



Thursday 24th September 2026

To: The Members of Whitwick Parish Council

(Chair Sue Colledge, Cllr Audrey Barker, Cllr Tony Barker, Cllr Elijah Bennett, Cllr Amanda Briers, Cllr Phil Casson, Cllr Tony Gillard, Cllr Peter Moulton, Cllr Andy Roach Cllr Ray Woodward, Cllr Michael Wyatt)

Dear Councillors,

NOTICE OF EXTRAORDINARY COUNCIL MEETING

I hereby give notice that the next Full Council meeting of Whitwick Parish Council will be held at:

**Whitwick Park Hall, Whitwick Park, North Street, Whitwick, Coalville,
Leicestershire LE67 5HB on**

Thursday 1st October 2026 at 6.00pm

All members of the Council are hereby summoned to attend for the purpose of considering and resolving the business to be transacted at the meeting as set out below.

The public and press are invited to attend meetings of the Parish Council.

In accordance with The Openness of Local Government Bodies Regulations 2014 the meeting may be recorded by any form of audio, visual or electronic means.

To view the full agenda:

- 1) Please visit www.whitwickpc.org
- 2) Contact our office team for a copy on 01530 459527
- 3) Email clerk@whitwickparishcouncil.gov.uk
- 4) Use this QR code



S. Colledge

Cllr Sue Colledge
Chair

3a Market Place, Whitwick, Coalville, Leicestershire LE67 5DT

Phone: 01530 459527 Email: clerk@whitwickparishcouncil.gov.uk Website: www.whitwickpc.org.uk

AGENDA

26-352 APOLOGIES - To approve apologies for absence.

26-353 DECLARATIONS OF INTEREST - To receive any declarations of interest, regarding any agenda item.

26-354 LEGAL DEED – To approve the Deed of Covenant and Certificate of Compliance for WPC.016 Land lying to the South-West of Dumps Road LT519516 – **APPENDIX A**

26-355 STAFF TRAINING – To approve the Parish Clerk's attendance at the SLCC Annual Conference – **APPENDIX B**

N.B. THIS IS A COUNCIL MEETING HELD IN PUBLIC AND THERE IS A STATUTORY RIGHT FOR ANYONE TO RECORD IT. Please can everyone read this advice and important information.

Standing Order 5.8 states: Photographing, recording, broadcasting or transmitting the proceedings of a meeting by any means is permitted." The Council asks to be notified prior to the start of the meeting so that councillors and members of the public are aware. Please note the Chairman has the right to ask the recording be stopped if the Chairman reasonably believed that the meeting is being disrupted because of the recording, if the recording is preventing the public participating or is inhibiting community involvement or if the meeting moves into confidential session. If you object to being recorded, please notify the Chairman or Parish Manager. We will endeavour to ensure that your objections are respected. However, we are not able to guarantee this. This is a meeting held in public and there is a statutory right for anyone to record it. Anyone at the meeting may use Twitter, Facebook or similar social media provided that the Chairman does not consider their actions are disrupting the proceedings of the meeting.

APPENDIX A



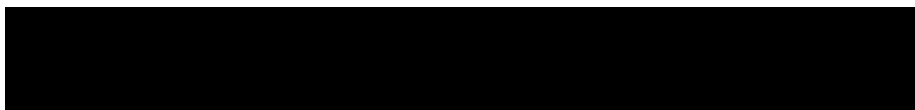
FAO: Sharon Kaye
 Whitwick Parish Council
 Community Office
 3A Market Place
 Whitwick, Coalville
 LE67 5DT



03 September 2026

Dear Madam

Our Client:
Property:
Title No.:



We act on behalf of our clients named above in relation to the sale of their property above-mentioned.

We enclose the title register for the property and wish to bring your attention to entry B3 concerning a restriction requiring a certificate to be signed by yourselves or your conveyancer. We have requested for the relevant Transfer dated 28 June 2016, however, this is not available for immediate download and is with HMLR for manual processing. We would be grateful if you could supply us a copy if you hold one to determine Paragraph 11.2 as reference in the entry.

Kindly confirm your procedure and requirements for the satisfaction and removal of the restriction.

We look forward to hearing from you.

Yours faithfully,

Moss LLP

Moss Solicitors LLP

Loughborough Office
 80-81 Woodgate
 Loughborough
 LE11 2XE
 DX: 19605 Loughborough 1
 T: 01509 217770
 F: 01509 233698
 E: enquiries@moss-solicitors.co.uk



www.moss-solicitors.co.uk

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The Registered Office is at 80-81 Woodgate, Loughborough LE11 2XE, where a list of members is available for inspection

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

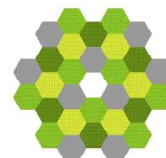
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 23 July 2026 shows the state of this title plan on 23 July 2026 at 12:57:03. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Leicester Office .

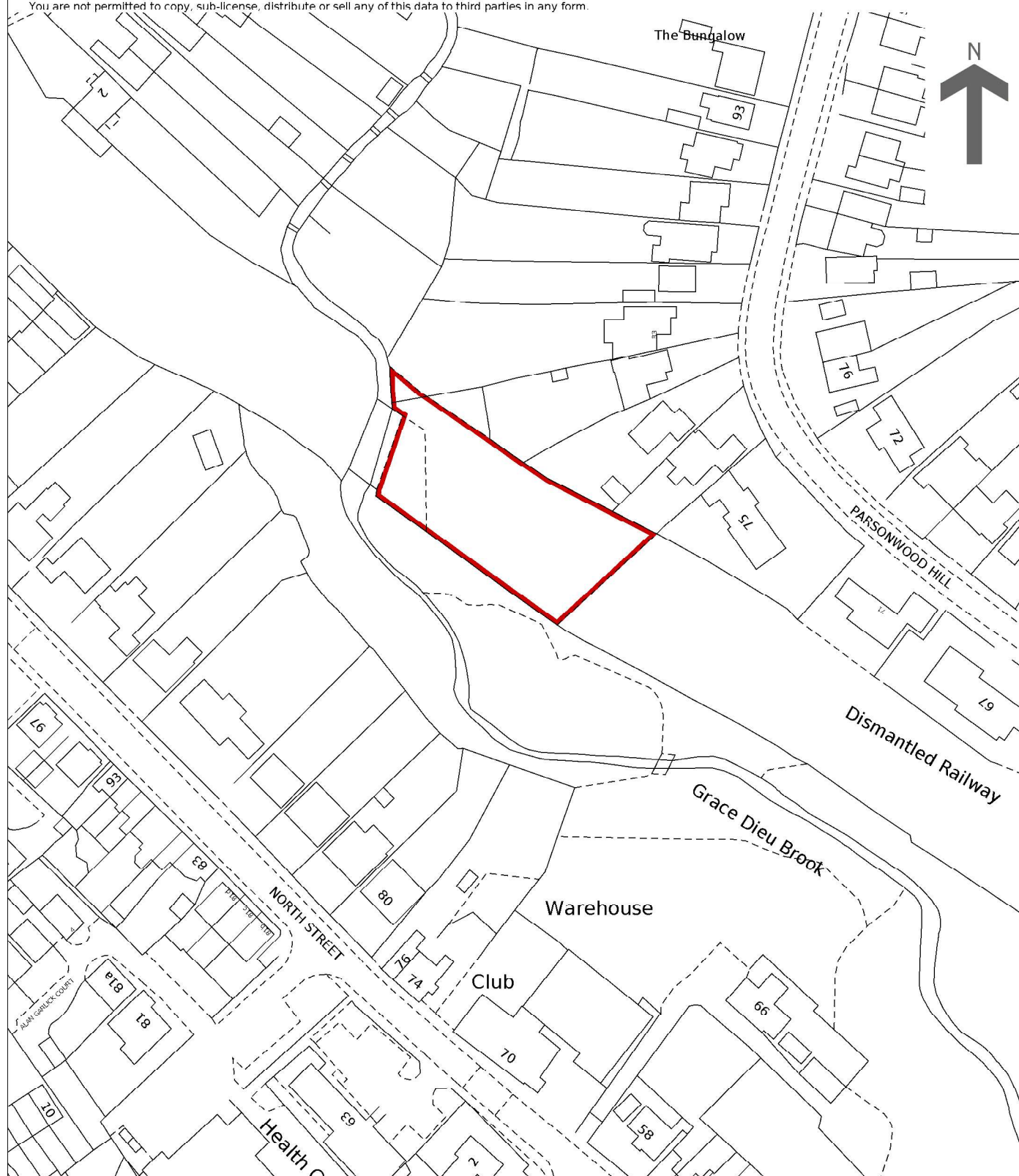
HM Land Registry

Official copy of title plan

Title number **LT519516**
 Ordnance Survey map reference **SK4316SW**
 Scale **1:1250 enlarged from 1:2500**
 Administrative area **Leicestershire : North
 West Leicestershire**



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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number LT519516

Edition date 29.09.2021

- This official copy shows the entries on the register of title on 23 JUL 2026 at 12:57:03.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 23 Jul 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Leicester Office.

A: Property Register

This register describes the land and estate comprised in the title.

LEICESTERSHIRE : NORTH WEST LEICESTERSHIRE

- 1 (09.02.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being LAND LYING TO THE SOUTH-WEST OF Dumps Road, Whitwick, Coalville.
- 2 (09.02.2007) The mines and minerals together with ancillary powers of working are excepted.
- 3 (20.01.2020) The Transfer of the land in this title dated 3 December 2019 referred to in the Charges Register contains a provisions as to light or air and a provision relating to the creation and/or passing of easements.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (20.01.2020) PROPRIETOR: [REDACTED]
- 2 (20.01.2020) The price stated to have been paid on 3 December 2019 was [REDACTED]
- 3 (30.06.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by Whitwick Parish Council of [REDACTED] or its conveyancer that the provisions of paragraph 11.2 of the Transfer dated 28 June 2016 made between (1) Whitwick Parish Council and (2) [REDACTED] have been complied with.
- 4 (29.09.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 24 September 2021 in favour of Nationwide Building Society referred to in the Charges Register.

Title number LT519516

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (30.06.2016) A Transfer of the land in this title and other land dated 28 June 2016 made between (1) Whitwick Parish Council and (2) [REDACTED] contains restrictive covenants.
NOTE: Copy filed LT395200.
- 2 (20.01.2020) The land in this title is subject to any rights that are reserved by a Transfer dated 3 December 2019 made between (1) [REDACTED] and (2) [REDACTED] and affect the registered land.
NOTE: Copy filed.
- 3 (29.09.2021) REGISTERED CHARGE dated 24 September 2021 affecting also title LT275532.
- 4 (29.09.2021) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
- 5 (29.09.2021) RESTRICTION: No disposition by the proprietor of the registered charge dated 24 September 2021 in favour of Nationwide Building Society, where there are two Charges of the same date referred to above is to be registered without a written consent signed by Rothesay Life PLC (Co. Regn. No. 6127279) of The Post BUILDing, 100 Museum Street, London WC1A 1PB and of restriction-enquiries@rothesaylife.com.

End of register

These are the notes referred to on the following official copy

Title Number LT395200

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Land Registry

Transfer of whole of registered title(s)

TR1¹⁰

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

1	Title number(s) of the property: LT395200
2	Property: Land on the south side of Dumps Road, Whitwick, Leicestershire
3	Date: 28th June 2016
4	Transferor: Whitwick Parish Council <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5	Transferee for entry in the register: [REDACTED] <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Transferee's intended address(es) for service for entry in the register: [REDACTED]
7	The transferor transfers the property to the transferee

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to *Joint property ownership* and *practice guide 24: private trusts of land* for further guidance. These are both available on the GOV.UK website.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

8 Consideration

- ☒ The transferor has received from the transferee for the property the following sum (in words and figures):

Ten thousand one hundred and fifty five pounds £10,155

- ☐ The transfer is not for money or anything that has a monetary value
- ☐ Insert other receipt as appropriate:

9 The transferor transfers with

- ☒ full title guarantee
- ☐ limited title guarantee

10 Declaration of trust. The transferee is more than one person and

- ☐ they are to hold the property on trust for themselves as joint tenants
- ☐ they are to hold the property on trust for themselves as tenants in common in equal shares
- ☐ they are to hold the property on trust:

11 Additional provisions

Restrictive covenant by the Transferee

11.1 The Transferee covenants with the Transferor to bind the Property and the owners of the Property that the Property will not be used or permitted to be used for any other purpose than as a garden, woodland or nature site.

Positive covenant by the Transferee

11.2 The Transferee covenants with the Transferor to ensure that all new owners of the Property enter into a deed of covenant with the Transferor before any disposition to the new owners to comply with the covenant contained at Clause 11.1 and the Transferee and the Transferor apply to the Chief Land Registrar for a restriction to be entered onto the Register of the

title to the Property in the following terms:-

"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by Whitwick Parish Council or its conveyancer that the provisions of paragraph 11.2 of the Transfer dated 28th June 2016 made between Whitwick Parish Council and Adrian John Robert Carlin have been complied with"

of [REDACTED]

TD.

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

12 Execution

Executed as a Deed by
Whitwick Parish Council
acting by:-

) *in the presence of:-*
) [REDACTED]
)

[REDACTED]

Proper Officer

Signed as a deed by
Adrian John Robert Carlin
In the presence of:-

)
)
)

Signature of Witness

Name (in BLOCK CAPITALS)

Address

.....

.....

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



URGENT: Restriction - LT519516 - John Eric Bottomley & Elizabeth Rosemarie Bottomley | MC/9697182

From [REDACTED]
Date Wed 23/09/2026 2:21 PM
To Sharon Kaye, Parish Clerk <clerk@whitwickparishcouncil.gov.uk>
Cc Cllr Sue Colledge <cllr.sue.colledge@whitwickparishcouncil.gov.uk>; Cllr Anthony Barker <cllr.anthony.barker@whitwickparishcouncil.gov.uk>

2 attachments (38 KB)

Certificate of Compliance - Whitwick Parish Council.docx; Deed of Covenant - Whitwick Parish Council LT519516.docx;

Dear Sharon

Thank you for your email below.

Please see attached the draft Deed of Covenant and Certificate of Compliance. As neither myself, my clients nor Land Registry hold a copy of my clients' signed Deed of Covenant, I would be grateful if you could confirm the date as I understand you hold the signed version.

Also, kindly confirm your costs and provide your bank details as I intend to request our Buyers' Solicitors to make the payment directly to you.

I look forward to hearing from you.

Best,



[REDACTED]
 Residential Conveyancing Department
 For and on behalf of
 Moss Solicitors LLP

Loughborough Office
 80-81 Woodgate
 Loughborough LE11 2XE
 DX: 19605 LOUGHBOROUGH
 Tel: 01509 217770
 Fax: 01509 233698

Tel: 01509 635445 - Private Client Conveyancing Department Direct Dial Web: www.moss-solicitors.co.uk

Cybercrime Alert: Moss Bank Details

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[Solicitors' Code of Conduct](#)

VAT N° 660616346

Please consider the environment before printing this E-mail

From: Sharon Kaye, Parish Clerk <clerk@whitwickparishcouncil.gov.uk>

Sent: 22 September 2026 11:00

To: [REDACTED]

Cc: Cllr Sue Colledge <cllr.sue.colledge@whitwickparishcouncil.gov.uk>; Cllr Anthony Barker <cllr.anthony.barker@whitwickparishcouncil.gov.uk>

Subject: Re: URGENT: Restriction - LT519516 - Bottomley | MC/9697182

THIS DEED OF COVENANT is made on the day of 2026

BETWEEN:

- (1) [REDACTED],
Whitwick, Coalville, Leicestershire, LE67 5BT ("the Covenantor"); and
- (2) **WHITWICK PARISH COUNCIL** of Community Office, 3a Market Place, Whitwick,
Leicestershire, LE67 5DT ("the Covenantee").

RECITALS

- A This deed is supplemental to a Deed ("the Original Deed") dated 28th June 2016 and made between the Covenantee (1) and [REDACTED] (2) ("the Original Covenantor") and a Deed of Covenant dated 3 December 2019 and made between (1) [REDACTED] and (2) the Covenantee ("the Deed of Covenant").
- B By clause 4 of the Deed of Covenant [REDACTED] undertook with the Covenantee not to make a Disposal of the Property without procuring that the person in whose favour the Disposal is to be made executes and delivers to the Covenantee a new deed of covenant in the same terms as the Original Deed.
- C [REDACTED] now wish to transfer the freehold interest in the Property to the Covenantor.

1. DEFINITIONS

Disposal any Disposition.

Disposition has the meaning given to the term by section 205(1) of the Law of Property Act 1925 (save that for the avoidance of doubt the term 'conveyance' given by section 205(1) of the Law of Property Act 1925 shall include a transfer) and also includes any disposition as set out in section 27 of the Land Registration 2002.

Property the freehold property known as Land lying to the South-West of Dumps Road Whitwick Coalville as registered at HM Land Registry under Title Number LT519516.

2. INTERPRETATION

- 2.1 The expressions “Covenantor” and “Covenantee” include their respective successors in title.
- 2.2 Where any party comprises more than one person their obligations under this deed can be enforced against them all jointly or against each of them individually.
- 2.3 Any obligation of a party to do an act or thing includes an obligation to procure that it be done and any obligation not to do any act or thing includes an obligation not to permit or suffer that act or thing to be done by any person under its control.
- 2.4 Unless otherwise specified, a reference to legislation (including subordinate legislation) is to that legislation as extended, amended, modified, consolidated, or re-enacted from time to time and includes any instrument, order, regulation, permission, consent, licence, notice, direction, byelaw, statutory guidance or code of practice made or granted under such legislation.
- 2.5 Clause headings are for reference only and do not affect the construction of this Deed.
- 2.6 Any reference to a clause, paragraph or schedule is to a clause, paragraph or schedule in this Deed.
- 2.7 Where the words “includes”, “including” or “in particular” are used in this deed they are deemed to have the words ‘without limitation’ following them.

NOW THIS DEED WITNESSES AS FOLLOWS:

3. COVENANTS

The Covenantor covenants with the Covenantee that with effect from and including the date of the transfer of the Property to the Covenantor, the Covenantor will perform and observe the obligations on the part of the Original Covenantor and the terms and conditions contained in the Original Deed so far as the same relate to or affect the Property.

4. FURTHER DISPOSALS

The Covenantor covenants with the Covenantee that the Covenantor will not make any further Disposal without procuring on or before completion of such Disposal that the person in whose favour the Disposal is made executes and delivers to the Covenantee a new deed of covenant in the terms of the Original Deed.

5. ASSIGNEMENT BY THE COVENANTEE

The benefit of the covenants contained in this Deed may be assigned by the Covenantee.

6. INTEREST

The Covenantor covenants to pay interest on any money payable pursuant to this deed calculated from the due date until payment.

7. THIRD PARTIES

Unless expressly stated nothing in this agreement will create any rights in favour of any person under the Contracts (Rights of Third Parties) Act 1999.

EXECUTED as a DEED by the parties on the date appearing at the beginning of this deed of covenant

SIGNED as a DEED by [REDACTED]

in the presence of:

_____ (*Signature of Covenantor*)

Witness Signature: _____

Witness Name: _____

Witness Address: _____

Witness Occupation: _____

SIGNED as a DEED by [REDACTED]

in the presence of:

_____ (*Signature of Covenantor*)

Witness Signature: _____

Witness Name: _____

Witness Address: _____

Witness Occupation: _____

EXECUTED as a DEED by

WHITWICK PARISH COUNCIL

acting by []

and []

in the presence of:

.....

Councillor

.....

Councillor

.....

Proper Officer

.....(*print name*)

Whitwick Parish Council

Community Office

3a Market Place

Whitwick

Leicestershire

LE67 5DT

LETTERHEAD

Land Registry
Nottingham Office
PO Box 7803
Bilston
WV1 9QN

23 September 2026

Dear Sirs

Property: Land Lying to the South-West of Dumps Road, Whitwick, Coalville

In accordance with the restriction at entry B of the title register dated 23 July 2026 timed at 12:57:03 with the Title Number LT519516, we confirm that the provisions of paragraph 11.2 of Schedule 4 of the Transfer dated 28 June 2016 have been complied with.

Furthermore, we can confirm that we consent to the registration of the disposition.

Yours faithfully

[Name of Signatory]

Whitwick Parish Council

APPENDIX B



Sharon Kaye

Clerk to Whitwick Parish Council

3A Market Place

Whitwick

Coalville

Leicestershire

LE67 5DT

clerk@whitwickparishcouncil.gov.uk

25/9/26

To the Chair and Members of Whitwick Parish Council,

Re: Request approval to attend SLCC National Conference

I am writing to request approval to attend the 2026 National Conference facilitated by the Society of Local Council Clerks (SLCC), scheduled to take place on Tuesday 13 and Wednesday 14 October 2026 at De Vere Cotswold Water Park. As the clerk to Whitwick Parish Council, I believe that attending this event is vital for our council's interests and my professional development.

Here are the benefits for my attendance:

- **Professional development:** *The event offers workshops, seminars, and networking opportunities tailored to local council clerks. Attending these sessions will enhance my skills and knowledge, allowing me to better serve our council and community.*
- **Industry insights:** *National Conference gathers sector experts and thought leaders who will share insights and best practices relevant to my work. These insights can help us address challenges more effectively and identify opportunities for improvement.*
- **Networking opportunities:** *Networking with clerks from across England and Wales will provide invaluable opportunities for collaboration and idea exchange – sharing solutions to common issues.*
- **Policy updates:** *National Conference will feature sessions dedicated to policy updates, legislative changes, and emerging trends in the local council sector. Staying informed about these developments is essential for ensuring our council remains compliant and proactive in serving our community.*
- **Return on investment:** *The knowledge and connections gained from attending National Conference will contribute to our council's long-term success. I am committed to maximising the value of this investment by sharing insights and implementing best practices upon my return.*

The Society of Local Council Clerks is a company limited by guarantee, registered in England and Wales with company registration number 10566132.

Registered Office, Collar Factory, Suite 2.03, 112 St. Augustine Street, Taunton, Somerset TA1 1QN Tel 01823 253646

With the current economic conditions, I understand we must be very conscientious of where we spend money. Therefore, I have broken down the costs for me to attend this conference and have budgeted £715 for the accommodation and event and 105 miles @ 0.55p per mile, £57.75, total cost £772.75 to attend. The cost is higher this year as the venue is no longer in Leicestershire. We currently have £2000 in the staff training budget for 2026-2027 and have spent £30 in the first 6 months. Permission has been granted by the Staffing Committee for the last two years but I have been unable to attend previously.

I believe attendance at National Conference is a prudent investment in our council's future.

Thank you for considering this request. I am available to provide further information or address any concerns you may have.

Yours sincerely,

Sharon Kaye

Clerk to Whitwick Parish Council.