

Minutes of the Annual Meeting of the Parish Council Held on Monday 14th May 2018 at Parish Council Offices, 1 London Road, Kegworth at 7.30pm

Councillors present: Gary Bishop, Chris Carter, Dick Fowkes, Martin Hawksworth, David Hignett (Chairman), Adam Kowalczyk, Cheryl Maguire and Hilary Tansley

Parish Clerk: Vicky Roe

Seven members of the public were present. Cllrs Alison Smith and Trevor Pendleton gave apologies. Questions: 1. When the consultation has ended what are the next stages? The council will take some time to consider the responses with the urban designer. Over 200 replies have been received, some quite concise and others much more in depth. The concept will continue to be consulted on. The issue is likely to be around funding any project which will need further consideration. 2. What measures are being taken in relation to traffic calming? The council envisages that traffic calming measures will be required and will be taking a holistic view from London Road through to Derby Road. 3. The prediction is a reduction in traffic to 40% of current levels. Does this include just London Road or other roads including rat runs? The council believes the predicted reduction in traffic is based on figures for London Road only. There are concerns for other roads such as Broadhill, SideLey and Station Road. The council advised there could be unintended consequences which County Highways have said they will address, should issues arise, post bypass. 4. Enquiry re: planning application for 110 houses (16/00394/REMM, Land adjoining Ashby Road). The background to this application was explained including the effect of HS2 on the proposed sports provision.

50/18 To elect a Chairperson

RESOLVED: The council unanimously elected David Hignett as Chairperson

51/18 Chairperson to sign Declaration of Acceptance of Office

RESOLVED: The Declaration was signed by David Hignett and the Clerk

52/18 To elect a Vice Chairperson

RESOLVED: The council unanimously elected Gary Bishop as the Vice Chairperson

53/18 Vice Chairperson to sign Declaration of Acceptance of Office

RESOLVED: The Declaration was signed by Gary Bishop and the Clerk

54/18 Apologies for absence

RESOLVED: Cllrs Emma Hogan and Carol Sewell

55/18 Declarations of interest with regard to items on the Agenda

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

56/18 To receive a Police Report

RESOLVED: PCSO Jon Smith attended and reported on crime and incidents for April as follows: 03/04 Criminal damage, Hollands Way, under investigation; 07/04 Burglary dwelling, Whatton Road, under investigation; 07/04 Vehicle crime, Derby Road, filed; 07/04 Burglary dwelling, Sutton Road, under investigation; 07/04 Assault/ABH x2, Sutton Road, under investigation; 07/04 Miscellaneous, Sutton Road, filed; 07/04 RTC, London Road, under investigation; 07/04 RTC, St Andrews Rise, under investigation; 07/04 Burglary dwelling, Peppers Drive, filed; 08/04 Theft, Derby Road, filed; 08/04 Criminal damage, SideLey, filed; 09/04 Burglary non-dwelling, Market Place, filed; 10/04 Vehicle crime, Market Place, under investigation; 11/04 Theft, Long Lane, filed; 12/04 Theft, Derby Road, filed; 12/04 Criminal damage, Bedford Close, under investigation; 17/04 Criminal damage, Heafield Drive, filed; 17/04 Vehicle crime, Station Road, filed; 22/04 Theft, Derby Road, filed; 26/04 Vehicle crime, Whatton Road, filed.

57/18 To approve and sign Minutes of Parish Council Meeting held Monday 2nd April 2018

RESOLVED: Minutes were approved and signed.

58/18 Financial Matters

- **To approve payments**
RESOLVED: List of payment were approved

59/18 To discuss/note planning applications (PA), planning permissions (PP), planning consultations (PC) and listed building consent (LBC) from NWLDC including:

- **18/00564/FUL** Demolition of existing detached dwelling and erection of two no. two storey dwellings at 102 Whatton Road, Kegworth
RESOLVED: It is noted that the existing house at 102 Whatton Road is two storey, with a flat roof. It sits on a long, but not especially wide plot and has a two storey Victorian house to the left and bungalows to the right. The proposed houses sit side by side facing Whatton Road and extend backwards into the garden. Each has three double bedrooms and three bathrooms on the first floor plus a 'guest bed' on the ground floor, with separate shower room. A second floor, with additional bedroom and bathroom is shown for plot 1. (Note that the application states that it is for two x two storey dwellings). Plot 2, nearest the bungalows 'dug in' to the site to reduce the overall height. Windows are located so as not to give a direct view into neighbouring gardens. An integral garage is provided for each house, with two 'tandem' parking spaces on the drive in front of each. The overall effect of the scale and mass of the development is not in keeping with the residential area and the neighbouring properties will be overshadowed and overlooked by the proposed dwellings, which have a raised terrace to the rear garden area. 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.
- **16/00394/REMM** Erection of 110 dwellings with associated landscaping, infrastructure, earthworks and open space provision (reserved matters application to 12/00323/OUTM) at Land adjoining 90 Ashby Road, Kegworth
RESOLVED: The Parish Council notes that the application includes a planning noise assessment based on site measurements carried out in 2014; this does not take account of the environmental noise, vibration and pollution that will affect the site from road and rail transport when the Segro RFI and Kegworth Bypass is in use or the plans for expansion at East Midland airport as well as the smart motorway, and of course, the site is likely to be the route of HS2. The original masterplan for the site included a full-size football pitch, allotments, pavilion and associated car parking. In the revised masterplan, the allotments and pavilion are not provided (Community facilities were included in the outline planning application 12/00323/OUTM). Therefore, Kegworth Parish Council objects to the proposed development as it does not make provision for the community facilities included in the outline planning application and which was a major focus at the public consultation for the scheme. If any housing is built on the site a new planning noise assessment should be prepared and the designs amended to appropriately respond to the changes in road, rail and air traffic in the period since the outline planning permission was granted.
- **18/00429/FUL** Demolition of existing single storey laundry room, erection of new detached garden pavilion, new entrance porch and amended car parking arrangements at 42 High Street, Kegworth
RESOLVED: The Parish Council has no objection to this application.
- **18/00499/FUL** Erection of single storey function room/teaching building (Use class D1) at The Berne Institute, 29 Derby Road, Kegworth
RESOLVED: The proposed development is a single storey classroom building to the rear of the Berne Institute, with timber cladding and a pitched, felted roof and UPVC windows. The existing building has a tiled roof and red brickwork. There are several established trees on the land, and the building is likely to be seen from Derby Road and / or car parks behind the Red Lion and IGEM house. No design and access statement is submitted to show how people with mobility impairment or wheelchair users would

access the space provided. No additional car parking is provided for the new teaching facility, and parking around this part of Derby Road is a known problem. Kegworth Parish Council therefore objects to the proposed development for the reasons stated.

- **18/00597/TPO** Works to 2 no. Pine Trees (Protected by TPO) at 3 Mulberry Gardens
RESOLVED: The parish council does not object to the proposed work if it is kept to the minimum necessary and keeps the established trees in situ
- To note planning permission at Plot 2 29 London Road; to note refusal of permission for development at 17 Derby Road; to note listed building consent at 59 High Street
RESOLVED: All noted

60/18 To agree a response to the Town and Country Planning Act 1990 Appeal under Section 78 – Site address 5 Broadhill Road, Kegworth. 17/00629/FUL Change of use from house (C3) to house in multiple occupation (sui generis) including two storey side and rear extensions

RESOLVED: The Council agreed a response to the Planning Inspectorate as follows: Kegworth Parish Council strongly objects to the use of the semi-detached house at 5 Broadhill Road as an eight-bedroom HMO, as the intensive use of the dwelling would have a very noticeable detrimental effect on the amenity of adjacent houses in the established residential area. The occupants of a HMO do not have the same continuity or self-imposed constraints as in a family house, and the impact on neighbours of people entering and leaving, noise and disruption is therefore far greater. Arrangements for refuse disposal at HMO's frequently appears to be inadequate. 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. In addition, we know of 9 HMO's used by pilots working from East Midlands Airport, with other numerous houses occupied by contractors and non-student residents, these houses being licenced by NWLDC for use as HMO's. (There will be some overlap in these figures). 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 Head of Planning 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).

61/18 To agree a response to NWLDC's draft supplementary planning document (SPD) to guide the design of shop fronts and advertisements.

RESOLVED: Councillors agreed that this was a very good document which covers a lot of what they would like to see, including guidance on colours. Councillors feel it will be a beneficial supplementary document and therefore wholeheartedly accept it.

62/18 To note East Midlands Airport Noise Action Plan Consultation, closing date 30th July 2018

RESOLVED: The consultation was noted and will appear on the June agenda for comment.

63/18 To provide an update on GDPR and what is being done to ensure that the Council is compliant

RESOLVED: The Clerk confirmed the council is working towards compliance with GDPR. Cllrs Hignett and Bishop had attended a training course and 12 steps had been issued by the local association for the council to follow. Parliament had recently passed a bill that parish councils do not need a Data Protection Officer. The Commissioner has said that the GDPR is a journey rather than a destination. She will be looking to councils to demonstrate that they are committed to making progress towards embedding the right processes and procedures. The Clerk is currently working on implementation.

64/18 To receive correspondence from the Clerk

RESOLVED: Councillors have been invited to a site visit of Mill Lodge, pre-opening. The Clerk understands from the manager that job vacancies are currently being advertised and the council would like to promote these further to residents.

The Council is working on implementation of a Community Resilience Plan. Some aspects were discussed for inclusion in the plan. Work on the plan would continue and a draft brought to council for consideration in due course.

65/18 Date of next meeting – Monday 4th June 2018

RESOLVED: Noted

66/18 To take a vote to discuss next item in a closed session under Public Bodies (Admission to Meetings) Act 1960. The matter involves issues which are deemed sensitive in relation to personal data

RESOLVED: Councillors voted to discuss the next item in a closed session.

67/18 To agree a solution in relation to the shed located at the Parish Offices, 1 London Road

RESOLVED: The Council agreed that the shed will remain in its current location, having been assured by NWLDC planning department and County Highways that its position is not contravening any rules or regulations. In addition, the Council agreed that to fund replacement units would not be good use of public money.

The meeting ended at 8.54pm