

Keinton Mandeville Parish Council

Minutes of a meeting of the above-named Parish Council, to be held on
Tuesday December 7th at 7.30 p.m. at Keinton Mandeville Village Hall

Present: Tom Ireland TI, Trevor Ryder TR, Kevan McHale KM, Chris Lane CL, Chris Calcutt CC, Helen Beal HB, Scott Fischer SF

In attendance: Sue Graham (Clerk) Dean Ruddle DR (County Councillor) Tony Capozzoli TC and Charlie Hull CH (District Councillors) 18 members of the public, LVA representative Jonathan Coombs JC

Public session

Concern was raised about the late notice provided to the public that LVA would be attending this meeting. JC (LVA representative) presented feedback on consultation process with local residents. The presentation would be provided to the PC for publication on the website. Questions / comments were raised as follows:

Sewage –the system is under pressure - consultation with the Charltons would be necessary as well as with Keinton Mandeville.

Highways

Projected number of vehicles from this development? JC noted that this would be covered by the transport assessment

Where does developer envisage traffic would be going in absence of local employment -the plans propose a T junction (near a blind summit to west). The developer has implied that this would result in less and slower traffic passing through the village. This was clearly not logical.

JC reiterated that there were studies that indicate that the presence of residential features / character slows traffic speed. This would be the case in KM with the relocation of the western gateway. Concerns about Highway issues would be consulted with the local highway authority.

JC acknowledged that the benefits would not solve traffic issues and reiterated that the highways authority would assess the implications

Education

Village school is oversubscribed. Would the developer fund an extra classroom? Headteacher: Community contributions are often the last thing that is forthcoming - this would be problematic for the primary school as it is oversubscribed and so needs the classrooms first. He understands that 120 houses will require an extra 1.3 classrooms, i.e. two extra classrooms given the over full classes at present. This may be problematic on the small school site.

JC: S106 agreements with the local authority should address this. JC stated that bussing children out of the village to another primary school was an option for the County Council.

GP services pressure – clinical commissioning groups would comment on application. Resident commented that the application should not be mentioning that there was a daily gp visit to the village hall as this was not currently the case.

Loss of village character. How can the village influence the density of housing? JC: A density metric will be used, the design determined at later stage. The design would address village character including open space, height of houses etc. There would be a process to analyse village character and to ensure the development design was sympathetic.

Parking. How would all the cars in this sort of rural development be accommodated. There should be electric charging points.

Future development. There is scepticism in the village regarding future plans - the plan on the map shows a ring doughnut structure and potential to fill the hole.

Brownfield site would be preferable, has this been considered? JC: SSDC is responsible for allocating suitable land.

C Hull

Affordable housing is important

Other issues for public session:

Refuse collection: Two recent missed collections on Church St. The SSDC reporting system is flawed – no option to report a missed collection for the whole street only individual houses. As a result the vehicle sent was too small.

Parish Paths: Lakeview – churned up footpath now virtually impassable

Dean Ruddle

Election has been brought forward to 2022. There will be 110 councillors (2 for this ward) however a boundary review is planned and this will likely result in a reduction.

A local community network (LCN) initial meeting had taken place looking at potential grouping under the new unitary authority arrangements

District councils will remain until 2023.

1.0	Apologies Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Kate Ridewood.			
2.0	Declarations. Receive declarations of interests. RS and TI declared an interest in item 7.3 PSA grant request			
3.0	Minutes of last meeting: 2 November 2021 Resolved: It was proposed and unanimously agreed to approve the minutes as a true and correct record of the meeting held.			
3.1	Actions and Matters Arising			
	Minute	Owner	Due	Update
	4.2 Neighbourhood plan; Include affordable Homes policy	TR	Ongoing	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	Reported
	8.0 Highways – request enforcement re: parking issues	Clerk	ASAP	Complete
	8.1 Quotes to improve bridleways c/f to spring	TI	Next meeting	C/f to Spring
	9.0 Annual play area inspection report – project plan	Clerk	Ongoing	Ongoing
	13.0 Defibrillator: investigate replacement keypad	Clerk	Next meeting	On agenda
4.0	<p>Planning. Consider the following applications and make recommendations to the planning officer: 21/02990/HOU Erection of a single story annexe to the rear of the garden and formation of parking area and a new vehicular access. 1 Cottons Lane Keinton Mandeville.</p> <p>The plans were considered and comments made as follows:</p> <ul style="list-style-type: none"> • Principle behind it is commendable. • Visually unappealing, not in-keeping with existing dwelling • No risk of setting a precedent as other houses in the vicinity do not have the access • The parking space would assist with current problematic parking in Cottons Lane, and it should be conditioned to always remain as a parking space • Noted that the annex is not attached to the house. Should be conditioned that this remains as an annex and does not ever become a separate dwelling • No objections <p>Resolved: It was proposed and unanimously agreed to recommend approval subject to the following conditions:</p> <p>Parking space is finished before occupation and retained for parking use thereafter</p> <p>The annex remains attached to the property with no scope for a separate dwelling in future</p>			
4.1	Determination of Planning. The following notice was received:			

	21/02738/S73 The erection of a building to be used as a farm shop and associated tea room. S73 application to vary conditions 2 and 4 of planning approval 19/02418/FUL to change the walling materials to match other new developments in the village. - Newlands Farm Common Lane Keinton Mandeville. Application permitted with conditions	
4.2	<p>Other planning matters. Neighbourhood Plan – update Neil Bain attended and referred to a briefing paper reporting the following:</p> <ul style="list-style-type: none"> • Approval had gained as a designated Neighbourhood Area • Undertaken an initial trawl of potential Project Group membership (TR Neil Bain and 6 others including relevant experience) PC help requested to publicising and identify others including Keinton ‘born n bred’ and landowners. • Draft Terms of Reference provided for approval, PC required to act as the Steering Committee • Expert advisors identified (Stuart Todd Associates) • Fee proposal of May 2021 re-confirmed and unaltered • Grant funding eligibility criteria met • Expression of Interest for Grant application submitted • Application for FY21/22 funding will follow to cover initial consultancy engagement (Application deadline 5pm 31st January 2022). <p>Next actions:</p> <ul style="list-style-type: none"> • The Project Group will be making contact with local groups • Initial Project Plan due for submission to 1st Feb meeting of KMPC <p>Agreed – to adopt the document presented</p> <p>The status of the neighbourhood plan was queried. This was the third tier, it was noted that the neighbourhood plan needs to support the local plan. Ultimately the status was determined by the inspectorate.</p>	
5.0	<p>Environment Champion Update. TR reported the following:</p> <ul style="list-style-type: none"> • Solar Streets – ring fenced funding. TR explained that the parishes involved in solar streets were looking to make contributions to create a tree canopy to mark the Queen’s platinum jubilee. 70 trees were proposed for this and TR suggested this could take place in the surrounding area of the village hall • There would be a wild flower seed giveaway • Cop 26 had taken place, this had been attended by the environment champions. TR would be proposing to update the PC zero carbon policy accordingly • Opportunity to take part in SSDC Area East thermal imaging camera trial. 	
6.0	<p>Finance and Payments (RFO – Clerk) It was proposed and unanimously agreed to approve the following payments:</p> <p>Payments</p> <p>Salaries November 2021</p> <p>NEST Pensions Direct Debit</p> <p>HMRC</p> <p>Maintenance</p> <p>SID signs and posts installation</p> <p>Postage and stationery reimburse clerk</p> <p>Poppy wreath</p> <p>RBL donation</p> <p>Village Hall grant</p> <p>SSDC Parish Ranger</p> <p>SID padlocks – reimburse K McHale</p> <p>Westcotec – Speed Indicator Device</p>	<p>£262.52</p> <p>£19.53</p> <p></p> <p>£191.00</p> <p>£418.80</p> <p>£31.21</p> <p>£21.98</p> <p>£100.00</p> <p>£1100.00</p> <p>£372.96</p> <p>£53.55</p> <p>£3630.00</p>
7.1	Receipts.	
7.2	<p>Review of Accounts. Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed, and signed by Councillors. The accounts for month 8 2021-22 were reviewed. The balance at the end of October was £47282.38. Payments in November totalled £729.54, and receipts were £1096.85. The balance was £47,649.69. The bank statements showed a balance of £48055.18. There were 4</p>	

	<p>outstanding payments totalling £405.49. Taking this into account the balance was £47,649.69. The summary of accounts, budget and reconciliation information were circulated, checked, and agreed by councillors.</p> <p>Internal auditor report. The internal auditor had completed the mid year check of the accounts. The accounts were in order and there was nothing to report</p>
7.3	<p>Grant requests. Receive the following grant requests</p> <p>TI and RS declared an interest, TR took the chair.</p> <p>Keinton Mandeville PSA - The grant request was read out and considered. It was noted that this was the second grant request received the current financial year. However, the cause would benefit a significant number of village residents and there was room within the grants budget. Discussion took place with reference to the grants budget, reserves, and benefit to village residents. Resolved: It was proposed and unanimously agreed to make a grant of £1000 (s137) to fund all three items</p> <p>TI resumed the Chair. Playing Field Committee - The grant request was read out and considered. Discussion took place with reference to the grants budget, and benefit to village residents. This was an increasingly well-used village amenity Resolved: It was proposed and unanimously agreed to make a grant of £1500</p>
7.4	<p>Budget 2022-23. The clerk noted that the budget and precept request needed to be considered and agreed at the January meeting. Councillors were asked to consider items for the budget (projects etc.)</p>
8.0	<p>Highways.</p> <p>Update / Items to report</p> <p>The SID had been received, KM had set it up and it had been installed by the ranger at its initial location on Barton Road on 3/12/2021. The data was being collected via Bluetooth. Re positioning the SID had to be carried out by a chapter 8 trained person. Dave Ruddle had agreed to carry this out. The council expressed its thanks to Dave.</p> <p>SID – insurance. The clerk confirmed that she had added the SID to the asset register and the insurance schedule. There was no extra charge at this stage but it was likely that the premium would increase slightly for 2022-23.</p> <p>Resolved: It was proposed and unanimously agreed to purchase 3 additional sets of brackets at a cost of approximately £50 per set in order to facilitate re positioning the SID. Clerk to order</p> <p>A councillor reported that he had been challenged by a motorist about the sign</p> <p>SIS: Receive design proposals and associated correspondence and agree any actions arising</p> <p>The designs were considered and Councillors were unanimously of the opinion that the proposals to extend the double yellow lines and add a loading limitation to address illegal parking were unlikely to resolve the problem and may exacerbate matters by reducing the available legal parking. Councillors agreed to request for implementation of a formal priority system with build outs and signage at either end of the High Street between Queen St and Irving Road, with priority given to traffic from the west. Such a system was effectively already in place informally due to cars parking in front of the shop much of the day and as such a scheme would affect traffic flow through the village but, if the build outs were appropriately sited, it would preserve parking for the shop and allow cars to exit both Irving Rd and Queen St safely.</p> <p>The double yellow lines to the east of the Queen Street junction should not be extended, as the occupiers of 1 & 2 Castle Street had nowhere else to park. The same could be said of the hairdressers.</p> <p>Councillors also had reservations about the proposed buildout of the pavement on the east side of Queen St/Castle St. The current space allows vehicles to wait allowing vehicles coming up Queen St to get through and, whilst it was recognised that the aim is to improve the situation for pedestrians, doing so may result in more vehicles mounting the pavement and exacerbate congestion problems at the junction</p> <p>Community Speedwatch Report. CC reported the following: 28 people had been reported for excessive speed (36mph+)</p>

	<p>Volume: High Street 300-500 vehicle /hour. Queen St 120 vehicles / hour The speedwatch team had received requests for a 20mph limit in village</p> <p>Concern was expressed regarding the dangerous bend from Common Lane towards Church St into Queen St. Priority needed to be changed to force to traffic approaching Queen St from Common Lane to give way to traffic turning right into Church Street from Queen St, the clerk was asked to write to Highways with this suggestion.</p> <p>20mph limit, Queen Street. An email had been received from a resident of Queen St about previous PC discussions and why this had not progressed.</p> <p>The impact of lockdown was acknowledged. Discussion took place including the following: Previous arguments for and against the 20mph including whether the 20mph limit was viable and would make a difference.</p> <p>Many residents would support it and the PC was not against the idea.</p> <p>The SID would produce some data, along with having the likely the effect of slowing the traffic. It was noted that there was only one approved location for the SID but the data would be informative.</p> <p>The clerk was asked to contact Highways to establish whether there had been any progress with previous requests.</p>
8.1	<p>Parish Paths. Update / items to report.</p> <p>Chistles Lane – Church St. – footpath was in a poor state. Clerk to advise Galion Homes. Somerset County Council (No. 12) Modification Order 2021 (Withybed Lane) referral to inspectorate. The correspondence was noted. Representations from members of the public opposed to the modifications had been received and circulated amongst councillors.</p>
9.0	<p>Happy Tracks / Skatepark</p> <p>Receive inspection report.</p> <p>Spring rider was worn but not dangerous</p> <p>The pergola in the flower meadow was rotting and it was agreed to ask the Ranger to take it down.</p>
10.0	<p>Maintenance.</p> <p>Consider and agree requirements</p> <p>Pergola removal</p>
11.0	<p>Broadband Provision in Keinton Mandeville – update</p> <p>Uptake was at 72%. A leaflet drop at the beginning of January was necessary to target properties that had not yet signed up. It needed to be clear that the cost would be covered by a voucher scheme. CL would prepare a draft.</p> <p>The clerk was asked to invited Richard Culley to the January meeting.</p>
12.0	<p>Village Hall Report. CC reported the following:</p> <p>The outside tap had been turned off</p> <p>Outside socket has been fitted</p> <p>The committee continued to look at the trim trail, and hall extension</p> <p>Boundary concern had been dealt with</p> <p>7 new clubs were using the hall</p>
13.0	<p>Defibrillator- lighting update.</p> <p>The supplier had advised that the model already had a light up keypad. The clerk was asked to contact the electrician to see if this could be connected.</p>
14.0	<p>Christmas Tree Service</p> <p>This would take place on 17th December 6pm.</p> <p>The PC was grateful to RS, VJ from Keinton Stores and Darren Martin (electrician) for putting up and lighting up the village xmas tree</p> <p>The clerk advised that the tree needed to come down by 6 January 2022</p>
15.0	<p>Consider purchase of remembrance soldier symbol.</p> <p>Resolved: It was agreed to purchase a soldier for future years.</p>
16.0	<p>Correspondence. No correspondence received.</p>
17.0	<p>Correspondence. Circulation. The following correspondence had been circulated in hard copy or by email during November. SCC corona Virus advice / updates, SWP briefings, SSDC corona virus advice / updates, Public Health Notice re Avian Flu, One Somerset Structural Change Order, CPRE</p>

	Newsletter, Devon and Somerset Fire and Rescue Community Risk Management Plan consultation, NALC Newsletter
18.0	PR. Items for inclusion in the next edition of the Parish Magazine, for the website and social media sites. Avian Flu Broadband Thank you to people who put up the tree
19.0	Future agenda Items. Budget, Broadband: R Culley
20.0	Any other reports Trevor Ryder and the clerk had attended a meeting about local community networks – a proposed 'heart of the levels' network. This was in its early stages and generated a lot of questions.
21.0	Date of next meeting. January 4 th 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
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	
20mph Queen St. contact Highways for update	Clerk	Next meeting	
Common Lane / Church St / Queen St – request priority change	Clerk	ASAP	
SIS design proposals. Draft response	KM	ASAP	
8.1 Quotes to improve bridleways c/f to spring Complaints about Chistles Lane – Lakeview footpath. Inform Galion	TI Clerk	Next meeting ASAP	C/f to Spring
9.0 Annual play area inspection report – project plan 9.0 and 10.0 Pergola Removal	Clerk Clerk to ask ranger	Ongoing ASAP	Ongoing
11.0 Keinton Connected. Invite R Culley to next meeting. Draft wording for flyer	Clerk CL	Next meeting January	
13.0 Defibrillator: investigate reconnecting keypad - contact electrician	Clerk	ASAP	

15.0 Remembrance soldier	Clerk to order	November 2022	
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