

KINOULTON PARISH COUNCIL MEETING

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Final minutes of the Parish Council Meeting held at the Village Hall on Tuesday 19th October 2021.

Present Councillors: Cllr. P. Cadwallader (Chairperson)
Cllr. G. Earl
Cllr. S. Hill
Cllr. M. Marriott (Vice-Chairperson)
Cllr. N. Oxby (Treasurer)

Mrs J. Holland (Clerk to the Council)

Visitors: County Cllr. R. Butler (County Councillor)
Cllr. T. Combellack (Borough Councillor)
One parishioner

Apologies: Cllr. M. Kaiser

Parishioner Question Time

A parishioner attended the meeting who is going to move back to the village and wished to talk about a defibrillator at the top end of the village (by Fosse Way), she has accessed a power supply for a defibrillator. She will put the paperwork together and give to the chair. Also, would like an update on the wildflower seed in the village and the sign at the top of the village.

Parishioner will supply the power for the defibrillator. Cllr Earl and parishioner will talk re this. Possibly some funding for this.

Meeting opened at 8.00pm.

65. APOLOGIES

Cllr. Kaiser.

66. DECLARATION OF INTERESTS

Cllr. Cadwallader signed the Declaration of Interest book regarding agenda item 7, Cllr Hill signed the Declaration of Interest book in relation to the item regarding a tree for the churchyard.

67. APPROVAL OF MINUTES FROM THE 21ST SEPTEMBER 2021.

It was proposed by Cllr. Oxby agreed by all councillors that the minutes of the meeting of 21st September 2021 that had been circulated prior to the meeting are agreed as a true record of the meeting. Agreed by all and the Chairperson signed the minutes.

68. MATTERS ARISING

Cllr Hill has drafted a letter re the wildflower possible site, suggestion is the green at the top of Pinfold Lane and the green at the back of Newbold Way. Suggested that the properties that are either directly opposite or 50 yards from area would be sent a letter.

If areas are converted to wildflowers they would not to be mowed, if we can clarify this with Rushcliffe/NCC.

Cllr Butler if they mow only a couple of times a year and take into consideration the road safety. Cllr Butler will investigate this.

Cllr. Combellack, they mow and leave the mowing's, so the wildflowers will not grow as the grass cuttings will rot. Not sure what Rushcliffe are doing re removing grass cuttings from wildflower areas. Lincolnshire has a machine that takes the mowing's away.

Cllr. Earl feels if the Parish Council sows the seed, then that area will need to be looked after by the Parish Council.

Cllr. Hill understands that if the Parish Council sow wildflower seeds would presume that the Parish Council will ask for the area not to be mown.

Cllr. Oxby advised that we have received complaints in the past re Pinfold Lane area not been mown.

Cllr. Hill is happy to take the letters to these properties.

Action Point: Cllr Butler will investigate the no mow for areas where wildflower seed has been sown. Cllr. Hill will make slight amendments to letter, clerk to print them off, Cllr. Hill and Cllr. Cadwallader will take the letters to the properties.

Cllr. Marriott will email the survey to the charity – carry over.

Cllr. Campbell re village bench – leave to number 6 on agenda.

Cllr. Campbell will contact Cricket Club re defibrillator

69. PLANNING APPLICATIONS

Reference Number: 21/02651/VAR

Applicant: Mr and Mrs AF and JA Sketchley

Development: Removal of Condition 1 (Buildings shall not be used for any purpose other than agricultural use) of planning permission ref 01/00798/FUL

Location: O.S. Field No 0002 Kinoulton Lane Kinoulton Nottingham Nottinghamshire

Original application under permitted application at the top of the hill from industrial to residential, there was a court case. Document from Berry's that states that the conditions should not have been granted in the first case. Principles are the same now as they were.

Cllr Oxby feels conditional should still stand, feel its being disrespectful to planning inspector.

Cllr Hill agree with Cllr. Oxby.

Are we happy that we submit the objection, unanimously agreed, and the following will be submitted as an objection:-

21/02651/VAR | Removal of Condition 1 (Buildings shall not be used for any purpose other than agricultural use) of planning permission ref 01/00798/FUL | Agricultural Barns, O.S. Field No 0002 Kinoulton Lane Kinoulton Nottingham Nottinghamshire

The application seeks to have removed the existing condition on the appeal decision APP/P3040/C/02/1087973 and APP/P3040/A/02/1085326, which states that:

"The buildings shall not be used for any purpose other than agricultural use without the prior written consent of the local planning authority".

Therefore, the main issue is whether the condition still serves a purpose.

Planning permission for the agricultural buildings was granted on 11th September 2002 on appeal. The appeal decision identifies that in May 2000 an outline planning application was submitted for a stable yard (31 stables), barns and a temporary dwelling. This was refused and in February 2001 an appeal decision was dismissed because of the effects of the development on the appearance of the countryside (APP/P3040/A/00/1053870) The two barns were erected without permission before this appeal and the Inspector took their appearance into account before reaching a decision.

The appeal decision imposing the condition, identifies that the development plans for the area the Nottinghamshire Structure Plan Review 1996 and the Rushcliffe Local Plan 1996 both had the thrust that the relevant policies in the plans was that where development is essential to rural activities and a site should be chosen to minimise the impact upon the countryside. Therefore, it is clear from the appeal decision that the buildings were allowed owing to the need for agricultural purposes and the condition imposed because other non-agricultural uses would be inappropriate in this location. It enabled the Council to retain control over inappropriate uses.

It is also can be seen from the appeal that the barns were linked to the proposal for the stable of horses (Para 15). Further, the Inspector identified that on his visit to the site the adjacent fields comprised a series of paddocks most of which contained horses, apart from one containing cattle. (Para 4). Subsequent, horses have continued to be periodical on the field adjacent.

The policies relevant to the original appeal decision on 11th September 2002 are no longer applicable superseded by changes in national and local policy. What remains is that the location of the buildings is within the open countryside. The emphasis on the preserving the countryside remains. The Rushcliffe Local Plan Part 2: Land and Planning Policies, in Policy "Development in the Countryside" identifies that agriculture, equestrian, forestry and other uses requiring a rural location will be permitted subject to various requirements and the policy is reflective of the National Planning Policy Framework (NPPF), emphasis on recognising the intrinsic character and beauty of the countryside (Paragraph 174).

At the time of that appeal decision the changes to the permitted development rights (from the Town and Country Planning (General Permitted Development) Order) to allow for the conversion of agricultural buildings was not envisaged. It is acknowledged that one of the general purposes of the permitted development rights for the conversion of agricultural buildings to residential accommodation was to create more homes. However, it is not considered that this is sufficient justification in itself to warrant the removal of the condition purely to allow such a permitted development conversion. It is also clear that not all buildings will be able to be converted through the prior approval route. It is considered that condition one still serves a relevant planning purpose to ensure that the character and beauty of the countryside is not harmed, and the removal of the condition would be contrary to the policies in the Local Plan and the NPPF.

Planning Statement

It is suggested in the Planning Statement by Berrys that there was confusion by the Parish Council at the time with the previous appeal decision on the stables. (Para 2.6) This was not the case. The Parish Council agreed with the Inspector view on the previous appeal (APP/P3040/A/00/1053870 - stables) that " I do not consider that the proposed siting can be said to minimise the impact of the development nor do I agree with the appellant or the Council officers that the site is well screened. The site is open and exposed. The hedge surrounding the field and the tree planting along the eastern boundary do little to screen the barns already erected by the appellant. Due to the

surrounding topography these barns are a significant feature in the landscape and constitute a serious intrusion into the open countryside.” (See Para 8 of APP/P3040/C/02/1087973 and APP/P3040/A/02/1085326). The Parish Council subsequently raised with the Planning Inspectorate the inconsistencies on aspects of the appeal decision on the stables reflecting the above comments and the appeal decision in question.

In this context, there is no evidence from the appeal decision for Berry’s conclusion at Paragraph 2.13 that condition one was imposed “purely to pacify the concerns of the Parish Council” or at 3.3 “Condition 1 was purely to mollify the Parish Council that the building would not be used for equestrian use.” Circular 11/95: Use of conditions in planning permission would have been in force at the time and identified under Paragraph 14 that conditions should be;

- i. necessary;
- ii. relevant to planning;
- iii. relevant to the development to be permitted;
- iv. enforceable;
- v. precise; and
- vi. reasonable in all other respects.

Consequently, this statement is purely conjecture and disrespectful to the Inspector’s decision which would have been made in full knowledge of the Circular’s requirements and the provisions set out in Planning Practice Guidance at the time.

Action Point: Clerk to submit the objection as proposed and agreed by Council.

70. DECISION NOTICE

Reference Number: 21/00235/FUL
Applicant: Mr P and Mrs J Brown
Development: Demolition of existing dwelling and erection of replacement dwelling.
Proposed new detached garage.
Location: Orchard Lea, 19 Main Street, Kinoulton, Nottingham NG12 3EA
GRANT PERMISSION

71. Covid-19 Memorial Grant Scheme

Cllr. Campbell has priced up the cost of bench £775 pounds with engraving and bench anchor, but it would need to have a cement base for the bench to be mounted on.
Cllr Oxby if it is invoiced to the Parish Council then we can claim the VAT back.
Cllr Campbell have a pathway through the green by the pub, nice area for a bench.
Cllr Marriott on the grant it suggests that the Parish Council match the fund grant.
Cllr. Campbell has not looked at recycled plastic, get 130 characters to engrave on the bench.
Cllr Cadwallader would anyone like to propose, Cllr Marriott proposed that the PC buy a bench and Cllr Campbell has seconded. The Parish Council voted on this, vote 4 for bench and 2 abstained.

Action Point: Cllr Campbell will obtain costing for bench and for it to be secured to a cement base.

72. Kinoulton Panto

Cllr. Cadwallader declared an interest in this item.

Cllr. Marriott took over chairing the meeting for this agenda item.

Cllr. Cadwallader advised that this information has been circulated prior to the meeting, a pantomime used to take place in the village, disbanded in 2006, Feels that having a pantomime in the village after Covid would be a really nice thing to do, and hopefully raise some money for charity and the village hall. There is a script, and it will be a family pantomime, three performances in March 2022. The village hall committee has wavered the cost for the rehearsals, normally the pantomime group would have a float to carry over to the next production, however as disbanded does not have a float. Would like to ask Parish Council to grant for the float of about £400 and would it be appropriate to use some of the covid recovery fund.

Cllr. Hill asked who has set up this group and wished to know rough figures so the Parish Council could decide how much to give the organisation.

Cllr. Cadwallader suggest £400 from the Parish Council.

Cllr. Campbell what is the recovering fund – Cllr. Oxby its about £2,500, and this event would be entertaining for about 360 parishioners over these performances.

Cllr. Marriott feels it's a good thing to give too, any proposals for this agenda item?

Proposed by Cllr. Hill and seconded by Cllr Campbell, agreed by all.

Action Point: Cllr. Oxby to arrange for the cheque to be issued to the Kinoulton Panto for £400.

73. NALC Nomination for Executive Committee

Cllr. Cadwallader, would anyone to put their name forward. No response.

74. Finding Fitness Sports Holiday Club

Cllr. Cadwallader would we like to support this organisation?

Would anyone like to support this – no.

75. Hickling Local Nature Reserve Proposal

Background

Led by Hickling Parish Council, Rushcliffe Borough Council and members of Hickling community, work is underway to designate a stretch of the Grantham Canal through Hickling as a Local Nature Reserve (LNR). To qualify for LNR status, a site must be of importance for wildlife, geology, education or public enjoyment.

The Hickling Canal LNR will be owned by Rushcliffe Borough Council through an agreement with Canal and River Trust and a Friends of the Canal group consisting of community volunteers will manage the site according to an agreed Management Plan.

This LNR is limited to the canal (i.e. from the hedge on the towpath side across to include one metre of the opposite bank) and extends from the Smite Feeder at the Notts/Leics boundary through to Kemps Spinney located between Hickling and Kinoulton passing through a short section at Kinoulton Grange.

Request

The Hickling LNR group has asked that Kinoulton signal support for the LNR given that it passes through Kinoulton Parish.

Cllr. Combellack not involved with the Local Nature Reserve Proposal but is involved with the canal and rivers trust.

Cllr. Oxby totally agrees, help with the canal restoration.

Cllr Cadwallader proposes, seconded by Cllr. Oxby and unanimously agreed by all.

Action Point: Chairman to inform Hickling LNR of KPC support.

76. Housing Plan 2022/2027

Cllr. Cadwallader this information has been passed around prior to the meeting, anyone else up to speed re this, there is an online survey.

Cllr. Oxby poor way of doing the survey via survey monkey – survey from 4th October to 28th November. Chairman will look at this and come back with information for the next meeting.

Action Point: Chairman will review this before the meeting in November - item to carry over to November's meeting.

77. Covid Community Food Fund and Social Recovery

Cllr. Butler there are some areas with food banks and surplus stocks of food are taken too.

Cllr. Hill believe there are parishioners in the village who collect for or help with food banks.

Action Point: Cllr Butler and Cllr Combellack will look into this and feed back at another meeting.

78. JOINT USE AREA

Cllr Oxby confirmed the twice a week inspection had been undertaken, by Cllr Earl and Cllr Oxby, need to meet with school to discuss some of the items from inspection – nothing is a priority to be resolved.

79. SANCTION OF ACCOUNTS

Time Assured Limited £138.

Proposed that the Parish Council defray the above accounts Proposed Cllr Oxby, agreed by all.

80. BOROUGH AND COUNTY COUNCILLOR UPDATE

Rural Crime meeting, met with Leicester police as there is a lot of crime on the Nottingham / Leicester boarder, Cllr Combellack said it was a very positive meeting. Rushcliffe have set up a rural crime email so crimes can be reported. Everyone should report any crimes to 101, or urgent 999. The reason why we do not have rural forces, as the crimes tend to be reported in the urban areas, so the police go to where the crimes are committed. Shed burgled and hare causing has happened over the last weekend. Police were called re the hare causing, took place where the sewage works are. Please spread the word re reporting.

Jubilee – Beacons hope Hickling will have one on the standard.

Cllr Butler hope that parishioners will report more crimes, please spread the word. County Council have been doing the Great Notts Survey, this has closed and had 13,000 responses, top concerns are general health and wellbeing after. County council is managing a highways review and looking at the way it works, work in progress, priority. Recycling at West Bridgford the booking of slots will soon be stopped, but you do need to register on the website to use facilities. New recycling centre awaiting information from the Government.

81. PARISH AFFAIRS

Cllr. Hill signed a declaration of interest book with regards to the suggestion of planting a tree in the graveyard for the Platinum Jubilee, so does not want to take part in the discussion. At the July meeting there was an item re the platinum jubilee, I don't think we had many ideas. I have a memory that the Prince of Wales that we plant trees, thought that we could put a tree in the churchyard, there has been three trees felled, one by the wind and two as they were dangerous, and thought that it might be nice to plant a tree in the graveyard, I approached the church as requested by the Parish Council. As there had not been a parochial church meeting due to Covid, a parochial church meeting was held about 10 days ago the church discussed the suggestion of a tree for the platinum jubilee, the meeting asked if the Parish Council would donate a bench instead of a tree.

Parish Council thought a tree to commemorate the platinum jubilee, clerk to write to the parochial church council.

Action Point: Clerk to write to the parochial church council re a tree rather than a bench.

Cllr Oxby there is a dangerous stile at Hollow Farm and has been reported.

Cllr Earl was asked to plant bulbs on village green these have been done.

DATE AND TIME OF NEXT MEETING

Meeting closed at 9.22pm next meeting is Tuesday 16th November, 2021.