

## Keinton Mandeville Parish Council

Minutes of a meeting of the above-named Parish Council held on  
**Tuesday January 4<sup>th</sup> 2022** at Keinton Mandeville Village Hall

Present: Tom Ireland TI, Trevor Ryder TR, Kevan McHale KM, Chris Clacutt CC

In attendance: Sue Graham (clerk) Dean Ruddle DR (County Councillor) 3 members of the public

### Public session

- Keinton Connected. R Culley provided an update. Minuted under item 11
- Highways. Number of items raised. Minuted under item 8
- Recycling. Some collections had been missed - this was likely to be a staffing issue

### Dean Ruddle – County Councillor Report.

There was nothing to report

The council asked DR to ask about the replacement fingerpost at the crossroads. The post had been knocked down in August 2019. The insurance claim for a replacement cast iron post had been agreed by SCC but this had still not been replaced. The remains of the post was protruding and dangerous - a health and safety hazard which had damaged at least one vehicle. DR would follow this up.

<b>1.0</b>	<b>Apologies.</b> Apologies were received and accepted from Chris Lane, Richard Sutton, Scott Fischer, Kate Craigie and Helen Beal, Tony Capozzoli and Charlie Hull (District Councillors)			
<b>2.0</b>	<b>Declarations.</b> Receive declarations of interests TR item 7.3 PCC grant request			
<b>3.0</b>	<b>Minutes of last meeting 7 December 2021</b> The minutes were agreed as a true and correct record of the meeting held.			
<b>3.1</b>	<b>Actions and Matters Arising</b>			
	Minute	Owner	Due	Update
	4.2 Neighbourhood plan; Include affordable homes policy Project plan for adoption by PC at February Meeting	TR  TR	Ongoing  February Meeting	Ongoing
	5.0 Solar streets receipts. Ringfence funding and consider joint projects, remain on agenda	Council	Ongoing	Remain on agenda
	8.0 Highways. Report damage to Cottons Lane.	Clerk	ASAP	Complete – reported await response from Mendip
	8.0 Highways – request enforcement re: parking issues	Clerk	ASAP	Complete. Chase if no response
	SID – order additional brackets	Clerk	ASAP	Complete
	20mph Queen St. contact Highways for update	Clerk	Next meeting	Update on 20mph zone at school requested. PC position to be clarified
	Common Lane / Church St / Queen St – request priority change	Clerk	ASAP	Requested
	SIS design proposals. Draft response	KM	ASAP	Complete
	8.1 Quotes to improve bridleways c/f to spring	TI	Next meeting	C/f to Spring

	Complaints about Chistles Lane – Lakeview footpath. Inform Galion	Clerk	ASAP	Complete
	9.0 Annual play area inspection report – project plan	Clerk	Ongoing	Ongoing
	9.0 and 10.0 Pergola Removal	Clerk to ask ranger	ASAP	Complete
	11.0 Keinton Connected. Invite R Culley to next meeting. Draft wording for flyer	Clerk CL	Next meeting January	Complete Complete
	13.0 Defibrillator: investigate reconnecting keypad - contact electrician	Clerk	ASAP	No response from electrician.
	15.0 Remembrance soldier	Clerk to order	November 2022	The clerk reported that this would cost between £90 and £120. This was agreed. Approach BSD PC about where theirs were purchased
<b>4.0</b>	<p><b>Planning.</b> Consider the following applications and make recommendations to the planning officer: 21/03605/FUL Alteration and improvement of the existing poultry house and the erection of 2 No. additional poultry houses. Rearing Farm Land Os 7829 Part Common Lane Keinton Mandeville (Charltons Parish)</p> <p>Noted that the application is not in Keinton Mandeville Parish but adjacent to it. The plans were considered and comments made as follows:</p> <p>The Council’s defective website was making it hard to check planning applications properly at the current time.</p> <p>The village is regularly subject to offensive odour (ammonia) from the two poultry farms off Common Lane. This is believed to be predominantly from Southmead Farm, which is closer and larger than the subject property. It is understood that the smell is apparent near the end of the crop cycles when there is the greatest build up of manure in the sheds. The smell affects a larger part of the village during the shed cleaning process between each crop.</p> <p>Currently, 160,000 chickens are housed in one shed. The application proposes 190,000 chickens across three sheds resulting in lower density farming with increased welfare standards and business viability. The PC hoped that the new lower density sheds would result in lower levels of ammonia. However, it was noted from the reports contained in the application that the applicant admits dust and ammonia standards are unlikely to be met, and there may potentially be an impact on local SSSIs and parishioners.</p> <p>Resolved: It was proposed and unanimously agreed to submit comments that whilst the Parish Council has no in principle objection to the planning application it would like the required standards for noise, dust and particularly ammonia (odour) to be met. The application does not appear to include biofilters, or similar ammonia scrubbing equipment, which is normally required on new intensive poultry buildings. The PC trusts that the Planning Authority would employ their own expert to check the assertions in the Applicant’s reports on such matters.</p> <p>21/03625/HOU. Replacement of existing sunroom to form formal kitchen/dining space to rear of dwelling. 11 Chapel Close Keinton Mandeville. The plans were considered and comments made as follows:</p> <p>The application proposed replacement of a temporary structure with a permanent one. No objections</p> <p>Resolved: It was proposed and unanimously agreed to recommend <b>approval</b></p>			
<b>4.1</b>	<b>Determination of Planning.</b> No notices received.			
<b>4.2</b>	<b>Other planning matters.</b>			

	<p><b>Neighbourhood Plan – update.</b> TR reported that the group had applied for the grant. A further comprehensive update would be available at the February PC meeting.</p> <p><b>Neighbourhood Plan working group – consider formalising this as a working group of the Parish Council.</b> The clerk had taken advice from SALC and the PC would be the responsible body for the neighbourhood plan, it would therefore be necessary for the group to be a working group of the PC, rather than an independent entity. The working group would make spending recommendations to the council. Resolved: It was proposed and unanimously agreed to approve this arrangement.</p>	
<b>5.0</b>	<p><b>Environment Champion Update.</b></p> <p>Solar Streets – ring fenced funding. Update. This would be reported at a future meeting.</p> <p>TR reported the following:</p> <p>Thermal imaging camera had been booked for 28 February for a week</p> <p>The group had produced a Green Charter for discussion at the next meeting. It was based on Langport’s Green Charter. It complemented the PC zero carbon policy. TR would circulate electronic copies The basic principle was that many villages could take action on climate change, with similar philosophy and action, much could be achieved. KMPC action would be limited by it not owning its own premises, however it could offer to support to green initiatives in the local community.</p>	
<b>6.0</b>	<p><b>Finance and Payments (RFO – Clerk)</b></p> <p><b>Payments.</b> Resolved: It was proposed and unanimously agreed to approve the following payments:</p> <p>Salaries December 2021</p> <p>NEST Pensions Direct Debit</p> <p>HMRC</p> <p>Maintenance</p> <p>Grants:</p> <p>KM Playing Field</p> <p>KM School PSA</p>	<p>£262.72</p> <p>£19.53</p> <p>£-0.20</p> <p>-</p> <p>£1500.00</p> <p>£1000.00</p>
<b>7.1</b>	<b>Receipts.</b>	
<b>7.2</b>	<p><b>Review of Accounts.</b></p> <p>Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed, and signed by Councillors. The accounts for month 9 2021-22 were reviewed. The balance at the end of November was £47,649.69. Payments in December totalled £6201.55, and receipts were £636.35. The balance was £42,084.49. The bank statements showed a balance of £46646.13. There were outstanding payments totalling £4561.64. Taking this into account the balance was £42084.49. The summary of accounts, budget and reconciliation information were circulated, checked, and agreed by councillors.</p>	
<b>7.3</b>	<p><b>Grant requests.</b> Receive the following grant requests</p> <p>Keinton Mandeville with Kingweston PCC. The request for a grant of £1400 towards the cost of maintaining the churchyard was read out. This was considered taking into account the grant budget, and the number of village residents that would benefit from the grant. It was noted that the PC had given £1200 for the past three years. The percentage increase was significant. However, this was a grant that would benefit many residents and the churchyard was an important feature. There was also sufficient money in the bank - if grant requests were received from other organisations in the current financial year this would require a budget virement. Resolved: It was proposed and unanimously agreed to make the grant of the requested amount and reserve the right to consider any future grant request against available funds and other priorities, commitments and affordability.</p>	
<b>7.4</b>	<p><b>Budget 2022-23</b></p> <p>Consider budget and agree precept for 2022-23.</p> <p>The budget for 2022-23 was discussed line by line in detail with reference to:</p> <ul style="list-style-type: none"> <li>• Receipts and payments during previous financial years and specifically expenditure during 2021-22</li> <li>• Likely increases for essential expenditure and increased budget for legal fees associated with extension of lease for play area</li> </ul>	

	<ul style="list-style-type: none"> <li>Maintenance of adequate reserves for Parish Projects, play equipment / street furniture / election costs</li> </ul> <p>A calculator had been received from SSDC to show the impact of a rise in the precept, and the budget was considered in view of this. Taking account of anticipated receipts and the required budget, a precept request of £19300 was agreed. This would in a small (0.09%) increase in the charge to the tax payer. RESOLVED: It was proposed and unanimously agreed to request a precept £19300.</p>
<b>8.0</b>	<p><b>Highways.</b></p> <p><b>Update / Items to report</b></p> <p>Deterioration of road surface and subsidence in Queen Street (opposite Kent Lodge)  Cast iron fingerpost sign replacement required  Drain on junction Queen St and Chistles Lane, blocked outside Maycroft  Metal covers and kerbs standing proud on Lakeview – report to Galion  Lakeview Street lighting: A local resident had queried when the street lights at the junction of Chistles Lane, Irving Road, and Lakeview Road would be working as there was still just the solar powered temporary flood light to illuminate the junction - which was not being turned on until at least after 5pm and was required earlier. This had been queried with Lakeview</p> <p><b>Community Speedwatch Report.</b> CC reported the following:  A new volunteer had joined the group  Even in quiet times there were 400 vehicles an hour on the High Street</p> <p><b>20mph limit, Queen Street. Clarify PC position and update on 20mph zone at school.</b>  A Queen St resident attended the meeting for an update on a 20mph limit on Queen St. KM reported that since the December meeting, previous minutes had been reviewed and it had been noted that the PC had not agreed to implement a 20mph limit. It had considered the request and agreed in principle, however the County Council had not agreed and stated that should the PC wish to pursue this, it would have to pay between £3-5k. The PC had shifted its focus to a 20mph limit for the school which was now being progressed. It had also asked the designers of the SIS to consider the issues on Queen St and to incorporate it into the scheme if possible. The current position was that speed data from the SIS survey had indicated that vehicles were not exceeding the speed limit (noted however that the data collection point was situated at the northern end of the street where it would be difficult to exceed the speed limit.) and there was nothing in the SIS design proposals for Queen Street.  Further discussion took place. Doubt was expressed that introduction of a 20mph limit would reduce the speed sufficiently – the counter argument was that it would at least promote an ethos to travel at lower speeds  CC reported that data from community speedwatch indicated speeding on the southern end of Queen Street  TR reported that the Environment Group would be starting a ‘20 is plenty campaign’  After much discussion it was agreed to write to Highways to propose in addition to the requested priority change at the southern end of Queen St, a 20mph zone from top to bottom and to include all adjoining roads and cul de sacs. The PC would be prepared to make a contribution from CIL towards this.</p>
<b>8.1</b>	<p><b>Parish Paths.</b> Update / items to report.</p> <p>The problems with the path between Chistles Lane and Church St had been reported to Galion. The site manager had responded that some new stone would be laid in the area where the field had been accessed. The remainder of the path remained untouched as it was in the ecology protection zone. The rubble adjacent to the path would be removed.</p>
<b>9.0</b>	<p><b>Play Areas.</b></p> <p>Playing field registration with Land Registry. It was noted that the Castle Street Playing field is not registered with the Land Registry. It was proposed and unanimously agreed for the clerk to obtain a quote from Holly and Steer to register this land.</p> <p><b>Happy Tracks / Skatepark</b></p>

	<p>Receive SSDC quarterly inspection report. The inspection report was received. As previously, there were a number of areas which required monitoring. The clerk was meeting with Play UK in order to prioritise work in line with the ongoing action in the minuted action table</p> <p>S106 funding – meeting feedback. A meeting had taken place with representatives from the Playing field, and village hall. S106 funding was available for</p> <ul style="list-style-type: none"> <li>• changing rooms at the village hall / playing field</li> <li>• improvements to the hall</li> <li>• the equipped play space at the village hall.</li> </ul> <p>The following had been agreed in relation to this funding:</p> <ul style="list-style-type: none"> <li>• The playing field would submit an application for the changing room funding once quotes had been received</li> <li>• The village hall would apply for 10K for their trim trail track. The remainder of this funding would be available to Happy Tracks. An extension to the Happy Tracks Lease would be required in order to claim this funding (min25 years required ad there was only 16 years remaining)</li> <li>• Improvements to village hall. The cost of a village hall extension would be much greater than the funding available here</li> </ul>
<b>10.0</b>	<p><b>Maintenance.</b></p> <p>Consider and agree requirements</p> <p>Unblocking of drain on Queen Street</p> <p>Phone box – Castle Street – does anyone want to use it, parish magazine</p> <p>Queen Street name sign on wall, needs painting</p>
<b>11.0</b>	<p><b>Broadband Provision in Keinton Mandeville – update</b></p> <p>Richard Culley attended to talk about progress with Keinton Connected. He reported the following:</p> <ul style="list-style-type: none"> <li>• Pledges were currently at 85% (the remaining 15% equated to between 40 and 45 properties) This was ahead of where other schemes have been at this stage in the process.</li> <li>• Plugs on social media had helped to trigger pledges.</li> <li>• A leaflet drop and door knock was planned - leaflets were being printed.</li> <li>• There was an Openreach issue whereby some properties, including businesses, were missing from the database. It was hoped that this would be resolved sometime in early January and that 10-15 pledges plus business pledges would result from this</li> <li>• It was queried and confirmed that this would likely justify an extension to the deadline.</li> <li>• Outstanding issues with southern end of Queen St. were discussed, in an ideal situation the whole street would be included</li> <li>• RC had also queried whether gigaclear had plans for the village but had not heard to date.</li> </ul> <p>R Culley was thanked for attending</p>
<b>12.0</b>	<p><b>Village Hall Report.</b> CC reported the following:</p> <ul style="list-style-type: none"> <li>• John Light had met with representative from SSDC about s106 money. This money would be used for the trim trail path. Quotations had been sought</li> <li>• ORME architects had been asked to look at ideas for the hall extension</li> <li>• The hall floor would be revarnished on 18 Feb</li> <li>• The new cooker hood had been installed</li> <li>• Bookings were very good including weekends</li> </ul>
<b>13.0</b>	<p><b>Defibrillator-</b> keypad lighting update. The electrician was no longer working. The school headteacher had offered to follow up this contact.</p>
<b>14.0</b>	<p><b>Christmas Tree -arrangements to take down.</b> The tree would be taken down on 5 January</p>
<b>15.0</b>	<p><b>Correspondence.</b> Receive the following correspondence and agree any actions arising:</p> <p>SALC CEO Bulletin and opening up communities fund- Consider submitting application to fund trim trail at village hall site. Resolved: It was proposed and unanimously agreed to submit the application for the trim trail on behalf of the village hall (the fund allowed applications from Parish Councils, to be grant funded to the respective group)</p> <p>Elections May 2022 – It had been confirmed that elections would take place in May 2022.</p>

	Local Community Networks - consider various correspondence on this subject and agree any actions arising. It was noted that the PC needed to align itself with other like parishes, it would also be useful to assess the benefits of being associated with a particular LCN.
<b>16.0</b>	<b>Correspondence. Circulation</b> SCC corona Virus advice / updates, SWP briefings, SSDC corona virus advice / updates, Local Government Advisory Board meetings, SSDC Get sussed newsletter, SCC parish council elections. Mendip Local Plan - notice of adoption,
<b>17.0</b>	<b>PR.</b> Items for inclusion in the next edition of the Parish Magazine, for the website and social media sites. Phone boxes – ideas for and volunteers to make use of these Understand from LVA that a representative may be attending Feb meeting – hall booking
<b>18.0</b>	<b>Future agenda Items</b>
<b>19.0</b>	<b>Any other reports</b>
<b>20.0</b>	<b>Date of next meeting.</b> February 1 <sup>st</sup> 2022

Minute	Owner	Due	Update
4.2 Neighbourhood plan; Include affordable Homes policy Project plan for adoption by PC at February Meeting	TR  TR	Ongoing  February Meeting	Ongoing
5.0 Solar streets receipts. Ringfence funding and consider joint projects, remain on agenda	Council	Ongoing	Remain on agenda
7.4 Send precept request	Clerk	Jan 28th	
8.0 Highways. Report damage to Cottons Lane.  8.0 Highways update on fingerpost replacement Report damage to Queen St and blocked drain Report iron work and kerbs on Lakeview	Clerk  clerk Clerk Clerk	ASAP  ASAP ASAP	Complete – reported await response from Mendip  Complete. Chase if no response
8.0 Highways – request enforcement re: parking issues  20mph Queen St. contact Highways with proposal including Common Lane / Church St / Queen St priority change	  KM to draft	  Next meeting	Ongoing
8.1 Quotes to improve bridleways c/f to spring	TI		C/f to Spring
9.0 Annual play area inspection report – project plan 9.0 Happy Tracks lease extension Playing field land registry Request quote from Holly and Steer	Clerk  Clerk	Ongoing  ASAP	Ongoing
11.0 Keinton Connected. Flyer delivery	All	Before end of January	
13.0 Defibrillator: investigate reconnecting keypad - contact electrician	Clerk	ASAP	
15.0 Remembrance soldier	Clerk to consult with BSD and order	November 2022	