

Minutes of the Meeting of the Parish Council Held on Monday 2nd July 2018 at Parish Council Offices, 1 London Road, Kegworth at 7.30pm

Councillors present: Gary Bishop, Dick Fowkes, Martin Hawksworth, David Hignett (Chairman), Emma Hogan, Adam Kowalczyk, Cheryl Maguire, Carol Sewell and Hilary Tansley

Parish Clerk: Vicky Roe

4 members of the public were present. Questions: Anti-social behaviour continues in the vicinity of Sideley Park. Could the parish council join forces with the Police to devote time to assemblies in school and try to engage with the youths to encourage better behaviour? The Clerk would speak to the Police to see if something could be set up.

79/18 Apologies for absence

RESOLVED: Apologies received and accepted from Cllr Carter. Cllr Kowalczyk was delayed and joined the meeting at 7.50pm.

80/18 Declarations of interest with regard to items on the Agenda

RESOLVED: Cllr Bishop declared a non-pecuniary interest in planning matter 18/00564/FUL, 102 Whatton Road.

81/18 To receive a Police Report

RESOLVED: The Police were not in attendance. The Clerk reported crime & incidents for June 2018:

Date	Crime	Location	Street	Extra Info
02-Jun	Assault ABH	Kegworth	Church Gate	Fight in street, filed
06-Jun	Vehicle Crime	Kegworth	Derby Road	Theft of MV, filed
07-Jun	Theft	Kegworth	Derby Road	Bilking, filed
07-Jun	Criminal Damage	Kegworth	Mill Lane	Damage to MV, filed
08-Jun	Theft	Kegworth	Derby Road	Bilking, filed
11-Jun	Assault ABH	Kegworth	Packington Hill	Argument between guests, filed
12-Jun	Theft	Kegworth	Ashby Road	Theft from machinery, Under Investigation
12-Jun	Public Order	Kegworth	Queens Road	TWYTHS swearing, Under Investigation
18-Jun	Burg dwelling	Kegworth	Green Lane	Window forced open, Under in
18-Jun	Burg dwelling	Kegworth	Green Lane	Entry via window, Under in
22-Jun	Harrassment	Kegworth	Borrowell	Text Message Under Investigation
24-Jun	Public Order	Kegworth	Mount Pleasant	Under Investigation
26-Jun	Criminal Damage	Kegworth	Sideley	Damage to MV, filed

Members of the Valley Beat team will be at the following events: 01/07 - 12:00 to 19:00- Music in the Park, Castle Donington; 30/09 - 13:00 to 15:00- Rural Beat Surgery, Main Street, Osgathorpe.

82/18 To approve and sign Minutes of Parish Council Meeting held Monday 4th June 2018

RESOLVED: Minutes were approved and signed.

83/18 Financial Matters

- **To approve payments**
RESOLVED: List of payment were approved and signed
- **To note the Internal Audit Report for 2017/18**
RESOLVED: Cllrs noted the report and comments therein. The Clerk advised the recommendations would be implemented over the coming weeks and months.
- **To agree to spend £479.00 on repairs to children's play area hand gate on Sideley Park**
RESOLVED: Cllrs agreed that the work should go ahead as per the quote

84/18 To discuss/note planning applications (PA), planning permissions (PP), planning consultations (PC) and listed building consent (LBC) from NWLDC including:

- **18/01017/FUL** Erection of a detached single storey dwelling for use as an HMO for up to 2 people at 2A Market Place

RESOLVED: The Parish Council has asked Cllr Trevor Pendleton to call the matter in. This proposed development is for a building to the rear of the ex - 'Oaklands' shop. The site plan shows parking spaces for 5 cars at the rear of 2A, with access between 2A and Jee Ja Jees. There are applications now with NWLDC for:-

- the use of the first and second floor above the ground floor retail unit as an HMO (18/01015/CLP Certificate of proposed lawful use for number 2a market Place as a house in Multiple Occupation for less than six people)
- The addition of a dormer window to the rear of the first floor of 2A (18/01016/FUL Erection of dormer window to the side of the property)
- An application for the retail unit to be used as a micro-pub (18/00717/FUL for a change of use).

The applications for the dormer window to 2A and the micro-pub use were accepted by NWLDC too late to be included in the agenda for the parish council's July meeting and will be considered in August. However, the Planning Team at NWLDC have advised that there is 'no requirement' to consult KPC on the Certificate of proposed lawful use application for the 1st and 2nd floors to be used as an HMO, if it is considered to be 'Permitted Development', which they are checking. PD rights are applicable where the dwelling has not previously been used as an HMO. Kegworth Parish Council strongly objects to the building of a dwelling to the rear of 2A for use as an HMO, as an over-intensive use of the site. Reasons for objecting include inadequate provision for car parking on the site, causing an over-spill by residents into the centre of the village. This is taking account of the proposed use of the 1st and 2nd floors of 2A as an HMO and the proposed use the retail unit, lack of adequate overall provision for disposal of refuse, the effect of the more intensive use of the site on the conservation area, and loss of amenity for existing residents and people using the Market Place and occupants of adjacent dwellings. We would add that Kegworth Parish Council is concerned that pressure from the rising number of HMO's is changing the character of the village and jeopardises community cohesion, with the seasonal nature in use of the HMO's affecting the sustainability of local businesses. The purchase of houses by investors for use as HMO's has raised house prices, often out of reach of local families wishing to live in the village. As of April 2018, Kegworth has 1245 dwellings for Council Tax purposes, plus 164 houses exempt from Council Tax as occupied by students studying at Nottingham University Sutton Bonington Campus, where a Veterinary School opened in 2006. This figure has increased from 145 at April 2017. 10 dwellings are shown on the NWLDC website as licensed HMO's, though there will be some overlap. Kegworth Parish Council proposes that the parking provision for HMO's, including serviced apartments should be treated as for bedsit, i.e. with a minimum of one per unit provided. In response to the concerns discussed above, Kegworth Parish Council is currently compiling an evidence base regarding the use of houses in the village as HMO's and working with the Planning Officer from NWLDC and County Highways to fully consider the introduction of an Article 4 directive to restrict the number of houses (C3) used as HMO's (C4).

- **18/01053/FUL** Change of use to serviced apartments, external alterations and erection of fencing at 57 and 59 High Street

RESOLVED: The Parish Council has asked Cllr Trevor Pendleton to call the matter in. Both dwellings are in the conservation area of Kegworth. Number 59 is a Grade II listed building. Only one parking space is available for use by occupants to both buildings, with a garage in number 57. These proposals follow planning approval 17/01436/FUL for the change in use (to residential C3) of the attached building at 57 High Street, which was approved in December 2017. The proposed use as 6 serviced apartments would remove the existing garage in number 57, leaving the occupants' cars to find street parking in an area already known locally as difficult for existing residents to park in. Kegworth Parish Council considers that the parking provision for HMO's, including serviced apartments

should be treated as for bedsit, ie, with a minimum of one per unit provided. KPC considers that the two buildings, if more intensively used as serviced apartments, would have a detrimental effect on the Conservation area in the village. KPC considers that the intensive use of the dwelling would have a very noticeable detrimental effect on the amenity of adjacent houses in the established residential area, and within the listed building at number 59, have a marked detrimental effect on the building's fabric. Kegworth Parish Council strongly objects to the use of the dwellings as 6 serviced apartments on the grounds of inadequate parking provision, over intensive use of the listed building, detrimental effect on the Conservation area and the loss of amenity to occupants of adjacent properties. In addition KPC are concerned that the overall numbers of HMO's in Kegworth are altering the character of the village. Given the recent planning history of the site, it is also queried if the earlier application for change of use to C3 Residential may have been made with the objective of use as an HMO. We would add that Kegworth Parish Council is concerned that pressure from the rising number of HMO's is changing the character of the village and jeopardises community cohesion, with the seasonal nature in use of the HMO's affecting the sustainability of local businesses. The purchase of houses by investors for use as HMO's has raised house prices, often out of reach of local families wishing to live in the village. As of April 2018, Kegworth has 1245 dwellings for Council Tax purposes, plus 164 houses exempt from Council Tax as occupied by students studying at Nottingham University Sutton Bonington Campus, where a Veterinary School opened in 2006. This figure has increased from 145 at April 2017. 10 dwellings are shown on the NWLDC website as licensed HMO's, though there will be some overlap. Kegworth Parish Council proposes that the parking provision for HMO's, including serviced apartments should be treated as for bedsit, ie, with a minimum of one per unit provided. In response to the concerns discussed above, Kegworth Parish Council is currently compiling an evidence base regarding the use of houses in the village as HMO's and working with the Planning Officer from NWLDC and County Highways to fully consider the introduction of an Article 4 directive to restrict the number of houses (C3) used as HMO's (C4).

- **18/00726/FUL** Erection of two storey detached dwelling house and associated works at 45 Mill Lane

RESOLVED: This application was considered in June and it was noted that: 'Previous applications have been for two, two storey houses on this site. The proposed development has overcome many of the previous objections which overdeveloped the site, and reduced the amenity and privacy of adjacent dwellings. No windows are located which overlook the houses at 1 and 3 Bridgefields'. Kegworth Parish Council did request modifications to the parking provision and assurance that no overlooking windows would be allowed to be installed at a later date to the rear 1st floor bedrooms. The proposed elevations have now been amended, adding a chimney to the proposed dwelling, and as a result there is an additional consultation to the planning proposal. Kegworth Parish Council objects to this particular application on the basis of the proximity of the development to 1 Bridgefields and 45 Mill Lane. KPC references the NWLDC Development Guidelines as follows: *"Rear gardens to residential development should normally have a minimum length of 11 metres, Where a site abuts existing rear gardens the back to back distance between houses should not be less than 22 metres, Where a principal window of a habitable room faces the blank wall of an adjacent dwelling, the distance between the dwellings should be at least 14 metres. Where both dwellings are single-storey buildings, however, 11 metres will normally be acceptable."* The Parish Council would therefore ask that NWLDC ensures that the Development Guidelines are being followed in relation to the proximity of both 1 Bridgefields and 45 Mill Lane to the new development.

- **18/00564/FUL** Demolition of existing detached dwelling and erection of two no. two storey dwellings at 102 Whatton Road

RESOLVED: This application was considered in May and it was noted that: 'The designs appear to be less focused on sale as a family house and more on rental as an HMO.

The Parish Council objects to the proposed development as inappropriate and having a detrimental effect on the amenity of the existing houses. Inadequate car parking provision is made due to the arrangement of garage and tandem parking place. Overall, the development is an over-intensive use of the site.' The designs have been slightly modified (but very difficult to spot where, other than the neighbouring properties outline added to the elevations) but still do not address the concerns raised previously. Kegworth Parish Council objects to the proposed development as inappropriate and having a detrimental effect on the amenity of the existing houses. Inadequate car parking provision is made due to the arrangement of garage and tandem parking place. Overall the development is an over-intensive use of the site. We would advise that 98 Whatton Road was rebuilt in 2010 and it is understood that LCC Highways and NWLDC planning insisted that an 'in and out' driveway be constructed. This Council believes this should be a consideration in this instance as it is highly likely that Whatton Road will be more intensively used, post bypass. This property is also under the flight path for East Midlands Airport and this Council understands that redevelopment of existing properties is permitted however understands that there are restrictions in place which state that adding properties in this location is not permitted.

- To note planning permission at 1 & 1A Church Gate & refusal of permission at 42 High St
RESOLVED: Planning permission and refusal noted.

85/18 To agree a response to the Street Trading Application for Get Stuffed, 1st layby, A453 Southbound (Ashby Road), Junction 24 M1, Kegworth

RESOLVED: No objection to the application. One Cllr abstained from the vote.

86/18 To agree a response to NWLDC's Consultation Document – Statement of Licensing Policy – Alcohol & Public Entertainment

RESOLVED: Cllrs agreed to accept the consultation document and suggested no amendments to it.

87/18 To agree a response to NWLDC's Local Plan Review

RESOLVED: Cllrs had not been able to consider the review fully therefore the matter would appear on August's agenda.

88/18 To agree the 'Friends of SideLey Park Constitution'

RESOLVED: Cllrs agreed the constitution and thanked the persons concerned for drafting the document and that "Friends of" is a success.

89/18 To receive correspondence from the Clerk

RESOLVED: The Clerk read various letters of thanks received from organisations who benefited from grant funding.

Cllr Kowalczyk was pleased to confirm he had secured two pallets of food per month for Shephed Food Bank which had been made possible by local businesses providing sponsorship. The Food Bank are very grateful as numbers of people using the facility continues to rise.

90/18 Date of next meeting – Monday 6th August 2018

RESOLVED: Noted

The meeting ended at 8.34pm