

Minutes of the Annual Meeting of Kegworth Parish Council

Held on Monday 8th May 2017 at Parish Council Offices, 1 London Road, Kegworth at 7.30pm

Councillors Present: Gary Bishop, Chris Carter, Dick Fowkes, David Hignett, Cheryl Maguire, Carol Sewell, Carl Sutton, Hilary Tansley

Parish Clerk: Vicky Roe

Three members of the public were present.

Questions: Pavement parking on Suthers Road is a significant problem. KPC will inform the Police to see if the matter is obstruction and put 'Keep On The Level' posters through doors on Suthers Road.

50/17 To elect a Chairman for 2017/18

RESOLVED: Cllr David Hignett was elected as Chair.

51/17 Chair to sign Declaration of Acceptance of Office

RESOLVED: The Acceptance of Office was signed and dated by the Chair and Clerk.

52/17 To elect a Vice Chair for 2017/18

RESOLVED: Cllr Carl Sutton was elected as Vice Chair.

53/17 Vice Chair to sign Declaration of Acceptance of Office

RESOLVED: The Acceptance of Office was signed and dated by the Vice Chair and Clerk.

54/17 Apologies for absence

RESOLVED: Apologies received and accepted from Cllrs Hawksworth and Outterside.

55/17 Declarations of Interest with regard to items on the Agenda

RESOLVED: Cllr Hignett declared a non-pecuniary interest in planning matter 17/00386/FUL Millstone Cottage, Mill Lane.

56/17 To approve and sign the Minutes of 3rd April 2017

RESOLVED: Minutes signed and approved.

57/17 Financial Matters – Vicky Roe

- **To approve payments and sign any cheques**

RESOLVED: Payments were approved. No cheques required signature

- **To agree playground repairs totaling £250.00**

RESOLVED: Cllrs agreed repairs as detailed from NWLDC to a cost of £250.00

58/17 Consider representations and agree decision in relation to complaint received of the erection of a shed at 1 London Road

RESOLVED: The process as detailed within the Complaints Policy was followed. Councillors agreed the following outcome: they thanked the occupiers of 1a London Road for bringing the matter to their attention and had been given the opportunity to think about the lack of information provided. The council found that the clerk had handled the matter as she should in terms of procedure but Councillors understand that it would have been better to have informed the residents in advance. The lengthsman's role is on probation and all processes will be reviewed when his trial ends in August. It appears that he may need storage at more than one location, which will allow KPC to consider alternative storage at the side of the parish council office. The council appreciates the suggestion of having storage no higher than the wall. KPC will keep the occupants advised of progress.

59/17 To discuss/note planning applications (PA), planning permissions (PP), planning consultations (PC) and listed building consent (LBC) from NWLDC including:

- **16/01171/FUL** Erection of two-storey building to provide managed hotel accommodation (sui-generis use) with associated car parking, to be used in connection with Yew Tree Lodge at Former Site of Oddfellows Arms, 20-26 Packington Hill, Kegworth

RESOLVED: KPC strongly maintains its objections, as previously submitted to NWLDC to the proposed development of the site as having a deleterious effect on traffic and highways and the amenity of local residents in the Packington Hill area. KPC are also of the opinion that the continued amendments being made in this matter is a waste of public money.

- **17/00453/FUL** Alterations to front elevation, installation of disabled access, erection of modular building and changes to car parking at Flying Horse, 3 Church Gate, Kegworth
RESOLVED: Planning Permission has previously been given for change of use from a pub to retail with accommodation on the 1st floor (15/01230/FUL). The proposed work replaces the existing windows with two 'shop front' windows to either side and central external door access to the sales area. There is step and ramp access and standard and wheelchair accessible sanitary accommodation. A modular 3m x 4m 'cold store' is located to the RHS of the building when viewed from the front elevation. The proposed new windows and doors are appropriate and show the retail use of the building. The modular building is not in keeping with the existing building and is in a prominent position on the site. It would be preferable if this can be relocated to a less prominent location, perhaps to the rear of the building, or failing that, screened very sympathetically. There is no provision shown for designated disabled parking spaces, with 16 spaces available on site. At least one space should be enlarged and reserved for disabled drivers. In relation to parking, previously of course the car park has been for pub use and therefore during opening times. The business which is due to occupy these premises currently opens at a location on the Market Place at 5am. Councillors feel that this extended use should be borne in mind as the car park is next to a row of occupied housing. The proposed ramp does not meet the guidance of the Building Regulations Approved Document to part M2. [ADM] It is too narrow, too steep a gradient and the handrail design is inadequate. The ramp is acceptable but must be constructed to the guidance of the current Building Regulations. [ADM 1.26, Table 1, 1.34] which will require more external space than the proposed ramp. No provision is shown for bin storage. As this is a prominent site in the centre of the village, provision must be made so that the bins are located and screened to not to be visible. In relation to waste, the application form declares no trade waste. Councillors feel that the form must be incorrectly completed and that the form should declare this. There is also no mention of recycling whatsoever. KPC supports the retail use of the building, but considers that the application should be approved only if the concerns identified above are fully addressed.
- **17/00399/FUL** Erection of single storey rear extension, alterations to elevations and side/access walls, and alterations to parking layout including demolition of outbuildings at 42 High Street, Kegworth
RESOLVED: KPC objects as follows: There is one additional car parking place provided by the proposals, though it is noted that the existing designated spaces do not have transfer spaces to either side which would reduce the number of spaces by one. Kegworth House Hotel has 9 bedrooms (information from the website). There no Design and Access statement or other information submitted with the application to advise what access and facilities are available to disabled guests, diners and conference delegates, if the proposed additional dining space /conference room will be used by non- residents, or if the parking spaces are made available to guests who stay at the Hotel and then fly from East Midlands Airport. KPC objects as there are concerns over access for disabled people and parking in general. This is due to the limited parking space that will be available when functions are held in the new dining/conference facilities. Street parking in this area of High Street is already limited, as has been noted by KPC in response to other applications for planning in the area.
- **17/00386/FUL** Single storey side and rear extension at Millstone Cottage, Mill Lane
RESOLVED: The application is to replace a pitched roof on the single storey extension constructed under application 10/00937/FUL with a flat roof; this is because the pitched roof has been constructed larger than the application drawings and following complaints from neighbours. This is a retrospective application, with work having started in 2011. The extension is used as a bedroom, sitting room and adjacent shower room, linking to a hall into the main building. The Hall to Millstone Cottage has an external door opening from the

side elevation. An additional external door is shown on the drawings submitted for the current application to the RHS of the side elevation of the extension, opening from the room shown on plan as a sitting room, though this door is not shown on the floor plan submitted. The provision of this external door potentially allows the rooms in the extension to be partitioned internally from Millstone Cottage to provide separate 1- bed living accommodation. The Parish Council has seen documentary evidence that the block to the rear of Millstone Cottage, identified in the 2010 planning application as used for a workshop/ study bedroom has now been allocated a separate postal address and postcode of Reedbed House, The Osiers, Kegworth DE74 2FX to Millstone Cottage, Mill Lane, Kegworth DE74 2GD and that the title is held separately to Millstone Cottage. It therefore appears that the rear building is used as a separate dwelling, without planning permission having been granted for this use. KPC raises no objection to the replacement of the pitched roof with a flat roof, but objects to the installation of the additional external door in the side elevation. KPC requests that NWLDC ascertains whether the rear building is used as a separate dwelling without the appropriate permissions having been obtained.

- **16/01297/FUL** Proposed erection of a detached single storey dwelling at The Manor House, 10 Nottingham Road, Kegworth
RESOLVED: No objection
- **17/00486/PDNLHE** Single storey rear extension measuring 5.3 metres beyond the rear wall of the original dwelling to use with a maximum height of 3.6 metres and an eaves height of 2.4 metres at 25 Ashby Road, Kegworth
RESOLVED: No objection
- **17/00401/FUL** Creation of additional car park (14 spaces), erection of 3m high perimeter fence and CCTV cameras at Mill Lodge, Kegworth
RESOLVED: KPC make no objection to the proposal if the existing hedge is retained at a height of at least 3m, that the existing drains are upgraded so that foul and surface water disposal from the area and site is adequate and that PIR switched lighting is used externally to minimise disruption to adjacent dwellings.
- **17/00277/LBC** Subdivision of single dwelling to two attached dwellings at 29 London Road
RESOLVED: No objection
- **17/00373/AIR** Extension to long stay car park no.1 at Land to South of Viscount Rd, Castle Donington
RESOLVED: Already determined
- To note planning permission at 27 Market Place; 48 High Street; Flying horse
- To note planning refusal at 45 Mill Lane
RESOLVED: Above permissions and refusal noted.

60/17 To receive correspondence from the Clerk

RESOLVED: None

61/17 Date of next meeting – Monday 5th June 2016 at 7.30pm

RESOLVED: Agreed

The meeting closed at 9.15pm

Kegworth Parish Council
List of payments for April 2017 to be approved

Cheque No	Description	Supplier	Total
4932	Sideley Improvement work-deposit	LGD	£ 8,562.60
4933	Cemetery rates	NWLDC	£ 217.71
4934	Window cleaning	Craig Miller	£ 12.00
4935	Delivery of newsletter	Rural Trader	£ 109.80
4936	Bus shelter clean	Greenwash UK	£ 20.00
4937	Stationery & consumables	Staples	£ 56.96
4938	x3 invoices-Sideley mowing 29/03; moving of fencing on Sideley; scrub clearance on Sideley	T H Heath Contracts	£ 5467.20
4939	Membership fees	LRALC & NALC	£ 524.25
4940	Office cleaning	H Jones	£ 80.00
4941	Chairman expenses	D Hignett	£ 273.33
4942	Market Place planters	Bill Timson	£ 380.00
4943	Photocopier/printer toner	Canon UK	£ 119.65
4944	Sideley Improvement work	John A Stephens	£ 598.73
4945	Sideley Improvement work	Central Construction	£ 6871.06
4946	Sideley Improvement work-1 st instalment	LGD	£13,712.40
4947,4948,4949 & 4950	Salaries	KPC	£ 2811.02
DD	Legal Services	Personnel & Advice Solutions	£ 120.00
DD	Electricity – Parish Office	Opus	£ 29.01
DD	Electricity - Floodlights	Opus	£ 31.49
	Total		£39,997.21