

MINUTES OF THE MOUNTSORREL PARISH COUNCIL PROJECT AND AMENITIES COMMITTEE
MEETING HELD IN THE RICHARDSON ROOM AT THE MEMORIAL CENTRE AND VIA ZOOM ON
MONDAY 24TH JANUARY 2022 AT 7PM

PRESENT

Councillors: E. Blackshaw (Chairman),
E. Benner, C. Berry, A. Lackey, M. Lemon, K. Walker

NOT PRESENT

Councillor F. Newitt

IN ATTENDANCE

Ross Willmott (Parish Manager)

Jane Wainwright (via Zoom)

Members of the public x 1

11. APOLOGIES FOR ABSENCE

None

12. TO CONFIRM THE MINUTES OF THE MEETING HELD ON 20TH SEPTEMBER
2021

The minutes of the meeting held on the 20th September 2021 were confirmed as being a true record of the meeting.

Action points from minutes:

Item 5. Quote for sandblasting railings at Peace Garden – awaited

Item 7. Tree condition survey – one quote received; further quotes to be requested

Item 10. Betty Hensers Horse Fair – no further progress to date

13. DECLARATION OF INTERESTS

None

14. PUBLIC PARTICIPATION

None

15. UPDATE FROM THE PARISH MANAGER ON HALSTEAD ROAD/CUFFLINS PARK
DEVELOPMENT AND PLAY AREA, HALSTEAD ROAD CAR PARK/TOILETS, WAR
MEMORIAL, CEMETERY GATE.

The Parish Manager explained that

- Halstead Park car park potholes have been filled with hardcore provided by Tarmac and spread by the Football clubs.

- Cemetery gate is now repaired
- We are currently seeking quotes for the new footpath at the Cemetery
- Maintenance work on the War Memorial is scheduled for April to include: repointing, sealing the crack in the top lintel, replacing electric conduit, replacing the chains that used to surround the memorial, repairs to the steps, clearing of the shrubbery. Already replaced are the flood lights and the lights on the cross. The Committee expressed its thanks to Tarmac and asked for them to be conveyed.
- Old Beacon: Tarmac have offered to reduce the height of the old Beacon basket, once replaced, and site it at the Rothley & Mountsorrel Heritage Centre along with a board they have in storage relating to the A6 bypass campaign.
- Update on Halstead Road. The following report was noted.

Halstead Road/ Cufflins Park Project

Purpose

To update members on progress to date and subject to any comments to note the intention to proceed with the project in line with the previous decisions.

Background

1. Previous MPC decisions since August 2019 including meetings in October and December 2019; June, September and December 2020; February, June and November 2021.
2. Feasibility and Design Reports and Tender Exercise for Cricket Pitch Project.
3. Liaison with Mountsorrel Sporting Alliance.
4. Reports and advice received from the Parish Council's Solicitor and Planning Consultant.

The Issues

Phased land transfer from Jelson under the provisions of the 2014 Section 106 Agreement, including a Deed of Variation to account for updated and practical circumstances, revised restrictive covenants and financial provisions.

1. To agree the associated Deed of Transfer with Transfer Plan.
2. Discussions with Tarmac and Lanesborough Estate (Mountsorrel Holdings) on a Lease for the additional land.
3. The submission of an outline planning application for the overall scheme.
4. Findings of the feasibility study on the site provision and layout.
5. Secure an extension of the lease on the exiting Halstead Road site so that it runs for the same period as the other leases.

Interim MPC Decisions December 2020- November 2021

1. To approve for signature the Deed of Transfer and Plan.
2. To approve the Deed of Variation for signature.
3. To proceed as soon as possible, assuming CBC is content, with the land transfer and to commit to the contract for the implementation of the cricket pitch project.
4. To submit an outline planning application with all matters reserved for future detailed approval except access which is detailed at this stage.
5. To progress discussions with Tarmac on the terms of the prospective lease of the Tarmac/Lanesborough land.

6. To commission a feasibility study on site provision and layout
7. To agree to the provision of a new play area on the land currently leased from Charnwood Council.
8. To give the Parish Manager delegated authority to incur expenditure up to £24,000 plus VAT to cover the costs incurred (including application fee) in the submission of the outline planning application.

The Current Position

1. **Jelson 2014 Section 106 Deed of Variation**
Revised drafts have been discussed between the parties – CBC, MPC and Jelson. A final draft is now capable of being completed and subject to approval by the MPC solicitor, can be signed.
2. **Transfer of Jelson Open Space land – Phase One**
The Deed of Transfer has been approved by the MPC solicitor. Following a joint site visit in July 2021 attended by CBC, MPC and Jelson representatives a slightly revised Transfer Plan has been prepared to account for the practicalities of the phased transfer. In addition, the site visit identified a small number of landscape elements which needed to be replaced/rectified by Jelson pre-transfer. Subject to CBC confirming that these minor works have been carried out to its satisfaction the Phase One transfer can proceed.
3. **The Lease/Underlease with Tarmac and Mountsorrel Holdings**
Following extensive discussion and involvement of the Council solicitors a lease of Tarmac land and an underlease of the Lanesborough land are now available for completion. They contain identical terms which facilitate the use of the combined land for open space, recreation and sports for a period of 50 years at a peppercorn rent.
4. **Cricket Pitch Contract**
In association with 1 and 2 above the Cricket Pitch Project can proceed. A contract is being finalised and the previously selected contractor has been asked to update prospective programme and contract sum, as the price was submitted in the summer of 2020.
5. **Outline Planning Application**
The application documents including topic-based reports are now well advanced. Following the recent CBC decision on the 2020 Jelson application a review of the illustrative masterplan is being undertaken. Prior to submission a liaison meeting with Mountsorrel Sporting Alliance (the joint applicant) will be held and additional liaison with Tarmac carried out. The application is expected to be submitted before the end of February.
6. Members are asked to note the above update;

In accordance with decisions previously taken and subject to final approval by the Parish Council's Solicitor:

- to proceed with the transfer of the Jelson Phase One land, as defined by the amended Transfer Plan, following confirmation from CBC that all planning requirements have been met by Jelson;

- to receive the Phase One land as soon as the Section 106 Deed of Variation has been agreed, signed and executed and the transfer is accompanied by the Phase One financial contributions;
- to complete the cricket pitch contract and to proceed with the project on transfer of the Jelson Phase One land;
- to submit the outline planning application to CBC following the pre-application discussion.
- to receive the findings of the feasibility study and incorporate into the final plans for the project.
- to proceed with the consultation necessary and any planning permissions needed to release s106 monies for the new play area.
- the Parish Manager be authorised to sign the statutory ‘barring out notice’ from protection under Landlord and Tenant Act 1954. For the Tarmac/Lanesborough lease.
- to note that authority already exists to sign the documents referred to above by the Chairs of Council, Finance and General Purposes Committee and Project and Amenities Committee under the guidance and advice of the Parish Manager.

16. REPORT OF DOG WARDEN AND CEMETERY GARDENER

Councillors expressed their thanks to Tina for her report and the continued excellent work she is doing in the village. Questions were raised about the use of CCTV – are there notices at the Cemetery?

ACTION – Parish Manager to ascertain whether there are notices regarding the use of CCTV at the Cemetery.

17. PITCH MAINTENANCE GRANT APPLICATION HALSTEAD ROAD/WAR MEMORIAL FIELD

The Parish Manager submitted a report providing details about a request regarding pitch maintenance.

RESOLVED

- i) To support the football clubs in their application to the Football Association for Pitch Improvement Grants
- ii) To grant the necessary permissions and to sign the consent forms to enable the football clubs to apply for the grant (the Parish Manager to sign on behalf of MPC)

18. CONSIDER RECOMMENDATION TO AGREE TO TAKE RESPONSIBILITY FOR THE MAINTENANCE AND TO INDEMNIFY THE VEHICLE ACTIVATED SIGN ON GRANITE WAY

The Parish Manager submitted a report providing details about the requirements on the Parish Council for the installation of a Vehicle Activated Speed sign (VAS) on Granite Way.

RESOLVED

- i) To bear the maintenance responsibility (with work paid for by Tarmac) so that the Vehicle Activated Sign is covered by the Council's third-party public liability insurance.
- ii) To authorize the Parish Manager to sign the licence with the County Council for the installation of the sign.

19. REPLACEMENT BEACON ON CASTLE HILL AND PLATINUM JUBILEE CELEBRATIONS – CONSIDER RECOMMENDATION TO COMMENT ON AND AGREE SPECIFICATION FOR REPLACEMENT OF BEACON AND TO UNDERTAKE PREPARATIONS FOR THE JUBILEE

The Parish Manager submitted a report regarding the design of the Beacon on Castle Hill and preparations for the celebration of the Platinum Jubilee of H.M. The Queen.

RESOLVED

- i) That Councillors Walker and Blackshaw together with the Parish Manager and a representative from Mountsorrel Heritage Group would meet with Tarmac to discuss the designs for the replacement beacon.
- ii) That the Council work with Mountsorrel Community Team and other groups in the village in preparation for the celebration of H.M. The Queen's Platinum Jubilee.

N.B. A budget for this will need to be identified.

20. DEFIBRILLATOR HALSTEAD ROAD PAVILION - CONSIDER RECOMMENDATION TO AGREE TO THE INSTALLATION AND RUNNING COSTS

The Parish Manager submitted a report providing details about an offer to provide a defibrillator outside the pavilion on Halstead Park. Installation costs estimated to be £500 - £700; electricity estimated to be £2 - £3 per annum.

RESOLVED to pay for the installation of a defibrillator outside the pavilion at Halstead Park.

21. REVIEW OF CEMETERY AND ALLOTMENT CHARGES – CONSIDER INCREASE IN CHARGES

The Parish Manager submitted a report detailing charges levied by other parish councils in this area.

RESOLVED

- i) To increase the Cemetery charges by 10% from April 2022 for 2022/2023 and a further 10% in 2023/2024.
- ii) To defer an increase in allotment charges pending the outcome of a discussion with the allotment holders about the proposals.
- iii) Not to increase the charges for the use of the Parish Rooms.

- iv) To do further work on the level of charges needed to cover the costs of running the cemetery and allotments, including reviewing expenditure.

22. BUS SERVICE IMPROVEMENT PLAN – REQUEST VIEWS OF THE MEETING

The Parish Manager submitted a report regarding the Bus Service Improvement Plan.

RESOLVED . To forward the views of the Council as outlined by Councillor Blackshaw. (Councillor Blackshaw to provide a final set of words to be forwarded to the County Council)

23. BUS SHELTER ON THE GREEN – CONSIDER REQUEST FROM THE COUNTY COUNCIL TO REMOVE THE TWO SIDE PANELS AS A WAY OF REDUCING ANTI-SOCIAL BEHAVIOUR

RESOLVED to agree to changes to the bus shelter in principle subject to understanding the detail of the proposals.

It was noted that the rear panel is a clear panel allowing visibility and the two side panels at the front could be removed altogether which might improve the anti-social behaviour situation.

The Chairman closed the meeting at 8pm

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Signed by the Chairman of the Project & Amenities committee