

KINOULTON
PARISH COUNCIL MEETING
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Minutes of the Parish Council Meeting held in Kinoulton Village Hall on Tuesday 19th March 2019.

Present Councillors:	Cllr. K. Freeston (Chairperson) Cllr. S. Roberts Cllr. J. Cadwallader Cllr. N. Oxby (Treasurer) Cllr. G. Earl Cllr. S. Hill
	J Holland (Clerk to the Parish Council)
Visitors	One Parishioner
Apologies	Cllr. D. Bilton (Vice-Chairman) Cllr. T. Combellack (Borough Councillor) Cllr. R. Butler (County Councillor)

Cllr. Freeston asked the parishioner if she would like to speak before the meeting was formally opened, she asked to do so. She stated that she was attending the meeting as she had been told that Hickling Parish Council felt that the planning application that had been previously submitted (application 18/02747/FUL submitted December 2018) had caused an objection and that Hickling Parish Council intended to write to Kinoulton Parish Council. In relation to the application to lift the restriction of our current A1 Retail status on the farm shop/nursery. The parishioner had asked Rushcliffe Borough Council for advice and they had suggested that an application was submitted for use of the building for unrestricted A1 retail. This had been interpreted by Hickling Parish Council that that site might be used for a scrap yard in the future, this obviously does not fit with the high-end market that the new chocolate shop will be aiming its products at when it opens soon. The parishioner felt that she should come and explain this to Kinoulton Parish Council.

Cllr. Oxby explained that the information regarding this application was circulated to all members of the Parish Council and they were asked to submit any comments they might have directly to Rushcliffe Borough Council. He stressed that an A1 use would not include a scrapyards. The application was not discussed at a Parish Council meeting as it was felt that there was no need to discuss it at an extraordinary meeting. The Council's view was that the application was of benefit to the area.

The parishioner asked if there were any questions that the Parish Council would like to ask and invited any members of the Parish Council to look around the site if they would like too.

Cllr. Freeston explained that the letter from Chave Planning Limited explained the application well, and this had been circulated to the Parish Council before the meeting and that she did not have any concerns regarding the application.

Meeting opened at 7.45pm.

118. APOLOGIES

Apologies received from Cllr. D. Bilton (Vice-Chairman), Cllr. R. Butler (County Councillor) and Cllr. T. Combellack (Borough Councillor).

119. APPROVE MINUTES FROM FEBRUARY'S MEETING

Cllr. Freeston asked if anyone had any changes to the minutes from February's meeting. None raised.

120. MATTER ARISING FROM THE MINUTES

Agenda item 109 concerning speeding: Kinoulton Parish Council has contacted Cllr. Richard Butler and stated that if an interactive sign is erected by the Cricket Pitch the Parish Council would be willing to donate a sum of money to pay towards the cost

On the matter of speeding in Kinoulton, the Parish Council has also received an e-mail from the District Manager for Highways (Gedling, Mansfield & Rushcliffe) stating the following: "This appears to be the cluster of houses here and attached is the plan of the 40mph speed limit that was introduced in tandem with the new street lighting in 2012. Kinoulton Parish Council raised this same request at the time, and I sent the response below in red explaining why the speed limit had not covered the section where the further houses are. The Parish Council raised this request again in November 2014 and it was confirmed that it is listed with the Transport Strategy Team for future consideration. However, it was not a high priority due to the comparatively small number of houses involved and the possible enforceability issues. I believe the request is still listed, but as yet it has not been included in an annual programme. I have copied in my colleagues, so they are aware of your continuing interest in this though and also Councillor Butler.

Please see following map"

Agenda item 110: Accident on Road. The Parish Council raised a concern regarding a motor bike accident that happened on Owthorpe lane in February, and received the following reply from Highways at Nottinghamshire County Council:

- "We cannot closely monitor the activities of land owners and must necessarily adopt a reactive approach.
- Some contamination of surfaces is likely in rural areas, though this is not to suggest that the report received is unwarranted. Land owners are, as indicated, under a duty of care to manage activities so as to reasonably limit the hazards arising.

At the time of the Inspectors visit, in February, much of the material had been removed or had "weathered off" in rainfall. The later visit, in March, found nothing actionable in terms of surface contamination, though some material was found on verges. It looked as if accesses were being widened.

I have again written to the land owner to query intentions and remind him of his obligations. I attach a copy of our standard guidance notes re. mud.

Bearing in mind the long term-nature of issues, I am also seeking advice as to whether or not some other approach is possible in this and similar situations."

121. PLANNING APPLIATION

Reference Number: 19/00296/FUL
Applicant: Mr & Mrs Sketchley
Development: Construction of new dwelling.
Location: Grounds of The Old Fosse House, Fosse Way, Kinoulton, Nottinghamshire, NG12 3ER

The Parish Council discussed this application and objected to this application on the following grounds: -

The application site is situated in the countryside, as defined by the Rushcliffe Borough Non-Statutory Replacement Local Plan (RBNSLP) and the emerging Rushcliffe Local Plan Part 2 (ELP2). It is not in or adjacent to the village of Kinoulton but forms part of a ribbon development along the Old Fosse Way. Consequently, the proposal does not meet the policy requires of either the HOU4 of the RBNSLP or Policy 22 of the ELP2.

The ribbon development along the Old Fosse Way has different characteristics. To the south of Kinoulton Lane it is characterised by tightly packed dwellings, which are semidetached or detached but with the detached dwellings being in close proximity to their neighbours. To the north of Kinoulton Lane the character is entirely different. There are a small number of large detached dwellings located within in substantial gardens that are generally well-planted with a private and secluded character. Open countryside, in the form of paddocks, are located between Nutwood and Harwood Farm and Harwood Farm and Brentwood.

The proposal would introduce a substantial two storey dwelling between Nutwood, a bungalow, and the garden of Old Fosse House. The sub-division of the garden would fragment and disrupt the established pattern, and the proposed dwelling would be out of character in relation to its situation and to its appearance in relation to the adjacent property. This is addition to the proposed dwelling in the grounds of Nutwood.

The consequence is that the location and form is wholly out of character with what is typical in the area. Furthermore, although each application is considered on its own merits, as other nearby properties present similar opportunities, allowing the application would set a precedent which other could follow, and the cumulative effect of this would lead to more serious harm to the character of the area. It is felt that the design is out of character with the surrounding properties

Given the above, the Parish Council does not consider it meets the appropriate policies of the RBNSLP or ELP2 and the proposal would cause significant harm to the character and appearance of the local area.

Action Point: Clerk to submit the above objection on the Planning Portal.

Reference Number:	19/00404/CLUEXD
Applicant:	Mr C Farnsworth
Development:	The application of existing certificate of lawfulness for the residential occupation of the Lodge dwelling.
Location:	The Lodge, Kinoulton Lane, Kinoulton, Nottinghamshire, NG12 3EQ

The Parish Council discussed the above application and did not feel that there was a need to comment on it.

There were no decision notices.

122. JOINT USE AREA

Cllr. Oxby has received a quote from Proludic concerning the work that needs to be carried out, the post that is fixed to the slide needs replacing at a cost of £61.88, plus £121.76 for the steps, price for replacing with materials required is £455.42 + VAT of £91.44, so total price of £546.86, the VAT can be claimed back in 2019/2020 financial year.

Cllr. Oxby confirmed that the Joint Use Area had been inspected twice a week and no other issues had been identified.

Cllr. Oxby proposed that the Parish Council get Proludic to complete the necessary work, the Parish Council unanimously agreed for the work to be carried out.

Action Point: Cllr. Oxby will advise Proludic to carry out required work.

123. CODE OF CONDUCT

No correspondence has been received concerning this item.

124. RISK ASSESSMENT

An associated paper had been circulated with the agenda. Cllr. Oxby advised that it was a standard report produced each year and read through key points of the report.

Proposed by Cllr Oxby that Cllrs note the report and approved the risk assessment, internal control and insurance cover as set out in the associated paper. All agreed.

Cllr. Hill suggested that a record is kept of who checks what and when.

Cllr. Oxby proposed that this is to be an agenda item for May.

This was agreed unanimously by all Parish Councillors.

Action Point: Clerk to put Risk Assessment – Village Green, Oaks and Benches and to be checked on the agenda for the May meeting.

125. PARISH COUNCIL ELECTIONS

Cllr. Freeston stated that the application packs to become a Parish Councillor are with the Clerk, and if anyone shows an interest in becoming a councillor for them to contact the Clerk.

Cllr. Roberts asked what happens if not enough people apply. Cllr. Oxby advised that ~~said~~ if there is not enough interest the Parish Council would need to approach Parishioners to see if they were interested with a view to co-opt them onto the Council.

Cllr. Cadwallader said that she knew of a Parishioner that would take over Kinoulton.com.

Clerk asked if the Parish Councillors that were going to stand again would be taking their own forms to Rushcliffe, if not she would need them by the 31st March.

126. SANCTION OF ACCOUNTS

- Clerk's Salary from 1st October – 31st December.
- Clerk's expenses £19.50 from period of 1stOctober – 31st December.
- Questionnaire results £265

In relation to the Questionnaire:

Cllr. Oxby advised that he had contacted the editor of the Newsletter and it was anticipated ~~had confirmed~~ that the people that distribute the Newsletter would be willing to distribute the Questionnaire results booklet.

Cllr. Cadwallader said that she was happy to contact the people that mentioned that they would get involved in volunteering in the village. However,

Cllr. Hill asked if we require signed consent re contacting them GDPR. Cllr Oxby will try and confirm if verbal or written consent is required.

Cllr. Oxby advised that after several emails without response, he had managed to speak to the Information Commissioners Office. They had confirmed the email had been received and was being actioned and a Direct Debit will be set up.

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.

The Parish Council agreed to defray the above costs.

Action Point: Cllr. Cadwallader will start contact the volunteers to see if they are still happy to volunteer. Cllr. Oxby to find out if written or verbal consent is required re GDPR.

127. PARISH AFFAIRS

Cllr. Roberts as herself and Cllr. Cadwallader will be away the same time the Playground Inspection will need to be done during this time, Cllr. Oxby asked that the dates are e-mailed to him so that he can undertake the inspection.

Cllr. Cadwallader had been advised by parishioners that an application for a Granny Annex that had been granted was going to be used as a holiday let. Cllr. Oxby advised that if that is the case, the parishioners concerned about this will need to raise the issue with Rushcliffe BC.

Litter Pick - apologies from Jane and Jon Gladstone, Cllr. Cadwallader and the Clerk.

Cllr. Oxby asked if the Chairman would be able to give the report at the Annual Parish Meeting, Cllr. Freeston agreed.

DATE AND TIME OF NEXT MEETING

Tuesday 16th April 19.30.

The meeting closed at 8:40 pm.