows: a. Pinwall Lane Replaced faded 40mph speed limit terminal with a new one. Replaced the yellow-backed give way sign with the new-style yellow backing. b. Grendon Road (B5000) Replaced a small give way sign with a larger one to improve visibility and as per national guidance. Replaced the yellow-backed 40mph terminals with new ones. c. Atherstone Road Replaced the damaged "crossroads ahead" sign with a new one.

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).

Potholes and road damage reported throughout Watery Lane, response received from lead Highways technician that while temporary repairs have been carried out, even these are of an unsatisfactory standard and have not been carried out by the Highways team directly. Long term resolution discussion ongoing between lead inspection officer and team.

Signed:



Date: 5th May 2026

SHEEPY PARISH COUNCIL

THE VILLAGES OF

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

4

Meeting sought with HBBC planning and conservation officers regarding the Cock Inn at Sibson following 2019 closure. Action Group have referred to HBBC conservation officer following news of operator dropout to consider future options. Significant media interest with articles and interviews featured on GB News nationally, as well as BBC and ITV on regional channels. Meeting between HBBC and Star understood to have taken place on 25th March 2026, awaiting meeting outcome before further media attention.

Borough Councillor

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

The Borough Council Finance meeting has taken place with the Council breaking even but spending their reserves. £5 million has been spent on housing to try and alleviate the homeless issue in the borough and the wage bill for the Borough Council has increased by £2million.

The food waste service has now been rolled out across the borough and the Borough Council have sold off the site for the new crematorium. The local plan is still rolling on with the comments from the draft consultation still be reviewed no further timescales are known for the next stages. The playing fields and children's Play areas owned by Witherley Parish Council are now being looked after by the Borough Council.

6/26 Parish Council

Financial Regs and Standing Orders – These documents were reviewed and approved by all councillors

Action – *Parish Clerk to update and place on Parish Website*

Councillor Training – The date for the training has been set for 6pm on Monday 13th April at the Red Lion Atherstone. Cllr Clive Stretton and Cllr David Clarke stated they are unable to attend.

Annual Meeting – A reminder that the next annual meeting s are scheduled for May, these meeting will see the election of the Chair and Vice Chair of the Parish Council, councillors were asked to give it thought if they would like to stand as Cllr Kate Gardiner does not want to continue as Vice Chair.

Action – *Parish Clerk to send out reminders to all Community Groups and councillors to consider if they would like to be considered for Chair or Vice Chair*

Policy Timetable – The clerk Has circulated the Policy timetable for the councillors to consider for 2026 2027.

7/26 Parish Initiatives

Asset of Community Value - The Cock Inn. – The Parish Clerk confirmed he had uploaded all of the information received and submitted it to Hinckley and Bosworth Borough Council and that the local MP is again going to write to the Borough Council in support of the application. The issue was also discussed in Parishioners Open Forum.

Road Safety and Community Speed Watch. Cllr Neal Wood circulate the updated terms of Reference for the new group, ***all councillors unanimously agreed to adopt this document.*** Cllr Neal Wood also state he had met with the Community Speed Watch co Ordinator had has hopefully agreed the sites to be used in this years Community Speed watch scheme, he was also trying to download the speed

Signed:



Date: 5th May 2026

SHEEPY PARISH COUNCIL

THE VILLAGES OF

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

5

data from the mVAS. The Parish Chair said he would share the Bluetooth codes with him. **Action – Parish Chair to share the Bluetooth codes with Cllr Neal Wood**

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 not included he has once again chased for this but we may need to take another if it cannot be found.

Church Wall – The Parish Clerk met with the Tree Surgeon and the trees cannot be cut, he is hoping to meet with a contractor next week to discuss replacing the blocks.

Neighbourhood Plan Process – The Neighbourhood Plan Steering Committee stated the workshops went really well and that they had a healthy list of people interested in being on the Steering Group. The next step is to set up a meet and greet session where hopefully the volunteers will attend to allow the Neighbourhood Plan process to commence formally and a timetable of action can be agreed.

HBBC Local Plan – No further update. Still awaiting feedback from Hinckley and Bosworth Borough Council on the Reg. 18 consultation responses.

8/26 Flood and Incident Management

The Parish Clerk confirmed he had submitted the application for the Leicestershire Council Flood Grant.

This was for the purchase of:

- *Floodsax for Sheepy Magna and Sibson*
- *Barriers for the road closure*
- *Collapsible signs that can go on lampposts warning of the flooding.*

The proposed date for the outcome of these grants is unknown at present.

9/26 Finance

Expenditure – all items noted and approved.

Table 1: Expenditure for March 2026

Date	Method	Payee	Details	Total	VAT
01/04/2026	SO	Haines Watts	Payroll	£31.20	£5.20
07/04/2026	BT	Clerk	Wages	£551.25	£0
07/04/2026	BT	HMRC	Income Tax	£367.20	£0
27/03/2026	SO	NPOWER	Street Lights	£135.59	£6.46
07/04/2026	BT	Names.co.uk	NP website	£85.19	£14.20
07/04/2026	BT	HBBC	Dog Bins	£357.24	£59.54

Signed:



Date: 5th May 2026

SHEEPY PARISH COUNCIL

THE VILLAGES OF

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

6

07/04/2026	BT	LG Services	Grounds Maintenance	£937.38	£0
07/04/2026	BT137	Sheepy Playing Fields	Grant Legal expenses	£3000	£0
07/04/2026	BT	Planit X	NP And Planning	£3162	£527
07/04/2026	BT	LRALC	Membership	£673.15	£0
07/04/2026	BT	Adobe	Licence	£582.34	£97.06
07/04/2026	BT	LRALC	Councillor Training	£323.85	£0
07/04/2026	BT	Red Lion Hotel	Councillor Training Room	£80.00	£0

Bank Balances – As of 31st March 2026 the Parish council bank balances were:

Current Account £32,456.22

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

Bank reconciliation up to 31st March 2026– See Annex 2

Spend against budget up to 31st March 2026 – See Annex 3

Sheepy Playing Fields Grant – The Parish Clerk circulated a grant application from the Playing Fields application in relation to:

Land Registration of playing field. The assets (land relating to the playing field & glade) are not currently registered and cannot be registered due to the legal structure of the charity not permitting the current trustees to demonstrate ownership. This also prevents the trustees from legally being able to perform other duties/permissions as landowners. The trustees have set up a new CIO (charitable incorporated organisation), with a new commission registration number to enable the holding of the assets which also provides limited liability to trustees but can facilitate much simpler operating structure for the future. The trustees believe that registering the land secures the asset for future generations and enables the trustees (and those in future) to execute their duties in a proper legal manner. The grant is for 50% of the legal costs to ensure this happens which is currently £3,000. The councillors agreed that this is the right thing to do and is was a very comprehensive Grant application and unanimously agreed to the grant being paid. **Action** – *Parish Clerk to inform the SPFA about the approval of the grant application*

Year End documents to review. Prior to the meeting the Parish Clerk circulated the following documents to review:

- Asset Register
- Reserves Policy
- Risk assessment/Register

All documents were reviewed and accepted by the Parish Council.

10/26 Planning applications & updates (see HBBC Planning website for full details)

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

Enforcement/Appeals

Signed:



Date: 5th May 2026

SHEEPY PARISH COUNCIL

THE VILLAGES OF

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

7

- Upton Car Valeting – Still with Planning Inspectorate awaiting decision
- Sheepy Farm – Discussed earlier in Parishioners Open Forum

11/26 General correspondence (emailed to Councillors)

- Round Robin
- Parish Forum – The Parish Council have 4 attendees.
- Parish Annual Conference
- Beacon – The Parish Councillors discussed the proposal from the beacon society but as the Beacon Society would like to retain ownership of the Beacon, the Parish Council felt they could not accept the proposal as the beacon would not be insured under the Parish Council insurance as requested by the landowner Leicestershire County Council. **Action** – *Parish Clerk to inform the Beacon Society*
- Grand union canal transfer scheme
- Heritage Forum

12/26 Matters to note/add to a future agenda.

None

13/26 Actions from meeting

Action Ref	Action	Owner	Due Date
3/26	<i>Parish Chair to write complaint letter</i>	<i>Parish Chair</i>	<i>ASAP</i>
7/26	<i>Parish Chair to share blue tooth codes</i>	<i>Parish Chair</i>	<i>ASAP</i>
9/26	Parish Clerk to Inform SPFA	<i>Parish Clerk</i>	<i>ASAP</i>
11/26	Parish Clerk to Inform the beacon society	<i>Parish Clerk</i>	<i>ASAP</i>

149/25 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	<i>Parish Chair</i>	<i>ASAP</i>
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Meeting closed at 9:20pm.

Date of next meeting: *Tuesday 5th May Sibson Village Hall (7.30pm)*

Signed:



Date: 5th May 2026

Annex 1. Sheepy Parish Council Planning Application Responses

Application Details, Date received and Location	PC Response Draft or Approved
<p><i>26/000135/FUL 27 Feb 2026 poplars farm – Farm Track to join poplars farm and manor farms to the North of Sibson Road</i></p>	<p>Parish Council Response agreed by all Parish Councillors and submitted to Hinckley and Bosworth Borough Council on 17th March 2026</p> <p>NEUTRAL</p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 27th February 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 has reviewed the above application 26/00135/FU –(Poplar Farm Sheepy Road Sibson- Farm track to join Poplars and Manor Farms to the north of Sibson village), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022, and specifically in line Policy S17- Rural Economy.</p> <p>Sheepy Parish Council request that HBBC assesses and ensures that the proposed track will have no adverse impact on flood risk in Sibson, notably Long Row Cottages and surrounding properties, which are prone to frequent flooding from ‘run off’. END</p>
<p><i>26/00155/FUL – 27 Feb 2026 Dixie School Wellsborough – Change of use from education to nursery and change of doorway</i></p>	<p>Parish Council Response agreed by all Parish Councillors and submitted to Hinckley and Bosworth Borough Council on 17th March 2026</p> <p>NEUTRAL</p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 27th February 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 is cognisant of the related case 26/00161/LBC - 27 February 2026 -The Dixie Grammar Junior School Temple Hall Farm Bosworth Road Wellsborough - Formation of new doorways to side and rear elevation and has submitted a response to HBBC.</p> <p>Sheepy Parish Council has reviewed the above application 26/00155/FUL –(The Dixie Grammar Junior School Temple Hall Farm Bosworth Road Wellsborough, Partial change of use from F1(a) education to Class E (f) day nursery. To include formation of new doorways to side and rear elevation), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022, and specifically in line Policy S17- Rural Economy.</p> <p>Nevertheless, Sheepy Parish Council raises the concern that if a change of use results in an increase of vehicular movements, to and from the site, this may possibly become a road safety issue. END</p>

<p>26/00161/LBC – 27 Feb 2026 Dixie School Wellsborough Formation of new doorway</p>	<p>Parish Council Response agreed by all Parish Councillors and submitted to Hinckley and Bosworth Borough Council on 17th March 2026</p> <p>NEUTRAL</p> <p><i>Please note, this response is based on documents available on HBBC Planning Portal as at 27th February 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.</i></p> <p><i>Sheepy Parish Council is cognisant of the related case 26/00155/FUL - 27 February 2026 -The Dixie Grammar Junior School Temple Hall Farm Bosworth Road Wellsborough - Partial change of use from F1(a) education to Class E (f) day nursery to include formation of new doorways to side and rear elevation and has submitted a response to HBBC.</i></p> <p><i>Sheepy Parish Council has reviewed the above application 26/00155/FUL –(The Dixie Grammar Junior School Temple Hall Farm Bosworth Road Wellsborough, Formation of new doorways to side and rear elevation), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022, and specifically in line Policy S17- Rural Economy.</i></p> <p><i>Sheepy Parish Council notes this response is for Listed Building Consent and will therefore respect Hinckley & Bosworth Borough Council’s wider regulation knowledge in determining whether this application is compliant with any requirements for development on a listed building. END</i></p>
<p>26/00182/FUL:10th March Erection of automatic gates between existing gate posts LOCATION : Hornsey Rise Wellsborough Leicestershire CV13 6DF</p>	<p>Parish Council Response agreed by all Parish Councillors and submitted to Hinckley and Bosworth Borough Council on 29th March 2026</p> <p>NEUTRAL</p> <p><i>Please note, this response is based on documents available on HBBC Planning Portal as at 21st 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.</i></p> <p><i>Sheepy Parish Council has received correspondence from two residents of Horsey Rise expressing concern, regarding several car thefts and burglaries in recent years, and supports the erection of gates.</i></p> <p><i>Sheepy Parish Council has reviewed the above application 26/00182/FUL –(Hornsey Rise Wellsborough, Erection of automatic gates between existing gate posts), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.</i></p> <p><i>However, Sheepy Parish Council is cognisant of Point 7 of the Decision Notice 13 September 2019 for 19/00453/REM - 24 April 2019 -Approval of reserved matters (access, appearance, landscaping, layout and scale) of outline planning permission 17/01050/OUT for residential development of 18 new dwellings and conversion and extension of chapel to residential. ‘..... no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 10 metres of the highway boundary. Any vehicular access gates, barriers, bollards, chains or other such obstructions shall be hung so as to open away from the highway’ and considers 10m to be insufficient, as a queue of two or more delivery or service vehicles, serving</i></p>

	<p>19 properties, will protrude onto the 50mph highway and will therefore have a serious impact on highway safety.</p> <p>Furthermore, Sheepy Parish Council believes that the police generally do not universally endorse or advocate for the creation of gated communities, though they often work as part of crime prevention strategies, emergency services face issues with access, as locked gates can delay emergency response times. Sheepy Parish Council kindly request that, if permission is granted, Hinckley & Bosworth Borough Council include a condition in the decision to mitigate any delay to emergency services. END</p>
<p>26/00192/TPO -10th March - T1 - To dismantle the large conifer to just above ground level. Located within blanket tree preservation area. T2 - Adj Pine tree also within the blanket tree preservation area, to remove to collar on low ivy engulfed limb. Sever ivy band at base (or as low as possible) to allow to die off naturally. Trees require maintenance, garden overcrowding LOCATION : Grove House 3 Manor View Sibson Nuneaton Leicestershire</p>	<p>Parish Council Response agreed by all Parish Councillors and submitted to Hinckley and Bosworth Borough Council on 29th March 2026</p> <p>NEUTRAL</p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 18th March 2026. Please ensure that Sheepy Parish Council is notified and consulted on any changes to this application post this date to maintain full compliance with the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council has reviewed the above application 26/00192/TPO - (3 Manor View Sibson, T1 - To dismantle the large conifer to just above ground level. Located within blanket tree preservation area. T2 - Adj Pine tree also within the blanket tree preservation area, to remove to collar on low ivy engulfed limb. Sever ivy band at base (or as low as possible) to allow to die off naturally) 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 is cognisant of the previous six applications, beginning in February 2003, regarding work to a TPO at this property.</p> <p>As the site is within Sibson Conservation Area, Sheepy Parish Council will respect HBBC's Tree Officer's wider planning regulation knowledge, not necessarily known by Sheepy Parish Council, on this matter. END</p>
<p>26/00193/TPO 10th March T1 - Pine Tree - To fell Tree is causing issues with light, debris and concerns over safety in bad weather. LOCATION : Willowbrook House 4 Manor View Sibson Nuneaton Leicestershire</p>	<p>Parish Council Response agreed by all Parish Councillors and submitted to Hinckley and Bosworth Borough Council on 31st March 2026</p> <p>NEUTRAL</p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 18th March 2026. Please ensure that Sheepy Parish Council is notified and consulted on any changes to this application post this date to maintain full compliance with the Sheepy Parish Neighbourhood Plan made May 2022.</p> <p>Sheepy Parish Council has reviewed the above application 26/00193/TPO - (4 Manor View Sibson, T1 - Pine Tree - To fell Tree is causing issues with light, debris and concerns over safety in bad weather.) 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 is cognisant of the previous four applications, beginning in October 2000, regarding work to a TPO/TCA at this property. Furthermore, Sheepy Parish Council believes that the above 26/00193/TPO - T1 - Pine Tree, may be same Pine Tree in the application 24/00412/TCA - 1 May 2024 - T1 - Pine - Reduce sides and</p>

	<p><i>top corners by up to 2.40 metres height and tidy up torn/dead branches, for which the decision was 'Declined to Make'.</i></p> <p>Therefore, as the site is within Sibson Conservation Area, Sheepy Parish Council will respect HBBC's Tree Officer's wider planning regulation knowledge, not necessarily known by Sheepy Parish Council, on this matter. END</p>
<p>26/00211/HOU 13th March Replacement of existing outbuilding, existing wall replaced with new post and rail fence and erection of a gazebo LOCATION : Sheepy Edge Wellsborough Road Sheepy Parva Atherstone</p>	<p>Parish Council Response agreed by all Parish Councillors and submitted to Hinckley and Bosworth Borough Council on 31st March 2026</p> <p>NEUTRAL</p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 19th 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 has reviewed the above application 26/00211/HOU – (Sheepy Edge Wellsborough Road Sheepy Parva, Replacement of existing outbuilding, existing wall replaced with new post and rail fence and erection of a gazebo), 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 & Bosworth Borough Council gives consideration to ensure the application complies with Policy S8(F) <i>Show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution</i>, and also the design guidance in the Design Guide (Appendix 5).</p> <p>Further to this, Sheepy Parish Council would like to suggest that Proposed materials and finishes of Profiled metal grey or black cladding be changed to Green as this would be more in keeping with the rural environment in which it is situated. END</p>
<p>26/00222/HOU 13th March Extensions and alterations to dwelling to include a new rear porch, single storey side extension and a double garage with store. LOCATION : Mythe Farm Pinwall Lane Pinwall Atherstone Leicestershire</p>	<p>Parish Council Response agreed by all Parish Councillors and submitted to Hinckley and Bosworth Borough Council on 31st March 2026</p> <p>NEUTRAL</p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 20th 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 has reviewed the above application 26/00222/HOU – (Mythe Farm Pinwall Lane Pinwall, Extensions and alterations to dwelling to include a new rear porch, single storey side extension and a double garage with store), 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 & Bosworth Borough Council gives consideration to ensure the application complies with the Sheepy Parish</p>

	<p>Neighbourhood Plan, made May 2022, design guidance in the Design Guide (Appendix 5). END</p>
<p>26/00205/P3CR 19th March Notification to determine if prior approval is required for the change of use of 3 agricultural buildings with limited access for agricultural machinery to commercial units (Units 1 and 2 to Class B8 use and Unit 3 to Class E)</p>	<p>Draft Response circulated to Parish Councillors</p> <p>OBJECT</p> <p>Please note, this response is based on documents available on HBBC Planning Portal as at 26th 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"> · <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> · <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> · <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> · <i>Noise associated with the development will primarily relate to vehicle movements and occasional loading activity.</i> · <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> <p>Sheepy Parish Council believes this is insufficient detail and kindly requests that Hinckley & Bosworth Borough Council seeks further information from the applicant regarding the number of expected vehicular movements, including size, per day/per</p>

	<p>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 - <i>Farm track to join Poplars and Manor Farms to the north of Sibson village</i>, the ‘Farm Track’ will be used as alternative access and egress to Units 1 & 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>26/00227/ADV 25th March One externally illuminated fascia sign and one externally illuminated post mounted sign (retrospective). LOCATION : Hoo Hills Farm Bosworth Road Wellsborough Nuneaton Leicestershire</p>	<p>No response drafted prior to Parish Council meeting</p>
<p>26/00205/P3CR (Re-consultation) 25th March 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 LOCATION : Poplar Farm Sheepy Road Sibson Nuneaton Leicestershire</p>	<p>Draft Response circulated to Parish Councillors not yet submitted to Hinckley and Bosworth Borough Council</p> <p>OBJECT Please note, this response is based on documents available on HBBC Planning Portal as at 26th 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"> · <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>

	<ul style="list-style-type: none"> · <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> · <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> · <i>Noise associated with the development will primarily relate to vehicle movements and occasional loading activity.</i> · <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> <p>Sheepy Parish Council believes this is insufficient detail and kindly requests that Hinckley & 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 village, the 'Farm Track' will be used as alternative access and egress to Units 1 &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) 25th March Two storey side extension with balcony, dormer to the rear elevation and extension to the existing garage. LOCATION : Greenleaves Pinwall Lane Pinwall Leicestershire</p>	<p>Draft Response circulated to Parish Councillors not yet submitted to Hinckley and Bosworth Borough Council</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>NEUTRAL</p> <p>Please note this response is based on documents available on HBBC Planning Portal as at 27th 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 2nd 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>

Nevertheless, Sheepy Parish Council request that Hinckley & 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).

Furthermore, it is worth noting that, Hinckley & Bosworth Borough Council clearly state that the site is within a 'Neighbourhood Area'. The conclusion, in the Design & Access Statement supplied by the applicant (HBBC Portal reference 25/00927/HOU - 26 September 2025), states '*As the overall design adheres to the above national & local planning policies, the proposal appears to be acceptable in principle*'. This is clearly incorrect as no reference is made to either the legally binding Sheepy Parish Neighbourhood Plan nor its policies in the Design & Access Statement under the heading 'Relevant Policies'.

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, 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

ANNEX 2 Bank Reconciliation

	-		
	Bank Reconciliation at 31st March 2025		
	Cash in hand 31st March 2025 (per Cash Book)		
	Current Account		35,385.03
	Deposit Account		18,282.08
	ADD		53,667.11
	RECEIPTS 1/4/2025 - 31/03/2026 (per Cash Book)		42,564.71
	(per Cash Book) inc Sheepy History Society Ringed funds £1702.80		96,231.82
	LESS		
	Payments 1/4/2025 - 31/03/2026 (per Cash Book) 31672.75 and unpaid chq £7.08	31679.83	
A	Cash in hand 31/03/2026 (per Cash Book)		64,551.99
	Cash in hand per Bank Statements – 31/03/2026		
	Current Account	32,456.22	
	Deposit Account	32,095.77	
		64,551.99	
			64,551.99
	Add Receipts in Cash Book not banked at 31/03/2026		
B	Adjusted Bank Balance at 31/03/2026		64,551.99
	NOTE		
	A must equal B		

Sheepy Parish Council
Budget planning and monitoring
1st April 2025 to 31st March 2026

		BUDGET 2025/26	Spend to date (28/02/2025)	% spend
			ACTUAL	
1	Carry Forward from 2024/25			
1.1	Reserve (deposit account)	£18,113	£18,282.08	
1.2	Budget carry forward (current a/c)	£34,421	£35,385.03	
1.2.1	Grant income	£0.00		
1.2.2	Non-specified	£0.00		
	TOTAL	£52,534.00	£53,667.11	
2	Income			
2.1	Precept	£35,000.00	£35,000.00	
2.2	VAT Refund	£3,000.00	£5,390.06	
2.3	Interest (Current and deposit a/c)	£50.00	£471.85	
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	
	TOTAL	£90,584.00	£94,529.02	
2.7	Sheepy History Society		£1,702.80	
3	Expenditure - mandatory commitments			
3.2	Clerks Salary and expenses	£8,500.00	£6,598.80	77.63%
3.3	Insurance	£2,500.00	£758.66	30.35%
3.4	Income Tax	£4,500.00	£4,396.00	97.69%
3.5	VAT	£2,000.00	£877.00	43.85%
3.6	Audit	£750.00	£595.00	79.33%
3.7	Training (Clerk and councillor) & Admin	£2,500.00	£3,036.16	121.45%
3.8	Website and comms	£300.00	£535.80	178.60%
3.9	Meeting room hire	£350.00	£364.00	104.00%
3.10	Waste bins (dog and litter)	£1,200.00	£1,275.00	106.25%
3.11	Ground maintenance contract	£7,000.00	£6,999.04	99.99%
3.12	Asset management (lights/noticeboards)	£8,000.00	£2,496.00	31.20%
3.13	Consultants (planning advice)	£1,500.00	£0.00	0.00%
3.14	Street Lighting	£2,200.00	£1,789.00	81.32%
3.15	Neighbourhood Plan	£4,000.00	£0.00	0.00%
3.16	Misc	£1,000.00	£0.00	0.00%
	TOTAL	£46,300.00	£29,720.46	64.19%

4	Expenditure - non mandatory commitments			
4.1	Community grants and donations			
4.1.1	Miscellaneous Donations	£2,000.00	£1,951.00	97.55%
4.2	Road safety	£0.00	£0.00	NA
4.3	Community orchard	£0.00	£0.00	NA
4.4	Sibson Churchyard	£0.00	£0.00	NA
4.5	New/replacement benches	£0.00	£0.00	NA
4.6	Children's play area equipment	£0.00	£0.00	NA
4.7	Defibrillator and upkeep (inc training)	£2,000.00	£0.00	0.00%
4.8	Dog Bin Refurbishment	£1,500.00	£0.00	0.00%
4.9	Footpath	£0.00	£0.00	NA
4.10	Sustainability	£0.00	£0.00	NA
4.11	Interpretation Signs & Noticeboards	£0.00	£0.00	NA
4.12	CCTV	£0.00	£0.00	NA
	TOTAL	£5,500.00	£1,951.00	35.47%
			<i>Total YTD</i>	
	TOTAL SPEND	£51,800.00	£31,671.46	
	OVERALL BALANCE	£38,784.00	£62,857.56	
	Balance with History Society Funds		64,551.99	