

KINOULTON
PARISH COUNCIL MEETING
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Minutes of the Parish Council Meeting held in Kinoulton Village Hall on Tuesday 18th July 2017 at 19:30.

Present K. Freeston (Chairman)
 S. Hill
 N. Oxby (Treasurer)
 S. Roberts

J. Holland, Clerk to the Council

Apologies D. Bilton
 J. Cadwallader
 Richard Butler (County Councillor)

Visitors Tina Combella (Borough Councillor)

The Parish Council Meeting was opened at 19.30.

48. PARISHIONERS' QUESTION TIME

No Parishioners were present.

49. APOLOGIES

Cllr Bilton, Cllr Cadwallader and Cllr Combella.

50. DECLARATION OF INTEREST BY MEMBERS

No.

51. TO APPROVE MINUTES FROM MEETING HELD IN JUNE 2017

The minutes of the Parish Council meeting held on the 20th June 2017, as previously circulated, were taken as read, and then signed by the Chairman as a true record.

52. MATTERS ARISING FROM THE MINUTES

- Cllr. Freeston advised the Parish Council that the Parish Questionnaire would appear on September's agenda.
- Cllr. Earl stated that Canal and Rivers Trust might have available funding for further benches for the network of canals and that a further meeting was going to take place, Cllr. Earl will feedback any relevant information.
- Cllr. Oxby asked if a reply had been received from the C&RT concerning the low water level, Clerk advised no reply, Cllr. Oxby asked the Clerk to write again concerning this matter.

Action Point: Clerk to write to C&RT concerning low level of water in the canal at Kinoulton.

53. PLANNING APPLICATIONS

REFERENCE NUMBER: 17/01391/FUL
APPLICANT: Mr. & Mrs Waghorne
DEVELOPMENT: Single storey extension
LOCATION: The Old Bakehouse, 55 Main Street, Kinoulton, Nottinghamshire. NG12 3EL

Councillors had no comments on this application.

Action Point: Clerk to put no comment from Parish Council on the Rushcliffe Planning portal.

REFERENCE NUMBER: 17/01455/FUL
APPLICANT: Mrs Berlinda Bunker
DEVELOPMENT: 2 detached dwellings on site of former wheelwright's yard.
LOCATION: Former Wheelwright's Yard, Main Street, Kinoulton, Nottinghamshire.

The proposed application is out of character to the existing properties at the West End of Kinoulton, the existing properties are from the Victorian/Georgian period, they are street fronted and there is space between them, which allows views of the countryside to be seen between the properties.

The existing properties from the West End up to the Grantham Canal are all street frontage, and there are no purposely built residential back land developments. If green space is to be built on it is important the character of this part of the village is retained. The site itself, together with the garden of Cringles Farm, is dominated by vegetation with mature trees, no consideration has been taken concerning potential damage to the roots of the trees that are on the land on Cringles Farm by the building work.

The proposal is for two detached dwellings with a single access point shared by both properties, the proposed design of the properties raise several issues: -

- Build pattern of existing properties in this part of the village is linear with properties being typically close to the road frontage. The layout of the proposed properties would take them well beyond the build area of Peppercorn Cottage, and it would be at odds with the prevailing character and fails to respect the building line of adjacent properties.
- While purporting to reflect a traditional design of the area, the proposed design could be transplanted to any part of an urban area. The design fails to respect the appearance of the farm houses and cottages which dominate this part of the village, consequently it would be intrusive to the character and appearance of the surrounding area.
- The Design and Access statement identifies photographs of two properties Hollow Hill Farm (138 Main Street) and a relatively new property, 132 Main Street. Hollow Hill Farm is a Victorian Farm house dating probably from the 1850s, whose character has been reduced by inappropriate maintenance work, it does not have dormer windows but has a relatively shallow slate covered pitch roof with outward facing gables. A small porch also helps to give interest to the frontage. 132 Main Street does have an element of tiles to the top of the ground floor, but this is secondary to the gable end and the appearance to the frontage is broken up using a bay window and single dormer. Therefore, tiling does not dominate the appearance. In contrast, the application properties propose to utilise a roof with tiling which sweeps down to the top of the ground floor level dominating the appearance of the properties, as such it is more reflective of houses on the Grange Estate in the village which were built in the 1970's, not that of the surrounding cottages and farm house character of this part of the village.

- The visual appearance of the development remains car dominated with a double garage and parking spaces proposed to the frontage, which is not reflective of this part of the village. The size of the site means that it should be possible for the garages and cars to be located away from the frontage area. Given the size of one of the properties it is questionable whether it is practical to get two properties onto the area in question while maintaining good design in relation to the character of the area?
- The proposed dwelling to the East is pushed to the edge of the plot so that it would be uncomfortably close to the mature trees on or close to the boundary. As the Design and Access Statement identifies, the trees on and adjacent to the site are an important element of the street scene. Consequently, it is important that as far as possible these trees are retained, however, there does not appear to be any submitted tree report to identify the implication for the trees on and adjacent to the site.

The design reflected in the application could be transplanted into any urban area or new housing estate. It fails to respect the farm houses and cottages, which dominate this part of the village. The National Planning Policy Framework (para 64) sets out that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. The design proposed does not meet this aspect; it does not take advantage of the opportunity presented by the site and as a design is detrimental to the character of West End.

Under these circumstances, it is not considered that the proposed design of the development meets the requirements of the National Planning Policy Framework (NPPF) with its emphasis on 'always seeking to secure high quality design and good standards of amenity for all existing and future occupants of land and buildings' (para 17) and specifically reflected in NPPF, paragraphs, 56,57 and 64. It fails to meet the requirements of Policy 10 of the Rushcliffe Local Plan Part 1 in terms of good design and be reinforcing the valued local characterises is of the area. Consequently, as it stands the Parish Council object to the application. If the site is to be built on, there is an opportunity for a development to reflect the context and character of the area with a high-quality design and layout rather than the typical modern estate- type houses that are proposed.

Action Point: Clerk to put the above "objection" comments from Parish Council on the Rushcliffe Planning portal.

DECISION NOTICES

REFERENCE NUMBER: 17/00995/FUL
 APPLICANT: Mr. Alistair Moreland
 DEVELOPMENT: Single storey side extension.
 LOCATION: 15 Nevile Drive, Kinoulton, Nottinghamshire. NG12 3EE
 DECISION: GRANT PERMISSION

54. JOINT USE AREA

Cllr. Oxby advised that the School's Site Manager has completed the work on the area that had been taped off. Cllr. Oxby also confirmed that the Annual Inspection had been completed by Wicksteed and the Report had been circulated by the Clerk prior to the Parish Council meeting. Cllr. Oxby will give a copy of the Report to the School's Site Manager. The Report identified that in relation to the timber benches on the grass there was slight movement evident at the time of inspection.

Cllr. Oxby confirmed that the Joint Use Area had been inspected twice a week and there were no new issues identified with the Joint Use Area this month.

55. ARCHIVES OF PARISH CONCIL RECORDS 1894-2003

Cllr. Oxby advised the Parish Council that the Nottinghamshire Archives Office has requested the Parish Council enter into an agreement for the Parish Council to deposit the records at Nottinghamshire County Council, Archives, Castle Meadow Road, Nottingham, NG2 1AG, see the associated paper are attached to these minutes. Proposed by Cllr Oxby that the Council entering into the Agreement for the Deposit of Records and the Chairman of the Parish Council is authorised to sign the Agreement with Nottinghamshire Archives, Nottinghamshire County Council. Agreed by all.

Action Point: Cllr. Freeston to sign the Agreement.

56. CORRESPONDENCE

Cllr. Combellack had received notification of changes to Owthorpe Footpath Number 15 and Kinoulton Footpath Number 22, this information was circulated to the Parish Council prior to the meeting. Cllr. Oxby advised that the Parish Council had originally suggested this change by writing to Nottinghamshire County Council. Cllr. Oxby suggested that the Clerk write to Nottinghamshire County Council stating that the Parish Council agreed with the outlined changes and that the Kinoulton Parish Council would appreciate correspondence concerning such matters in the future. The Parish Council agreed with the suggested changes as it helps both the farmer and the home owner.

Action Point: Clerk to write to the Rights of Way Officer at NCC.

57. SANCTION OF ACCOUNTS

- Society of Local Council Clerks Annual membership £55.00.

The Council agreed to defray the above costs.

58. PARISH AFFAIRS

Cllr. Earl reported that the hedge between 72-80 Main Street is very overgrown. Also, that an Ash tree on Owthorpe Lane near Vimy Ridge did not look very good.

Cllr. Oxby advised that he had received the e-mail concerning the suggested equipment for the Clerk and was the software a separate item, Clerk advised that the software would need to be purchased separately.

Action Points: Clerk to report overgrown hedge and Ash tree to Nottinghamshire County Council.

Meeting ended at 20:10.

The next Parish Council meeting will be held on Tuesday 19th September 2017 at 19.30.