

KINOULTON
PARISH COUNCIL MEETING
www.kinoulton.com

Minutes of the Parish Council Meeting held in Kinoulton Village Hall on Tuesday 16th October 2018.

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

Parishioner's Question Time

Meeting was formally opened at 7.30pm.

70. APOLOGIES

Apologies received from Cllr. Bilton (Vice-Chairman), Cllr. Roberts and Cllr. Combellack (Borough Councillor).

71. DECLARATION OF INTEREST BY MEMBERS

None.

72. APPROVAL OF THE MINUTES OF MEETING HELD IN SEPTEMBER

The minutes of the Parish Council meeting held on the 18th September 2018, were read to the Parish Council and signed/dated by Cllr. Freeston as a true record.

73. PLANNING APPLICATIONS

REFERENCE NUMBER:	18/02225/OUT
APPLICANT:	Mr Freddie Edwin Harris
DEVELOPMENT:	Outline application with all matters reserved for the erection of two dwellings.
LOCATION:	Land to East of Orchard House, Kinoulton, Nottinghamshire. NG12 3EQ

The Parish Council objects to the proposed development on a number of grounds:

- a) The proposed development is not in a sustainable location and is not located where it will enhance or maintain the vitality of the rural community. Consequently, it fails to meet the requirements of Rushcliffe local plan policies or the NPPF in relation to paragraph 78. This is reflected in the following:
 - Rushcliffe Local Plan Part 1, Core Strategy's Vision and the Spatial Objectives place an emphasis on a strategy that supports a policy of urban concentration with a settlement hierarchy. The Parish of Kinoulton does not fall within the identified key settlements in Policy 3 and Policy 3 identifies that

development will be for local needs only. Effectively, the Local Plan acknowledged that Kinoulton is not a sustainable location for housing development unless it meets a local need. No local need has been established.

- Previous planning appeals have identified that Kinoulton is not a sustainable location as the Village lacks facilities (Planning appeal APP/P3040/A/14/2215567). Within the Village, there is a primary school, church and village hall. However, the farm shop closed a number of years ago and the public house is currently unoccupied with a tenant being sought. There is a very limited bus service from the Village. The 853 operates Monday to Saturday to Morrisons at Gamston. It goes to Morrisons at 9.40 11.35 and 13.40 from Kinoulton Lane and leaving Gamston at 10.36, 12.41 and 14.21. Effectively it is a 'shoppers bus'. The route and the timing of the journey makes it unrealistic as a means to get to work or to any leisure activities.
- The site itself does not physically link to the limited facilities in the village as it located approximately 1 mile from the Village. There are no pavements along the road to the village and the route includes a number of double bends with blind corners. Consequently, it is highly unlikely that any future occupier will walk to the School or Village Hall.

In this context, there is a reliance on the car which fails to meet the sustainability requirements of local policy and the various paragraphs of the NPPF, including the need to achieve sustainable travel, which looks to promote walking, cycling and public transport.

b) The proposed development is not appropriate development in the countryside in this location. This reflects that:

- The NPPF recognises 'the intrinsic character and beauty of the countryside' in para. 170 b, clearly identifying that countryside which has no designation has value. This is reinforced by the judgement in *Cawrey Ltd and SoSCLG and Hinkley and Bosworth BC* [2016] EWHC 1198 (Admin) which sets out that the loss of undesignated countryside is capable of being harmful in the planning balance. The application site is in open countryside where there are policy constraints set out in Policy EN 20 of the Rushcliffe None Statutory Plan. The aims of Policy EN20 to control development and protecting countryside character remain relevant and up to date as evidenced in the NPPF.
- The character of this part of Kinoulton Lane is distinctly rural, and the site is clearly part of the countryside. The hedge on the road frontage of the site contributes significantly to the rural character of Kinoulton Lane and the field forms an important break from Orchard House. The substantial width of the paddock provides a break from the ribbon development from the A46. The general impression is not of continuous development along Kinoulton Lane, but rather, that there are two somewhat isolated groups of sporadic residential development, separated by the countryside. The proposed housing with associated entrance drive would effectively create a continuous development. It would give this section of Kinoulton Lane the appearance of an urbanised area seen in the dwellings and their associated paraphernalia. As such, it will have a significant and adverse impact on the character of the area.

c) It has a detrimental impact on the setting of a listed building, Wolds Farm House. The application site comprises an agricultural field, which originally formed part of Wolds Farm. Wolds Farm in the 1920s was an isolated farm on Kinoulton Lane, comprised of a large Georgian Farm house (a Grade II listed building) with traditional brick and mudstone farm buildings. The farm buildings have been converted into dwellings, but substantial effort has been made to retain their character as 'farm buildings' as part of the setting to the listed building. The paddock forms an integral part of the setting of the farm house reflecting its former use as a farm. Consequently, the development would not meet the provisions of Section 66 of The Planning (Listed Buildings and Conservation Areas Act 1990 or Policy 11.1 of the Rushcliffe Local Plan Part 1.

Rushcliffe BC does not have a five-year housing supply and the 'tilting balance' of the NPPF para.11 is triggered. The proposal makes a minimal contribution towards the housing supply. However, the detrimental aspects of the application identified above, significantly and demonstrably outweigh the limited benefits of the proposed development and consequently the application should be refused.

DECISION NOTICES

None at time of publishing.

74. JOINT USE AREA

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

75. PARISH QUESTIONNAIRE

Cllr. Cadwallader advised that the data had been e-mailed to the parishioner who had agreed to process the data.

Cllr. Freeston would like to pass the Parish Council's thanks to Peter Cadwallader for putting together the programme to analyse the information for the Questionnaires and to Melanie to processing the data.

Cllr. Hill asked what will happen to the information concerning the Parishioners that are happy to volunteer. Cllr. Freeston stated that the Parish Council will need to contact any Parishioners that stated that they would be happy to volunteer in the village to obtain their permission to send their details on and for them to complete a General Data Protection Regulations form before any personal information is passed on.

Cllr. Freeston said that she was approached by several parishioners when she collected the completed questionnaires regarding the low level of water in the canal and that she has a meeting with a representative from the Grantham Canal Society on the 17th October.

Action Point: Cllr. Freeston to feedback to the Parish Council after the meeting with the Grantham Canal Society.

76. THE NEVILE ARMS

Clerk advised that a corrected letter had now been received concerning the application for Asset of Community Value for the Nevile Arms, however the revised information map had not been received showing only the pub's boundary. The original letter showed the outline of the land that includes the area where the new bungalows are.

Cllr. Cadwallader advised that Peter Cadwallader was going to put another article in the newsletter re the Nevile Arms Asset of Community Value.

Cllr. Oxby suggested that if there is no news concerning new tenants for the Nevile Arms, that the Parish Council write to Hawthorn Leisure in November. Also, Cllr. Oxby asked if the Parish Council were aware if the defibrillator is working that is situated on the wall of the pub. Cllr. Freeston said that she would contact Cllr. Bilton regarding this matter, as he was checking it weekly.

Action Point: Clerk to contact Rushcliffe Borough Council regarding the map on the letter regarding Asset of Community Value for the Nevile Arms. Clerk to put the Nevile Arms on the agenda for November. Cllr. Freeston to e-mail Cllr. Bilton re the defibrillator weekly check.

77. WW1 COMMEMORATIVE PROJECT

No request has come in for this project.

78. NEWSLETTER – COUNCILLORS CONTACT DETAILS

The editor of the newsletter has contacted Cllr. Freeston suggesting that the councillors' details are put on the back page. All councillors agreed that their details can appear on the newsletter.

Action Point: As two councillors were unable to attend the meeting, the Clerk will contact them to ensure that they are happy for their details to appear on the newsletter.

79. CORRESPONDENCE

Cllr. Freeston asked if the Parish Councillors had any comments on the crime figures which had been circulated prior to the meeting. Several cars that were unlocked have had items stolen from them, so please ensure vehicles are always locked.

Village Hall parking: The Parish Council has received a letter of concern regarding inconsiderate and dangerous parking during school pick up and drop off. The Parish Council are aware that the Village Hall Committee will have this item on the agenda at the next meeting. Cllr. Butler advised the Parish Council that there is a CCTV car that can be requested to patrol areas of concern and he will supply the details to the Clerk.

Action Point: Cllr. Butler to inform the Clerk of the contact details for the CCTV vehicle.

80. SANCTION OF ACCOUNTS

- Remembrance Wreath – invoice not yet received from Royal British Legion
- Mr.J.Faulkes hedge Allotment cutting £120.00 in VAT
- Campaign for Rural England, Annual Membership, £36.00

The Parish Council agreed to defray the above costs.

81. PARISH AFFAIRS

Cllr. Butler mentioned that there is a briefing document concerning Unitary Authorities which would mean, for example, one newly formed council could replace 7 previous district councils. there is information on the County Council's website.

Cllr. Oxby advised that, since he is on a mailing list, he had received information concerning Unitary Authorities and was surprised that the Parish Councils had not received information on this matter.

Cllr. Hill asked if the Parish Council will respond to this information.

Cllr. Butler suggested that individuals respond rather than the Parish Council as in his experience it will be difficult to gain agreement from all councillors on the responses to the specific questions given that the closing date is the end of the month.

Cllr. Oxby advised Cllr. Butler that a parishioner had tried to get through to the Contact Centre at Nottinghamshire County Council and had been on hold for 35 minutes and he was not able to talk to anyone. This does not give a good first impression for the County Council if people are unable to contact them. Cllr. Butler was not aware of any issues in the Contact Centre but that he would enquire.

Cllr. Hill asked if anyone knew about if there are any laws that determine what you can do in a private garden, as there had been a recent event in the village, which appeared, to some extent, to have been professionally organised, with a large marquee filling most of the garden, portable toilets and loud music played very late into the night.

Cllr. Oxby advised that Environmental Health can get involved if it is a continuous problem and would get involved if people are complaining on a regular basis concerning the same residents.

Cllr. Earl said that he had 1,000 Crocus bulbs that he wished to plant in the Village Green, and asked approval from the Parish Council. Permission was given to plant the bulbs by the Parish Council.

Cllr. Oxby raised said that he had received complaints regarding the speed of vehicles along Hickling Lane Cllr. Butler said that. as a first step, he will request the speed stripes that measure the volume and speed of the traffic.

Cllr. Freeston asked Cllr. Butler if there was an update on the re-painting of the 30 MPH roundels from Hickling into the Village.

Cllr. Butler said he will chase regarding getting the 30 MPH roundels being re-painted.

Action Point: Cllr. Butler to arrange for the speed monitoring stripes to be put across the road by the Cricket Club to monitor the amount and speed that the traffic is travelling through that part of the village and for the 30 MPH roundels to be re-painted from Hickling direction into the village.

82. DATE AND TIME OF NEXT MEETING

The next Parish Council meeting will be held on Tuesday 20th November 2018 at 19.30.

The Meeting ended at 20.45pm.