

## KINOULTON PARISH COUNCIL MEETING

**Minutes of the Parish Council Meeting held at Kinoulton Village Hall, Main Street, Kinoulton at 7.30pm on Tuesday 15th November 2022.**

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

Visitors: Cllr. R. Butler (County Councillor) and 16 Parishioners

Apologies: Mrs J. Holland, Clerk to the Parish Council.

### **Parishioner Question Time.**

The Chairperson set out background information on a planning application 22/01989/FUL, for the Erection of Roadside Service Area (RSA) at land at the junction of A606 Widmerpool and A46 Fosse Way, Hickling Pastures, Nottinghamshire.

Parishioners were invited to set out their views on the matter. There was general opposition to the proposal from all Parishioners present on a number of grounds including: additional traffic, access, noise, light pollution, smells, the need for the location, flooding, ecology and highway safety.

### **The Meeting opened at 8.18 pm.**

#### **104. Declaration of Interest**

There were no declarations of interest.

#### **105. Apologies**

Apologies were received from Mrs Julie Holland Clerk to the Council.

#### **106. Minutes of the Parish Council Meeting held on 18<sup>th</sup> October 2022.**

The Minutes of the meeting held on 18<sup>th</sup> October 2022, with an amendment that Cllr Campbell was not present at the meeting and had sent his apologies, were approved as a true record and signed by the Chairperson. Proposed by Cllr Earl, seconded by Cllr Marriott. Agreed by all.

## 107. Matters Arising

- St Luke's Church Tree - Cllr Earl advised that the tree was anticipated to cost between £60 and £65. Cllr Earl was requested to proceed with the acquisition and planting of the tree.
- Risk Assessment – Cllr Oxby confirmed that he had forward to the Clerk to the Council the Quarterly Risk Assessment both for July 2022 and November 2022.
- Village Green - Cllr Earl confirmed that the contractor has been requested to undertake the work to the Whitebeam tree on the Village Green.

## 108. Planning Applications

**Reference Number:** 22/02033/TPO

**Applicant:** Mr & Mrs Dunn

**Development:** Trees: T1 (Holm oak) - Cut back branches overhanging edge of driveway. T2 (Holly x2) - Reduce to 2.5m. T3 (Lime x2)- Routine crown reduction. T4 (Beech)- Remove before it becomes unstable. Plant replacement oak. T5 (Horse chestnut) - Routine crown reduction of height and radial spread by 2-3m to limit loading on old pollard points. T6 (Walnut) - Reduce branch overhanging garage by 2-3m. T7 (Mixed group) - Target prune to clear garage. T8 (Sycamore) - Remove tree and replant with Japanese maple. T9 and T10 (Sycamore) - Remove epicormic growth. T12 (Lime) -Remove screws in trunk and place padding under rope or replace with soft stop. T13 (Bay laurel) - Reduce to 2-3m.

**Location:** The Old Vicarage 39 Main Street Kinoulton Nottinghamshire NG12 3EA

**Parish Council Response –** No comments on the application.

**Reference Number:** 22/01949/FUL

**Applicant:** Mr N Davill

**Development:** Conversion and extensions to existing building to create new residential dwelling

**Location:** Vale View, Owthorpe Lane Kinoulton Nottinghamshire NG12 3EH

**Parish Council Response:** The Parish Council objects to the proposal. The grounds of the objection is set out at Addendum One. Proposed by Cllr Kaiser, seconded by Cllr Marriott. Agreed by all.

**Action Point: Due to the Clerk's unavailability, Cllr Oxby to respond on the Council's behalf to Rushcliffe BC.**

**Reference Number:** 22/01989/FUL Applicant: Venari Land Limited

**Development:** Erection of Roadside Service Area (RSA), including a single storey RSA building, four island petrol filling station forecourt and canopy, Electric Vehicle (EV) charging bays, HGV fuelling facilities, canopy and parking, a drive thru/coffee unit and associated development, including car parking, circulation space and new access from the A606, on-site and perimeter landscaping, drainage infrastructure including attenuation ponds and swales and boundary treatment

**Location:** Land At Junction Of A606 Widmerpool And Fosse Way Hickling Pastures Nottinghamshire

**Parish Council Response:** The Parish Council objects to the proposal. The grounds for objection were identified as including additional traffic, access, noise, light pollution, the need for the location, flooding, ecology and highway safety. Proposed by Cllr Kaiser, seconded by Cllr Earl. All agreed.

**Action Point: Due to the Clerk's unavailability, Cllr Oxby to respond on the Council's behalf to Rushcliffe BC.**

**Reference Number:** 21/01382/FUL

**Applicant:** N Stanford

**Development:** Proposed new dwelling - revised plans (dated 28 September 2022)

**Location:** Land Between 19 And 25 Main Street Main Street Kinoulton Nottinghamshire

**Parish Council Response:** The Parish Council had previously objected to the proposal and maintains its objections. Proposed by Cllr Campbell, seconded by Cllr Earl. All agreed.

**Action Point: Due to the Clerk's unavailability, Cllr Oxby to respond on the Council's behalf to Rushcliffe BC.**

### **109. Planning Decision Notices**

REFERENCE NO : 22/01451/FUL

APPLICANT : Mr & Mrs Marriott

DEVELOPMENT : Single storey side and front extension

LOCATION : Ailsa Hickling Lane Kinoulton Nottinghamshire NG12 3ED

DECISION: Grant Planning Permission.

### **110. General Data Protection Regulations (GDPR) Policy**

The Clerk to the Council had contacted the National Association of Local Councils (NALC) who advised that parish councils do not need to identify a data protection officer. The Council's GDPR Policy has been amended to reflect this aspect. Resolution: the Council adopt the revised GDPR Policy. Proposed Cllr Hill, seconded Cllr Marriott. Agreed by all.

**Action Points:- Cllr Campbell to include the GDPR Policy on the new website.**

### **111. Joint Use Play Area**

Cllr Oxby advised the twice a week inspection had been undertaken and there were no additional issues identified that had not already been made known to the Council through Wicksteed's Report. Cllr Oxby confirm that the Clerk had erected notices regarding the equipment taped off on the access gates to the Joint Use Play Area.

No date had been set for a meeting with the Primary School regarding the Joint Use Area due to difficulties in finding a suitable date due to respective work commitments.

**Action Points:- Date to be arrange for a meeting with the Primary School.**

### **112. Annual Parish Meeting Guest Speaker - Vale First Responders**

Cllr Hill advised that, after some difficulties, he had been informed that the Vale and Fosse Way Responders are no longer undertaking defibrillator course. These are now being organised by East Midland Ambulance Services who he had contacted.

**Action Point: Subject to clarification of the date of the Annual Parish Meeting in 2023, Cllr Hill to follow up with East Midlands Ambulance Service.**

### **113. Village Green Maintenance**

In the Clerk to the Councils absence, the matter is to be carried forward to the next meeting.

**Action Point: To be on the Agenda for the meeting in January 2023.**

### **114. Clerk to the Council Salary (Excluded item)**

An associate paper was circulated prior to the Meeting regarding the review of the Clerk to the Council's salary. Details of the Clerk's salary are an exempt matter and are not in the public domain under the provisions of Schedule 12A to the Local Government Act 1972 as it is:

1. Information relating to any individual.
3. Information relating to the financial or business affairs of any particular person.
4. Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.

The decision on the Clerk's salary is set out in Addendum Two to these minutes but are not for publication.

**Action Point: The Treasurer to action the Council's decision.**

### **115. Borough Councillor and County Councillor to update the Parish Council on any items**

Cllr Butler advised:

- The there was a general shortage of planning officers, which were delaying planning decisions.
- That there were still limited sums available for grants at a local level through the County Council Councillors' divisional fund. Any interest parties for a grant should contact him.

### **116. Sanction of Accounts**

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 Clerk's salary appear as Addendum Three to these minutes.

- Clerk Salary (Before any revision to the Clerk's Salary).
- Clerk to the Council Expenses 1<sup>st</sup> October 2022 to 31<sup>st</sup> December 2022. £21.00.
- Time Assured Ltd, Annual Service Village Clock, £162.00 inclusive VAT.

The Treasurer advised that in accordance with the Council's Financial Regulations he had consulted with the Chairman and it was agreed to pay the Royal British Legion for a Remembrance Day wreath for the Parish Council at a cost of £19.00. The payment of this invoice was being report to the next Council Meeting.

Proposed: The Parish Council agreed to defray the above costs. Proposer Cllr Oxby, seconded by Cllr Kaiser. Agreed by all.

**Budget & Precept** - The Treasurer advised that at January's meeting of the Parish Council he will need to consider the budget and precept for 2023/2024. Cllrs were requested to advise him of any anticipated significant expenditure before 31<sup>st</sup> December so this could be reflected in the budget report to the Council.

### **117. Appointment of External Auditors**

The Treasurer advised that the National Association of Local Councils has notified the Council that PKF Littlejohn LLP have been appointed as external auditor by the Smaller Authorities' Audit Appointments Ltd (SAAA) for the next 5 years.

### **118. Parish Affairs**

- An email has been received from NALC regarding the Boundary Commission for England 2023 Boundary Review. The email inviting comments on the Parliamentary boundaries with a closing date of consultation 5<sup>th</sup> December 2022. Kinoulton remains part of the Rushcliffe Parliamentary constituency and it was agreed no response was required.
- Nottinghamshire Police have received reports from members of the public in relation to potential incidents of Hare Coursing. They have stressed for people to be vigilant and if you see anything suspicious to contact Nottinghamshire Police as soon as possible. When reporting an incident, which can be done by calling 101 or 999, members of the public are encouraged to use the What 3 Words app on their mobile device, this pinpoints your exact location and gives it a 3 word tag.
- Noticeboard at Sophie's Flowers, Hickling Lane, Kinoulton, which is identified as being a noticeboard for Kinoulton and Hickling. There is a proposal for the noticeboard to be moved to Hickling. The Chairperson agreed to follow the matter up to establish how the noticeboard had been funded.
- Parishioner has raised that there are proposed to be a reduction in the coverage at West Bridgford Fire Station. It was understood that there would be no crew on duty at night.. Resolution The Council objects to the proposed changes to the level of cover provided by West Bridgford Fire Station. Proposed Cllr Cadwallader, seconded by Cllr Hill. Agreed by all.

**Action Point: Response to be sent objecting to the proposed changes in the level of service.**

Meeting closed at 9.23 pm

Next meeting will be held on the 17<sup>th</sup> January 2023.

### **3Addendum One – Agenda Item No 5: Planning application 22/01949/FUL, conversion and extensions to existing building to create new residential dwelling.**

It is noted that the application although submitted under a different address is similar to application 21/02929/FUL - Land to North East of Owthorpe Lane, Kinoulton, Notts.

The Parish Council objects to the proposed development on the following grounds. Policy 3 of the Rushcliffe Borough Local Plan Part 1 : Core Strategy (CS) sets out the spatial strategy for the borough. It follows the principle of urban concentration with extensions to the main built up area of Nottingham (within Rushcliffe) and other key settlements identified for growth. Policy 3 does allow for development in other settlements solely to meet local housing needs. The supporting text to Policy 3 indicates that such local needs will be delivered through small scale infill development. As was set out in the Parish Councils response to planning application 20/01716/OUT, it is considered that the boundary of Vale View, Owthorpe Lane and the agricultural field marks the transition to the countryside. The essential character of this area is that it is part of the countryside and the proposal would erode the existing rural character of the approach to the village. Therefore, it is not considered that the site is located within the settlement of Kinoulton.

If the Borough Council disagree with this conclusion, given that it is not infill development or an exception site, it must fail to meet the policy definition of local need. Consequently, the appeal proposal is in conflict with Policy 3 of the CS, which seeks to deliver housing according to defined spatial strategy. If the application Site is identified as being in the countryside, Policy 22 of the Rushcliffe Borough Local Plan Part 2: Land and Planning Policies (LP2) would be applicable. The only possible appropriate form of development in this context would be under b) the reuse and adoption of buildings for appropriate uses, including housing. The application relates to a derelict milk parlour with lean-to which has a short wall in places and open sides of restricted height so that the lean to has a more limited visual and open aspect. From the submitted drawings, the existing floor space for the milk parlour (Drawing No 312/01) would be 44.65 sq m with the lean to 39.31 sq m (83.96 sq m). The proposed new building based on Drawing No 312/04A would be 109 sq m. However, it also extends to a greater maximum roof height than the existing building. While acknowledging the sustainable approach taken to proposed dwelling, the significant additional size, its height, the change of footprint and the use of a highly insulated timber framed shell effectively changes the whole character of the building. The milk parlour and lean-to disappear, and there is no identification of the building in relation to its previous agricultural use. The position of the building means that it is discordant with the existing settlement pattern extending development into the countryside. Consequently:

a. The development would be tantamount to a new dwelling in the countryside rather than a reuse an adaption of the building. Therefore, it does not meet the form of appropriate development set out in Rushcliffe Borough Local Plan Part 2 Policy 22.

b. It does not meet the provision of Part 3 of Policy 22.

c. As the Conservation Officer identified in relation to application 20/01716/OUT, the Site is within the setting of the listed Manor House on Hall Lane. The Council consider that proposed developments scale, character, form and materials have a negative impact on the setting of the listed building. This has the potentially for further erosion of the setting by the paraphernalia associated with a residential use and the ability for extensions to the building under permitted development rights.

d. The proposal would significantly harm the character and appearance of the Site and surroundings. It would also be contrary to Policy 22 which, amongst other things, protects the countryside for its own sake and intrinsic beauty, reflecting paragraph 174 b) of the National Planning Policy Framework, which also seeks to ensure that development is sympathetic to the local character including the surrounding built environment and landscape setting.

Kinoulton is not a sustainable location for development given there are limited day to day services/facilities in the Village. Local bus services are limited and infrequent and future occupants of the proposed development would be heavily reliant on the use of private car for day to day needs. Further, the Council cannot see how (according to the Design and Access Statement) that mainline train stations at Nottingham, Grantham and Newark are within a 20 minute's drive?