

Minutes of the Meeting of Kegworth Parish Council (KPC) Held on Monday 7th October 2019 at Parish Council Offices, 1 London Road, Kegworth at 7.30pm

Councillors present: Gary Bishop (GB) - Chair, Chris Carter (CC), Martin Hawksworth (MH), David Hignett (DH), Emma Hogan (EH), Cheryl Maguire (CM), Paul Mellan (PM), Julie Pendleton (JP).

Parish Clerk: Vicky Roe (VR)

Three members of the public were present. CC Trevor Pendleton sent his apologies. Serious concerns raised regarding planning application 19/0938/FUL 22 Whatton Road – inadequate provision for parking, potential for an HMO, the street design drawing adds no value. Thanks to Hilary Tansley who has been the main advocate. Additional concerns re: burning of rubbish, health and safety – details given by KPC in order for this activity to be reported. Called upon KPC to object to the most recent re-consultation.

99/19 Apologies for absence

RESOLVED: Apologies received from Cllr Sewell (CS).

100/19 Declarations of interest with regard to items on the Agenda

RESOLVED: GB declared a non-pecuniary interest in planning matter 19/01859/FUL, 6 Bulstrode Place.

101/19 To receive a Police Report

RESOLVED: No Police attended. MH reported on crime and incidents for August as follows: Station Road, burglary and violence; Kirk Avenue, x6 violence and criminal damage; Queens Road, vehicle crime and violence; Derby Road Petrol Station, vehicle crime; Jeffares Close, Anti-social behaviour (ASB) and public order; Munnmoore Close, criminal damage; Packington Hill, violence; Nine Acres, criminal damage and vehicle crime; Mulberry Gardens, violence; Sutton Road, criminal damage; Broadhill Road, burglary; West Bank Mews, criminal damage and vehicle crime; Peppers Drive, violence x2; Springfield, theft and other crime.

102/19 To approve and sign Minutes of Parish Council Meeting held Monday 5th August 2019

RESOLVED: Minutes were approved and signed.

103/19 Financial Matters

- To approve payments
RESOLVED: List of payments were approved and signed
- To note External Auditor's approval of Annual Governance & Accountability Return
RESOLVED: Approval of the AGAR was noted by Councillors.
- To agree play area repairs
RESOLVED: Councillors agreed the following repairs, the cost to be met from the budget held under Recreation Grounds and Open Spaces as well as general reserves:
Multi Use Games Area (MUGA) – replacement panels – like for like.

SideLey Park	£1050.00
Whatton Road	£1850.00
SideLey Park:	
Loose bolts on shelter	£ 50.00
Skate park welding	£ 90.00
Goal post repair	£ 120.00
Replacement flat swing seat & install	£ 25.00 install cost to be confirmed
Various repairs to wet pour	£3010.22
Munnmoore Close Play Area:	
Bow top fencing damage	£ 20.00
Total	£6215.22 (+ install cost of seat)

104/19 To discuss/note planning applications (PA), planning permissions (PP), planning consultations (PC) and listed building consent (LBC) from NWLDC including:

- **19/01426/FUL** Rebuild existing wall at St Andrew's Church, Church Gate, Kegworth
RESOLVED: No comment made as Kegworth Parish Council is the applicant.
- **18/01190/FUL** Change of use to eight bedroom, eight person HMO (suigeneris) at 25 London Road, Kegworth
RESOLVED: Councillors reviewed the objections from neighbouring properties and from these can see that it is already clear that the 6 bedroom HMO causes major problems with parking and access to other properties. The car parking provision is woefully inadequate. Despite the claims made, this property and the adjacent one shares six spaces between them, making the overall space available wholly insufficient. This is evidenced by the fact that vehicles block the access to The Hermitage and the use of the turning point. Councillors believe that if this application is permitted, there will be a loss of amenity with a 33% increase in occupants. There is already insufficient space for refuse and recycling materials. We are informed that Leicestershire County Council are in the process of reviewing the Leicestershire Highway Design Guide as the current version does not have parking standards for HMOs. In addition, the LHA have only been asked to comment on the two additional bedrooms and are not being asked to consider the overall impact of an eight bedroomed property. Kegworth is at serious risk of being swallowed up by the creeping number of HMOs in the village. Families are being priced out of the market and sharing is definitely on the increase. Allowing this application to proceed is yet another step down a road which Councillors believe is damaging for this village. In view this, the Parish Council strongly objects to this application.
- **19/01685/FUL** Conversion of outbuilding into dwelling at Welwyn Cottage, New Brickyard Lane
RESOLVED: Councillors agreed no objection.
- **19/01859/FUL** Two storey rear extension and single storey front extension to form porch at 6 Bulstrode Place, Kegworth
RESOLVED: Councillors agreed no objection.
- **19/00938/FUL** Erection of one no detached two-storey dwelling at 22 Whatton Road
RESOLVED: Councillors reiterated their response in the strongest terms possible to the application of 10th July which read as follows: *The proposal is to build a new detached dwelling between 22 and 24 Whatton Road. 2 parking spaces are shown as provided for the new dwelling plus 3 for the existing house. 7 neighbours have objected to the development as it is clear that both houses will be used as HMO's; there could be up to 8 people living in the two dwellings. There has been an increase in traffic movement and speed along Whatton Road - as evidenced by the Community Speed watch in June 2019 – and additional traffic movements should be considered increasing the traffic hazard. In view of the above, the Parish Council objects to the proposal on the grounds of loss of amenity and privacy to the neighbouring dwelling with noise and disturbance caused by the increase in vehicle and people movements as well as coming and going in relation to refuse collections to the new house. It is felt there will also be some loss of light to the adjacent properties on Whatton Road and Heafield Drive. This is considered an over intensive use of the site.* In addition, Councillors are concerned regarding the capability of physical infrastructure in the form of drainage and also potential flooding.
- **19/01746/LBC** Replacement of two windows in existing dormer and existing gable to rear elevation at The Cedars, 29 London Road, Kegworth
RESOLVED: Councillors agreed no objection.
- **19/01763/DEM** Demolition of 2 no. garages (prior notification of demolition) at Street Record, Mount Pleasant, Kegworth
RESOLVED: Councillors agreed no objection.

- 19/01416/FUL Replacement boundary wall, new entrance gates and replacement of concrete plinth with render at 55 High Street, Kegworth**
RESOLVED: Councillors considered this re-consultation and reiterated its previous response in that there is no objection, as long as the application has the full and detailed support of the Conservation Officer at NWLDC.
- 19/01417/LBC Replacement boundary wall, new entrance gates and replacement of concrete plinth with render (Listed Building Consent) at 55 High Street, Kegworth**
RESOLVED: Councillors considered this re-consultation and reiterated its previous response in that there is no objection, as long as the application has the full and detailed support of the Conservation Officer at NWLDC.
- 19/01757/REMM Erection of 113 dwellings (phase 2) and sports pavilion (reserved matters of appearance, landscaping, layout and scale to outline planning permission 14/00541/OUTM) at Site adjacent Computer Centre and Junction 24 Derby Road**
RESOLVED: Councillors object to this application as follows: 1. It is noted that the Local Highway Authority (LHA) queries the access roadways and driveways due to there not being enough information provided in relation to the Highway Design Guide. This Council would ask that more detailed information is provided in order that the LHA can adequately respond. 2. Councillors feel that the 'street scene' is very poor and is of the opinion that little consideration has been given to the appearance of the properties. This Council requests that the Urban Design Guide is consulted in more detail. 3. Due to the size of the development, Councillors believe this will cause deficiencies in social facilities such as at the local primary school and GP surgery which are already overstretched. 4. Due to the positioning of the development, additional traffic will be generated that will travel to the middle of the village where car parking is already a major cause for concern. 5. It is noted that there is no safe place to cross on the highway (currently the A6), except outside Diamond City which existing crossing is in the wrong location in relation to the development. Councillors feel that cyclists and pedestrians will be put at risk on the busy Derby Road which in turn, causes a highway safety issue. 6. As per the plans, the large layby on Derby Road has been moved toward J24. Councillors consider this to be unsafe and a significant cause for concern as vehicles will be existing a fast moving roundabout on to near stationary vehicles pulling out of the layby. 7. The pavilion shows two unlabelled rooms and the Council requires clarification as to what these rooms will be used for. There is no Referee Room denoted, a requirement of the Football Association. 8. If the development is to proceed, the Council wishes to be given assurances that the sports facilities will be built ahead of the housing. Previous discussions have taken place with the developer when it was confirmed that would be the case. This Council seeks further clarification on this point. 9. Councillors wish to put it on record that if the developer wishes the Parish Council to consider taking on responsibility for the play area for a commuted sum, that it is consulted fully on the equipment to be installed. The Council would strongly object to taking on yet another standard and ill-thought-out play area.
- 19/01759/ADC Display of non-illuminated signage at Unit 2, Wilders Way, Kegworth**
RESOLVED: Councillors agreed no objection.
- To note planning permission at 3 St Andrew's Rise, 3 High Street, 45 Mill Lane, 105 Whatton Road, 13 Broadhill Road and Kegworth Village Hall, outline planning permission at 36 High Street, non-material amendment at The Boatyard at 120 Station Road and consent to display advertisement at the Cap & Stocking.
RESOLVED: All permissions, amendment and consent noted by Councillors.

105/19 Date of next meeting – Monday 4TH November 2019

RESOLVED: Noted.

The meeting closed at 8.41pm