

KINOULTON
PARISH COUNCIL MEETING
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Minutes of the Parish Council Meeting held in Kinoulton Village Hall on Tuesday 17th July 2018.

Present Councillors:

Cllr. K. Freeston (Chairman)
Cllr. D. Bilton (Vice-Chairman)
Cllr. N. Oxby (Treasurer)
Cllr. J. Cadwallader
Cllr. G. Earl
Cllr. S. Hill
Cllr. S. Roberts

J Holland (Clerk to the Parish Council)

Visitors

Cllr. R. Butler (County Councillor)
Cllr. T. Combellack (Borough Councillor)
Four parishioners

Apologies

None

Parishioner's Question Time

Four parishioners attended the meeting in relation to the closing of the Nevile Arms public house. A parishioner had been advised that Hawthorn Leisure had been taken over by New Rivers Retail, and that the lease was up for renewal. Pubs are closing at 1,300 a year and it is suggested that the community purchase the Nevile Arms.

Rushcliffe Borough Council will give a decision on the application for Asset of Community Value that has been applied for by CAMRA on the 16th August. It is reported that Nottingham County Council have approved 11 applications by CAMRA recently.

The parishioners present stated that they would be happy to assist in any way with regards to registering the Nevile as an Asset of Community Value. Several parishioners had also contacted the Clerk prior to the meeting to say that they were happy for their names to appear on a document to register the pub as an ACV (Asset of Community Value).

Cllr. Bilton advised that he understands that Hawthorn had been acquired by another company and that a parishioner had written to Hawthorn Leisure and they were advised that Hawthorn Leisure still are the Landlord for the premises.

A parishioner said that they felt that the village had been lucky with the outcome of the past planning application for the Nevile Arms and that they would encourage the Parish Council to apply for an ACV for the Nevile Arms and would be happy to help with anything that they could.

Cllr. Oxby suggested to move the Nevile Arms ACV to item 1 of the agenda. He stated CAMRA does not have the information to set out the community interest aspect of any application in the Nevile Arms and CAMRA did not approach the Parish Council before putting in their application for ACV.

Cllr. Combellack advised that she had approached Rushcliffe Borough Council and it was suggested that the Parish Council put in an application for ACV, and that the Parish Council should also support CAMRA's application.

Cllr. Bilton stated that Hawthorn Leisure or the new landlord would not be ring fenced to CAMRA if they did decide to sell.

Cllr. Bilton added that the owner does not have to sell to the Parish Council.

Cllr. Oxby advised that if an application is put in for ACV, then the Parish Council will need a follow up plan.

Meeting was formally opened at 7.45.

Cllr. Freeston asked the Parish Council if item number 10 could be moved to the start of the meeting. This was proposed by Cllr. Oxby and seconded by Cllr. Roberts.

38. APOLOGIES

None.

39. DECLARATION OF INTEREST BY MEMBERS

Cllr. Bilton signed the Declaration of Interest book in relation to agenda item number 5.

40. APPLICATION FOR ASSET OF COMMUNITY VALUE, THE NEVILLE ARMS

Cllr. Freeston clarified that the Parish Council could decide 1) not to do anything, 2) Support CAMRA's ACV application, 3) Apply for Asset of Community Value or 4) support CAMRA's application and Parish Council apply for an ACV.

Cllr. Freeston read the proposed letter for the Application of Asset of Community Value drafted by Cllr. Oxby:-

Kinoulton is a vibrant village of approximately 1,100 residents with a public house, a very successful school, a children's play area, a well-attended church, a lovely village hall, and a cricket club with a thriving junior section.

The majority of these facilities have been provided through the local community working together or in partnership with other organisations. The Village Hall is run by a management committee of local people who raised approximately £300,000 to building a new Village Hall in the millennium year.

The cricket field was purchased from a local farmer by team members around 1974 with individual members guaranteeing loans. Subsequently, in the early 2000s, through fund raising and grants, a new pavilion was built so that the facilities now provided are of sufficient standards to host local finals on the ground. The joint use play area reflects joint working between the Primary School, Nottinghamshire County Council and the Parish Council. Play equipment and a recreation field is provided within the school grounds which is available for school pupils during the school hours and for the local community children in the early evening, at weekends and holidays.

While the Village Hall and Kinoulton Cricket Club have licences, they provide a different function from the pub. The Village Hall is hired for specific events and has a high bookings take-up, especially for youth groups such as Brownies, Guides, Beavers, Cubs and Scouts. It has a restricted shared bar area without the facilities for keeping cask beer or any substantial stock. Consequently, it cannot operate on a similar basis to a pub. The Cricket Pavilion has a bar area which caters for the members and visitors when there are cricket matches or practice sessions. However, for the majority of the time the Pavilion, particularly in winter, is not open. In this context, the Neville Arms, as the only public house in the Parish, plays a key role for the local community. It comprises a prominent building overlooking the Village Green at the east end of the Village.

The name "Nevile Arms" reflects its local connection taking its name from the Nevile family who owned a substantial part of the land and buildings in the Parish of Kinoulton and significant land in neighbouring Hickling. It is not known how long it was operated as a public house as it is understood to have initially been constructed as a hunting lodge for the Nevile family. It was clearly a Public House in 1919 as it is identified in the catalogue for the sale of the Nevile Estate of 2,700 acres as "The Nevile Arms" (a Free House having a six-day Licence). Consequently, it has been providing a meeting place for local people for a considerable period of time. The large garden area to the south of the building was many years ago changed into a car parking area to support the public house.

More recently, the importance of the Nevile Arms to the local community was reflected in the substantial reaction of local people to the proposed residential development on part of the pub's grounds for dwellings. There was initially substantial opposition to the development with a significant number of people from the village attending the Planning Committee meeting. Following the refusal of planning permission, the Parish Council and local community worked with the current owners of the pub to find a solution, which was considered to benefit both parties. This has resulted in a redundant garden area to the pub being developed for two bungalows but with a safer access point than originally set out and the retention of the majority of the car parking spaces to serve the pub. Parking space is important as Kinoulton is a linear village, nearly a mile long, so that some of the older residents from towards the West End of the Village will use cars to travel to utilise the pub facilities.

The Nevile Arms is an extremely important part of village life, contributing to the development of a vibrant and active community in Kinoulton. It provides a hub for the village where local people can meet and eat. Open six days a week (excluding Monday) its opening hours allows local people to drop in and meet other members of the community they may not encounter otherwise.

The pub provides a bar, a lounge and separate room, plus a well-kept garden to the west of the building where local people can sit out on warm sunny days and enjoy a drink in the company of friends from the village. The pub has been run very successfully from a local aspect for the last 8 years by the current tenant and it is extremely disappointing that the tenant considers that it is necessary to move to pastures new. The pub offers a warm and convivial atmosphere, where local people can meet. The staff, typically drawn from the village, are welcoming as they are part of the community. It provides superb meals, enjoyed by local people, their friends and families. It caters for a range of ages and it is a place to go for company, conversation and to find out the local news.

A television screen in the bar enabling the viewing of football match and other sporting events provides an attraction for locals to enjoy these matches in the presence of others, creating a local atmosphere for the match. This was seen with the recent World Cup where people congregated in the pub, particularly to view England's matches. There are, on occasions, themed evenings with meals and entertainment. This can be seen particularly on New Year's Eve and mid-summer where local people can go and enjoy an excellent night out before walking home. Given the local reputation of the pub it is frequently used from time to time for 'one-off' celebrations by people in the village, including birthdays and other special occasions. The pool table in the bar provides entertainment and two pool teams are based in the pub playing in local leagues. Village residents organise and participate in a quiz on the first Tuesday of each month. This is very popular with teams of up to 6 people of all ages. Typically, there may be 7 or 8 Teams so that people have to squeeze into the space available in the bar.

The pub is utilised as a meeting place for a number of local groups. This includes the local committees of the PFTA, the Women's Institute and the British Legion, which meet on an approximately monthly basis. A local book club occasionally meets in the pub. The British Legion branch holds its annual dinner in the pub. Local users of the pub also share two particular sporting activities off the premises. Members of Hickling Cricket Club (whose members including residents of Kinoulton) utilise the pub after every home match as a basis to socialise after the match. On a number of occasions, they will be joined later in the evening by members of Kinoulton Cricket Club. Tennis players out of the Village, while using the tennis facilities in the neighbouring village of Upper Broughton will come back after their matches to a drink in the Nevile. The pub is also used by external groups. Walkers especially will park at the Village Hall car park before using the Grantham Canal, footpaths and bridleways ending at the Nevile Arms for a drink or a meal. The Nevile Arms is highly valued by the local community. Signatures have already been collected to support the listing of the pub as an ACV. The evidence provided above clearly identifies that the Nevile Arms furthers in numerous ways the social wellbeing and social interests of the local community. It is an important social centre where local people can meet in a convivial atmosphere for a drink or meal and catch up with the local news. It provides a meeting place for groups, holding social events and activities which foster and promote social welfare and social interest. Consequently, the Nevile Arms meets the requirements of the legislation and should be listed as an Asset of Community Value."

Cllr. Oxby asked the Parish Council how they would like to take the matter forward. If CAMRA had approached the Parish Council, a letter of support could have been sent. It was proposed that the Parish Council reply to

the letter sent by Rushcliffe Borough Council concerning CAMRA's application and also to put in an application from the Parish Council for ACV.

Cllr. Hill agreed that there was no real conflict for the Parish Council to put in an application for ACV, and it would have been good to see what CAMRA had put in their application.

Cllr. Oxby stated that Rushcliffe will not supply what CAMRA have put in their application, and that he has e-mailed the secretary of CAMRA to ask for a copy of the content.

Cllr. Freeston asked if the Parish Council agree with the content of the application drafted by Cllr. Oxby and the Parish Council unanimously agreed and confirmed that the Clerk can send in the application.

Cllr. Oxby asked the Parish Council if he could obtain an ordinance survey plan to outline the boundary of the Nevile Arms in the application, at an estimated cost of £20. The Parish Council unanimously agree to defray the cost. Also, that the CAMRA application had the spelling of Neville and that would be stated as incorrect in the supporting letter from the Parish Council.

Cllr. Roberts suggested that if the pub was to be sold then the whole village would need to get involved in aiming to raise funds to purchase.

A parishioner mentioned that the Plunkett foundation has done a lot of work with the community in cases such as this.

Cllr. Combellack will e-mail a contact that she has who works in a parish that has recently purchased a pub.

Cllr. Freeston asked if the Parish Council agreed with Cllr. Oxby's proposal letter. Resolution 'That

- a) The Parish Council respond to CAMRA's application with a letter of support;
- b) The Parish Council submits its own application to Rushcliffe Borough Council for the Nevile Arms Public House to be registered as an Asset of Community Value;
- c) The Chairman be authorised to sign the application.

Proposed Cllr Oxby. This was unanimously agreed. Cllr. Freeston thanked the Parishioners for attending the meeting.

Action Point: Cllr. Oxby to supply the Clerk with the drafted contents for the Application for Asset of Community Value and the Clerk send off the application on 18th July

41. APPROVAL OF THE MINUTES HELD IN JUNE

The minutes of the Parish Council meeting held on the 19th June 2018, were read to the Parish Council and signed by Cllr. Freeston as a true record. Cllr. Freeston advised the Parish Council that as only three members were able to attend, the meeting was very brief and that there were no planning applications.

Cllr. Oxby stated that if all three members of the Parish Council that attended June's meeting were happy to sign off the minutes that these minutes could be published on the web site. Cllr. Bilton and Cllr. Roberts agreed that they were happy to approve the minutes.

42. PLANNING APPLICATIONS

REFERENCE NUMBER:	18/01367/FUL
APPLICANT:	Mr John Owen
DEVELOPMENT:	Proposed agricultural storage building / summerhouse for association With management of environmental pond and surrounding grassland.
LOCATION:	Maple Copse, Vimy Ridge, Kinoulton, Nottinghamshire. NG12 3EJ

The Parish Council do not object to this application.

Action Point: Clerk to state on the Rushcliffe Borough Council planning portal that the Parish Council do not object.

Cllr. Bilton left the room at 8.30pm whilst the following application was being discussed.

REFERENCE NUMBER: 18/01112/FUL
APPLICANT: Mr Paul Brown
DEVELOPMENT: First floor side extension over existing ground floor extension with front and rear dormers.
LOCATION: 17 Pinfold Lane, Kinoulton, Nottinghamshire. NG12 3EB

Kinoulton Parish Council object to the application, as it is felt that the proposal would be an overdevelopment of the site and would have a detrimental impact on the surrounding properties. It is felt that a corner plot has key impact on the character of the road.

Action Point: Clerk to state on the Rushcliffe Borough Council planning portal that the Parish Council object on the grounds mentioned above.

Decision Notices.

REFERENCE NUMBER: 18/01008/FUL
APPLICANT: Mr A. Butters
DEVELOPMENT: Front porch and store
LOCATION: 26 Pinfold Lane, Kinoulton, Nottinghamshire. NG12 3EB
DECISION: GRANT PLANNING PERMISSION

REFERENCE NUMBER: 18/00880/FUL
APPLICANT: Ms Melanie Hibbitt
DEVELOPMENT: Single storey rear extension, and extension of existing gable to rear by 1.2 m.
LOCATION: 2 Stone Cottages, Hall Lane, Kinoulton, Nottinghamshire. NG12 3EF
DECISION: GRANT PLANNING PERMISSION

43. JOINT USE AREA

Cllr. Oxby asked if the Parish Councillors had read the yearly inspection that had been circulated.

The Report identified the following

- A) Steps to the multiplay unit - There is an increasing problem with the multi play area steps. Over a period of time, water has got in and corroded the bolts; Cllr. Oxby will ask Proludic to quote for this.
- B) The report mentions the timber balancing beams, (these are seats). The School's Facility Manager had advised these benches will be removed.
- C) Net Walkway – Splits to the end cross logs – will need replacing in approximately the next 12 months – Cllr Oxby to follow up by checking matter and if necessary following up with the original supplier.
- D) Swinging Logs – The Report identified concern with splits in the top bar. Recommended that the top bar is replace in approximately 6 months - Cllr Oxby to follow up by check matter and if necessary following up with the original supplier.
- E) Hanging Rope Traverse - The report identified concern with slits in the top bar. Recommended that the top bar is replace in approximately 6 months - Cllr Oxby to follow up by checking matter and if necessary to follow up with the original supplier
- F) Councillor Oxby advised that the climbing wall is not part of the Joint use Area Cllr. Oxby will give a copy of the report to the School's Facility Manager. Another comment on the report is that the board by the play equipment should have the emergency contact number of 999 visible.

Action Point: Cllr Oxby to give copy of the report to the Facility Manager and to follow up the various matters with the play equipment suppliers. Clerk to update contact information on board to include 999. Following report was carried out by Wickstead:-

44. PARISH QUESTIONNAIRE

Cllr. Hill advised that he has returned to some properties 5 times and still has not managed to get a completed questionnaire but he will try to collect any outstanding questionnaires one last time.

Cllr. Oxby said that he has to drop off 10 questionnaires, and therefore requires a few more to be printed.

Cllr. Freeston asked if we believe we are at a stage where we can collate information.

Cllr. Roberts advised that a data analyst has volunteered to help analyse the information.

Cllr. Roberts asked the Parish Council's view on allocating the project to a teenager in the village.

Cllr. Freeston said it would be easier to process information in pairs on a spreadsheet.

Action Point: Clerk to get 25 more questionnaires printed by South Wolds School. Cllr. Cadwallader will ask a contact if they are happy to format a spreadsheet for the information

45. PINFOLD LANE

Cllr Oxby suggested that the Parish Council write to the County Council stating that the grass at the top of Pinfold Lane should be cut more often as is it an integral part of the village street scene.

Action Point: Clerk to write to the County Council concerning the number of times the grass is cut at the top of Pinfold Lane and ask if this could be cut more frequently.

46. SPEED AWARENESS

Cllr. Bilton said that Speed Awareness had been mentioned when collecting/handing out the Village Questionnaires with parishioners suggesting that speed bumps be installed in the village.

Cllr. Butler advised that speed bumps were very unlikely to be installed as in the past they have caused many complaints regarding damaged cars and people living near the speed bumps complained of the noise caused by them. If someone is driving and using a mobile phone report them especially if it is a commercial vehicle.

Cllr. Oxby stated that horse manure was dropped all down the A606 and through village up to Hall Lane. He had spoken to the tractor driver who advised that it would be cleared up at the end of the day, but this was not done. Cllr. Earl said that he was happy to talk to the landowner re the mess.

Action Point: Cllr. Earl to talk to landowner re contractors clearing up mess dropped along road.

47. BULB PLANTING

Cllr. Freeston brought up the request from a Parishioner that was made at the Annual Parish Meeting concerning bulb planting around the village.

Cllr. Roberts advised that this was something that the WI had done, however, most of the bulbs have died.

Cllr. Freeston asked the Parish Councillors if they felt that was something that the community groups (e.g. scouts, guides) could get involved with.

Cllr. Roberts stated that unfortunately the community group meetings would be held after dark, so this would not be suitable.

Cllr. Oxby suggested that this would be dealt with in the same way as the spring clean, select a date and ask the Parishioners to help.

Action Point: Clerk to obtain a price for 1000 daffodil bulbs and to put item on September's agenda.

48. TREE PLANTING SCHEME

Cllr. Combellack stated that if we wish to plant trees on grass verges, Highways would need to be contacted to obtain authorisation.

Cllr. Oxby commented that would then mean that Highways would be responsible for the trees.

Cllr. Freeston advised that any requests need to be submitted by the 3rd September, and there will not be a meeting in August.

Cllr. Combellack suggested that land owners could be approached.

Cllr. Earl said that the local landowners do not like trees in hedgerows as they then need to maintain them.

Cllr. Oxby asked if anyone could please water the trees opposite the pub as they are struggling in the heat.

Cllr. Freeston suggested that she approach the residents at the top of Pinfold Lane to see if they would like to see trees planted in the small green area at the top of Pinfold Lane.

Action Point: Cllr. Freeston to approach residents at the top of Pinfold Lane re tree to be planted in green at top of Pinfold Lane.

49. DATA PROTECTION – REGISTRATION WITH INFORMATION COMMISSIONER'S OFFICE

Cllr. Oxby advised that he had registered with Information Commissioner's office as agreed by the Parish Council.

50. CORRESPONDENCE

Cllr. Freeston asked if any councillor was able to attend the Town and Parish Meeting.

Cllr. Hill said he would confirm with the clerk if he was able to attend.

51. SANCTION OF ACCOUNTS

- Member Society of Local Council Clerks.
- Registration with Information Commissioners Office – anticipated to be between £40 -£60.
- Wicksteed Leisure – Playground Annual Inspection.
- £33.22 for the wine purchased for the Annual Parish Meeting
- £177 for Watkins and Sons for maintaining the village green.
- £400 forwarded by the Allotment Society to cover the Parish Council's expenses for the allotments.

The Parish Council agreed to defray the above costs.

52. REVIEW OF CLERK'S REMUNERATION

The Clerk left the meeting at 9.40pm.

This item was carried forward from June's meeting to July's.

Clerk' Salary - Under the provisions of section 11 of the Local Government and Housing Act 1989 the right of the inspection of any document that contains personal information about a member of staff was agreed to be

removed. Therefore, details of the Clerks salary appear as an Addendum to these minutes. Members of the public are excluded from this discussion.

Clerk returned to the meeting 9.45pm.

53. PARISH AFFAIRS

Cllr. Combellack asked for any updates on the Nevile Arms to be forwarded to her and then Cllr Combellack and Cllr Butler left the meeting.

Cllr. Bilton had been contacted by a parishioner concerning the overgrown hedge on the pavement of the property by the church.

Cllr. Earl volunteered to speak to the residents to ask if this could be cut back.

Cllr. Hill has had similar comments concerning a house by Newbold Way, and asked if he should also approach the residents.

Both Cllr. Earl and Cllr. Hill were thanked and asked if they could approach the residents that would be extremely helpful rather than the Parish Council writing to the house owners.

Cllr. Oxby had been approached by a parishioner as a lorry has knocked down the sign at the top of Kinoulton Lane.

Action Point: Clerk to contact Highways re the damaged sign at the top of Kinoulton Lane. Cllr. Hill and Cllr. Earl to approach residents re overgrown hedgerows.

54. DATE AND TIME OF NEXT MEETING

The next Parish Council meeting will be held on Tuesday 18th September 2018 at 19.30.

The Meeting ended at 21.55pm.

ADDENDUM

Clerk's pay band will move to band 18. Therefore, hourly rate will be £9.808.