

Keinton Mandeville Parish Council

Minutes of a meeting of the above-named Parish Council held on
Tuesday 1 December 2020 at 7.30 p.m. via zoom

Present: Tom Ireland TI, Trevor Ryder TR, Chris Lane CL, Chris Calcutt CC, Richard Sutton RS, Scott Fischer SF (until item 8 Traffic survey) Jean Maynard JM, Kevan McHale KH, Helen Beal was present intermittently for the first part of the meeting having internet connection issues.

In attendance: Tony Capozzoli TC, Dean Ruddle DR (County Councillor) Sue Graham (Clerk) 5 members of the public.

Public Session

District Councillor: Tony Capozzoli reported the following:

- Area East Committee would be meeting next week, there were a number of planning applications on the agenda
- SSDC was in the process of buying YTFC premises with the intention to lease back to YTFC.
- The sewage system phosphates issue was causing ongoing problems with planning applications
- Details of a number of convincing scams that were circulating

County Councillor: Dean Ruddle reported the following:

- SCC was likely to ask the Secretary of State to defer the 2021 election
- A study into a new railway station between Langport and Somerton had been commissioned.
- Second tranche of climate emergency funding applications opened on 1/12/2020

The Chairman asked the District and County Councillors about the SSDC housing supply. They reported that it was unclear which figures were being used but a six-year housing supply had recently been quoted. DR and TC would be seeking more information. TI noted that it was important that the PC knew which version of the local plan was being used as this would inform planning consultations.

Members of the public raised the following:

Update requested on action taken to address dangerous parking at the shop as raised at a previous meeting. This was an ongoing problem. It was noted that enforcement officers from SCC had attended several times but no tickets had yet been issued. Residents were being encouraged to report times of day when this occurred. The resident concerned did not believe that ticketing would address the issue – he would prefer it to be designed out. This would be further discussed on the agenda at item 8 Highways.

Update on land behind Queen Street / Church Street. The clerk reported that SSDC had confirmed that this was now the subject of an enforcement case. This would be further discussed at agenda item 5.2

Barton Road – concern that the 30mph limit was not adhered to. Signage to remind motorists of the 30mph limit in this area of the village was poor. It was suggested that a request for additional signage could be made to the small improvement scheme designers.

Item 5. Planning: 20/02843/OUT. A statement from the applicant presenting the reasons for and history of applications on the site was read out. A query was raised about why a septic tank was being proposed as opposed to a mains connection. The existing property was not connected to the mains and a septic tank was a better option, especially in the context of the phosphate issues for sewage treatment works.

Leaves collecting outside the school

Update requested on plans for a preschool at the school and contributions from developers. Ti would discuss with the Headteacher.

1.0	Apologies Receive apologies and consider acceptance of the reasons. Apologies were received from Charlie Hull
2.0	Declarations. There were no declarations

3.0	<p>Fill Councillor vacancy by co-option Two applications had been received. Councillors considered the applications and Kevan McHale was co-opted to the council by a majority vote.</p>
4.0	<p>Minutes of last meeting: 3 November 2020 The minutes were agreed as a true and correct record of the meeting held.</p>
4.1	<p>Matters arising from the minutes not covered by items on this agenda. There were no matters arising.</p>
5.0	<p>Planning. Consider the following applications:</p> <p>20/02599/S73 Land OS 4800 Church Street Keinton Mandeville. Application to vary condition 2 (approved plans) of planning approval 19/01648/FUL to allow small alterations to original planning design, additional ancillary lean-to extension, changes to internal layout and repositioning of garage further back on the site. The plans were considered, and comments made as follows:</p> <ul style="list-style-type: none"> • The repositioning of the garage further back from the road is preferable and there is adequate space for this • The green boiler system is desirable • The plans are inkeeping with the surroundings • No objections <p>Resolved: It was proposed and unanimously agreed to recommend approval.</p> <p>20/02812/FUL The erection of a dwelling (already approved and under construction) with the addition of an orangery to the rear. 12 Luns Close Keinton Mandeville. The plans were considered, and comments made as follows:</p> <ul style="list-style-type: none"> • The proposed orangery does not extend too far into the garden • Little or no impact on the surroundings • It is attractive and inkeeping • No objections <p>Resolved: It was proposed and unanimously agreed to recommend approval.</p> <p>20/02843/OUT Outline application for the erection of 2 residential dwellings, all matters reserved. Land at Orchard View Chistles Lane Keinton Mandeville. The plans were considered, and comments made as follows:</p> <ul style="list-style-type: none"> • The proposed development will be set off access the access track which is an acceptable location • No impact on other properties • A parishioner had queried the use of a septic tank instead of the mains. This was consistent with the existing property and was also appropriate in the context of high levels of phosphates in sewage treatment works • Support for small organic development supporting the needs of local people • No objections <p>Resolved: It was proposed and unanimously agreed to recommend approval</p>
5.1	<p>Determination of Planning. The following notices were received and noted:</p> <p>20/02486/S73A Section 73A application (retrospective) to remove conditions 09 and 10 of planning approval 18/01533/FUL (landscaping and hedgerow protection) relating to the erection of 6 No. dwellings and the formation of a new access (creation of new pedestrian footway and railings, additional visibility and new roadside hedge planting) - Land North Of The Old Coach House Coombe Hill Keinton Mandeville. Application permitted.</p> <p>20/02513/HOU Conversion of garage to include dormer and garage extension to rear - West View Queen Street Keinton Mandeville Application permitted with conditions</p> <p>20/02408/HOU Erection of a small detached single storey, timber garden room/studio/office in garden area to rear of dwelling - The Old Barn Queen Street Keinton Mandeville. Application permitted with conditions</p>
5.2	<p>Other planning matters Confirmation of enforcement case reference: 20/00294/ENF. This related to activity on the site adjacent to Lakeview Quarry about which the PC had received correspondence from many concerned parishioners. This was now being investigated as an enforcement enquiry. TI noted the possibility that the permitted development right to use adjoining land when developing out the</p>

	final area of a site and running out of space on which to locate the site office, parking etc. The developer would be required to restore the land when the development was complete. This enforcement case had not yet been decided.	
6.0	<p>Environment Champion Update. TR reported that there had been a preliminary meeting of an environmental action group. Between 10 and 12 households had showed an interest, the group would be gathering information about whether such groups exist in other parishes and how they operate.</p> <p>Great tree giveaway. The application process had been ambiguous and as such an application had not been submitted.</p> <p>Solar Streets initiative update. Mary Phillips had reported that all the Parish Councils approached regarding the Brue Valley Solar Streets project had agreed to go ahead. Green Group, who are handling the marketing for IDDEA, would now draw up a marketing plan and the scheme would be launched in January.</p>	
7.0	<p>Finance and Payments (RFO – Clerk) Payments. It was resolved and unanimously agreed to approve the following payments:</p> <p>Salaries November NEST Pensions Direct Debit HMRC Income tax KM Village Hall Lease of land Swing Seat Repair Kit</p>	<p>£261.72 £19.53 £0.80 £300.00 £81.60</p>
7.1	Receipts. £1347.84- CIL	
7.2	<p>Review of Accounts. Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed, and signed by Councillors.</p> <p>The accounts for month 8 2020-21 were reviewed. The balance at the end of October was £44,359.10. Payments in November totalled £3858.69 and receipts were £1347.84 The balance was £41858.25. The bank statements had not been received; the reconciliation would be reported separately once the bank statements were received.</p>	
7.3	<p>Grant requests. There were no grant requests A thank you letter was received from the netball club.</p>	
8.0	<p>Highways. Update / Items to report. Double yellow line parking. SCC parking enforcement had visited on numerous occasions but to date had not issued any tickets, they had requested information on times of day that this occurred most frequently. It was suggested that liaison with the shop owner regarding lorry delivery times might help to minimise the problem.</p> <p>20mph school advisory zone. Confirmation had been received that the County Council was seeking to implement advisory 20mph speed limits outside Somerset schools in the next 2 years. Keinton Mandeville Primary School was scheduled for implementation in the next financial year; initial investigation work would take place before Christmas.</p> <p>SIS scheme – receive proposals for consultation. TI described the main features of the scheme</p> <ul style="list-style-type: none"> • Wider pavements at Queen Street junction • Features to facilitate crossing at the Playing field • Renewal of paint on the road surface • Gateway features at the entrances to the village <p>There seemed to be a focus on pedestrian safety over reducing the speed of traffic.</p> <p>It appeared that this proposal was phase one and physical measures (bollards / chicanes) would form phase two. It was not clear how/ when / if phase two would follow.</p>	

	<p>TI asked for views on the scheme. Lengthy discussion took place about whether to agree for public consultation at this stage, or to go back to the engineers with comments that the proposal was too weak, with too much focus on painting the road rather than addressing traffic issues.</p> <p>The need for measures in other areas of the village was noted, in particular signage on Barton Road, and features to design out parking on double yellow lines on the High Street.</p> <p>Councillors were interested in the process for progressing to phase two, the circumstances in which this might follow phase one were not clear. TI would discuss this with the County Councillor. In the meantime, it was agreed that the scheme should be consulted.</p> <p>It was noted that the PC had money set aside for speed indicator devices. It was necessary to sign an agreement with SCC to allow these to be located on the Highway. This was being redrafted and had delayed the process. Clerk to chase.</p> <p>Traffic survey quotes – agree any actions arising</p> <p>Traffic survey options had been discussed at the November meeting. This needed to take place before further significant planning applications were submitted and would be commissioned to provide evidence that the Queen Street junction needed improving before more development could be accommodated. Discussion took place about the options available and the most appropriate for the purpose. Resolved: It was agreed to accept the quote from Tracsis for a report with video data, analysis and recommendations. Prior to the survey taking place appropriate locations for cameras would be discussed.</p> <p>White lines: Chistles Lane / Queen St. A resident had asked about white lines where Chistles Lane meets Queen Street. Increasing traffic using this junction was emerging without stopping. This was a give way junction but the need for it to be a 'stop' junction with warning signage was queried. The clerk would raise with Highways.</p> <p>Verges. A query had been raised about stones / pots etc. on placed on the verge by residents, and liability in the event of accident. County Highways had confirmed that liability was likely to rest with the resident concerned.</p>
8.1	<p>Parish Paths. Update / items to report.</p> <p>Cottons lane – it was suggested that the relevant landowner was contacted to ask if they would cut back their trees from the bridleway. TI would approach the landowner.</p> <p>Dog bins. The dog bin at the village hall was well used and often at capacity, clerk to look at availability of larger bins.</p>
9.0	<p>Happy Tracks / Skatepark</p> <p>Receive inspection report.</p> <p>The basked swing remained out of action as the seat was broken. The swing had been cordoned off with hazard tape. This would be repaired by the Ranger. Unfortunately there had been some incidents of minor vandalism at the park, including repeated removal of the tape, some damage in the flower meadow and to recently planted trees. This would be monitored and reported to the police if necessary.</p>
10.0	<p>Maintenance.</p> <p>Consider and agree requirements:</p> <p>Clear Leaves</p> <p>Hedge cutting at Happy Tracks</p>
11.0	<p>Christmas Tree - arrangements to put up.</p> <p>The tree would be put up on Sunday 6th December and arrangements had been made for an electrician to install the lights.</p>
12.0	<p>Broadband Provision in Keinton Mandeville – there was nothing to report.</p>
13.0	<p>Village Hall Report</p> <p>There was nothing to report</p>
14.0	<p>Social Media. Website. Update.</p> <p>The website was now up and running www.keintonmandevillepc.org.uk</p>

	CL felt strongly about increasing the PC presence on social media. He suggested a recurring statement to be posted on Facebook to refer residents to the PC website.
15.0	Correspondence. Receive the following correspondence and agree any actions arising: Census March 2021 – a reminder that the census would be taking place in March 2021 and request to publicise this had been received. This would appear in the Parish Magazine nearer the time. SALC AGM 16 December – there were no Councillors available to attend Somerset Wood Update – an update on progress on this initiative to which the Parish Council had donated was received
16.0	Correspondence. Circulation. The following had been circulated in hard copy or by email during November 2020 SCC corona Virus advice / updates, SWP briefings, SSDC corona virus advice / updates, SSDC badger culling resolution, Somerset Climate change emergency fund, Proposal to refuse badger culling on SSDC land, Step Up Somerset -support for job seekers, Business support grants in South Somerset; Get Sussed – SSDC Environment newsletter.
17.0	Parish Magazine Items for inclusion in the January edition Verges Happy tracks vandalism
18.0	Future agenda Items Dog bins – larger bin at village hall Broadband
19.0	Any other reports There were no other reports
20.0	Date of next meeting. 5th January 2021