

Keinton Mandeville Parish Council

Minutes of a meeting of the above-named Parish Council
held on Tuesday February 1st, 2022, at Keinton Mandeville Village Hall

Present: Tom Ireland TI, Trevor Ryder TR, Kevan McHale KM, Chris Calcutt CC, Chris Lane CL, Helen Beal HB,
In attendance: Sue Graham (Clerk) Dean Ruddle DR (County Councillor) Tony Capozzoli TC, Charlie Hull CH, 10 members of the public.

Public session

LVA (developers interested in land to west of Keinton Mandeville) had reported that they would not be attending the meeting as the PC would not be comment on an application prior to it being submitted.

Concern was expressed about development to the west of Keinton Mandeville, especially in relation to the location of the access for any proposed development. It was likely that building materials for the development would come from the east, and the B3151 had too many heavy lorries already.

Concern about the scale of the proposed development - especially when the village had already seen a significant increase in development. Infrastructure was already stretched and cannot accommodate more.

This scale of development should be confined to towns, a development of this scale would turn the village to a small town CH suggested that this would impact significantly on neighbouring villages including BSD and Charltons and a joint response would be appropriate.

Local plan query: would the housing supply be achieved? DR noted the likely impact of the local government reorganisation on the local plan, this had the potential to extend the housing supply problem.

Other issues

Concern expressed about a pale blue non-hazardous waste lorry using the B3153 through the village - this was a huge vehicle which restricted the road for ordinary vehicles

Development in Cottons Lane – update requested.

TR noted a meeting had been held on 13 January, and summarised the PC response to the application to reposition plot 7 Members of the public commented that SSDC Planning appeared not to have an up-to-date neighbour list Activity on the adjacent field. This appeared to be contrary to the Wildlife and Countryside Act - no consideration to reptiles and bats. The builder's mound of soil was about 6m high and was becoming unmoveable. It was altering the topography of the village.

Noted that Natural England and EA were the bodies responsible for this.

Noted that Planning Enforcement could be notified of a suspected breach via the SSDC website

Mud on Cottons Lane, need to road brush.

Lorries associated with the development using Cottons Lane inappropriately - residents have to reverse onto B3153 to get out of Cottons Lane

District Councillors Report:

Volunteers for youth club required

There is a community grant fund available - up to £1000

Fox and Hounds application may be one of the first post phosphates applications to be approved (noted this application has some mitigation)

Here has been an investigation into misconduct at SSDC. The Chief Executive has been dismissed

County Councillor Report:

Gary Warren (traffic) and Alan Jones would be moving on

Breakdown of proposed savings arising from Unitary council had been presented to SCC. Savings would be made in maintenance costs, ICT, services, Senior management, and Members. DR was sceptical about these savings being fully realised

TI asked DR about SCC policy on hedge cutting. This was the responsibility of the landowner unless it was creating a danger.

1.0	Apologies. Apologies were received and accepted from Richard Sutton, and Scott Fischer			
2.0	Declarations. There were no declarations of interests			
3.0	Minutes of last meeting 4 January and 13 January 2022 Resolved: It was proposed and unanimously agreed to approve the minutes as a true and correct record of the meetings held.			
3.1	Actions and Matters Arising			
	Minute	Owner	Due	Update
	4.2 Neighbourhood plan; Include affordable homes policy	TR	Ongoing	Ongoing

	Project plan for adoption by PC at February Meeting	TR	February Meeting	On agenda
	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	Complete
	8.0 Highways. Report damage to Cottons Lane.	Clerk	ASAP	Complete – reported await response from Mendip
	8.0 Highways update on fingerpost replacement	Clerk	ASAP	Reported – await update
	Report damage to Queen St and blocked drain	Clerk	ASAP	Planned patching to be scheduled post April 2022.
	Report iron work and kerbs on Lakeview	Clerk		Complete – this will remain until topcoat of tarmac
	8.0 Highways – request enforcement re: parking issues			Complete
	20mph Queen St. contact Highways with proposal including Common Lane / Church St / Queen St priority change	KM to draft		Complete – on agenda
	8.1 Quotes to improve bridleways c/f to spring	TI		C/f to Spring
	9.0 Annual play area inspection report – project plan	Clerk	Ongoing	Ongoing
	9.0 Happy Tracks lease extension			
	Playing field land registry Request quote from Holly and Steer	Clerk	ASAP	On agenda
	11.0 Keinton Connected. Flyer delivery	All	Before end of January	Complete
	13.0 Defibrillator: investigate reconnecting keypad - contact electrician	Clerk	ASAP	On agenda
	15.0 Remembrance soldier	Clerk to consult with BSD and order	November 2022	On agenda
4.0	<p>Planning. Consider the following applications and make recommendations to the planning officer: 21/03654/S73A Application to vary condition 1 (approved plans) of planning application 19/02585/REM as varied by 20/01473/S73 to allow change to ground floor layout and fenestration of plot 2. Land Behind Splinters Church Lane Keinton Mandeville. The plans were considered, and comments made as follows:</p> <ul style="list-style-type: none"> • This would result in the property moving further to the south and away from other houses • Will not impact on neighbours • Will allow more light <p>Resolved: It was proposed and unanimously approved to recommend approval</p>			
4.1	<p>Determination of Planning. The following notices were received: 21/03625/HOU Replacement of existing sunroom to form formal kitchen/dining space to rear of dwelling - 11 Chapel Close Keinton Mandeville. Application permitted with conditions 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. Application permitted with conditions</p>			
4.2	Other planning matters.			

	Neighbourhood Plan – project plan and update. TR reported the following: No funding had been awarded in the current run, it was possible that the application would be considered during an extension period in February, otherwise the next funding period would be in the 2022/23 financial year. Funding would be forthcoming by April / May if the application was successful. The consultant working on the plan would require this funding to be in place prior to them starting work.	
5.0	Environment Champion Update. TR reported the following: Tree giveaway – this had been successful, there was a possibility of a further similar scheme with woodland species The group had ordered the thermal imaging camera for a trial week from 7 March. There was an ongoing search for a site for wildflower and pollinator planting Environmental audit. A number of volunteers had come forward and the group were keen to move this forward. CH offered help if required. Solar Streets – ring fenced funding. There was nothing to report. Green Charter. Consider and agree any actions arising. Copies of the Charter had been provided at the previous meeting. Councillors had considered this. Resolved: It was proposed and unanimously agreed to adopt the Green Charter.	
6.0	Finance and Payments (RFO – Clerk). Resolved: It was proposed and unanimously agreed to approve the following payments: Payments Salaries January 2021 NEST Pensions Direct Debit HMRC Maintenance Xmas Tree reimburse R Sutton Westcotec – additional brackets for SID Walton Press -printing SSDC Parish Ranger Grants: KM PCC	£262.52 £19.53 £ £ £140.00 £189.00 £57.80 £372.96 £1400.00
7.1	Receipts.	
7.2	Review of Accounts. Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed, and signed by Councillors. The accounts for month 10 2021-22 were reviewed. The balance at the end of December was 42084.49. Payments in January totalled £2782.25, and receipts were £nil. The balance was £39302.24 The bank statements showed a balance of £40827.25. There were outstanding payments totalling £1,525 (playing field grant and salc training) Taking this into account the balance was £39,302.24. The summary of accounts, budget and reconciliation information were circulated, checked, and agreed by councillors.	
7.3	Grant requests. Receive the following grant requests St Margaret’s Hospice. This request was considered taking account of the benefit to local residents and the grant budget. This was a good cause and likely to benefit parishioners. Resolved: It was proposed and unanimously agreed to use the remaining funds in the grant budget to make a grant of £150. S137.	
8.0	Highways. Update / Items to report <ul style="list-style-type: none"> • Holes in road Orchard Way, T-junction surface tarmac has worn • Overhanging hedges on High Street (conifers) • Streetlights on Chistles Lane not illuminated • Barton Road, deep, long potholes on western side outside Briars • Tootle Bridge - wall knocked down Community SpeedWatch Report. CC reported the following: <ul style="list-style-type: none"> • The Police and Crime Commissioner would be introducing new terms of reference for CSW, there would be visible support from the police at the roadside and better follow up for repeat speeders. • Road safety department had new technology, including the ability to administer instant fines • South Somerset Neighbourhood Policing teams hoped to support CSW for one session per month 	

	<ul style="list-style-type: none"> If a pattern of speeding was detected, the speed camera attendance would be triggered. <p>20mph zone for Queen Street.</p> <p>This had been raised with traffic management. The County Council was unable to provide part contributions/split funding. The first phase would be to gather speed data at a cost of around £200 per location. Attention had however been drawn to the following</p> <ul style="list-style-type: none"> For a 20mph, vehicle speeds would already need to be low - below 24mph average. Police approval would be required Installation of lower speed limits to manage non-compliance of an existing higher posted limit was not an option. <p>Discussion took place in view of the above including the following observations:</p> <ul style="list-style-type: none"> Local SID data indicated an 85th percentile speed of 26mph. The average speed in this section of the road might support changing the limit to 20 but the actual effect on traffic speeds would likely be limited, calling into question the benefit of the spend It is likely that in a 20mph limit traffic would continue to move at similar speeds. <p>Further detail on the likely cost had been requested.</p> <p>The changed priorities had been requested with traffic management and this was being considered.</p>
8.1	<p>Parish Paths. Update / items to report.</p> <p>Consider purchase of dog poo bag dispensers and bags.</p> <p>It was noted that the existing bin on the green on Irving Road had a built-in bag dispenser. It was agreed that bags should be purchased for the existing dispenser as a trial.</p> <p>Report of poor state of Babcary Lane \ Blind Lane 'junction' and footpath to rear of village hall</p> <p>It was agreed that remedial work to improve these would be beneficial. This work would be better carried out in the spring. The clerk was asked to add this to the action point for improvements to bridleways.</p> <p>Repairs were required to the following:</p> <p>Gate at end of village hall field (Westfield House) ask ranger to repair</p> <p>Rotten post at stile by Castle Street telephone box ask Ranger to repair</p>
9.0	<p>Play Areas.</p> <p>Playing field registration with Land Registry. A request had been made for the solicitor to register the playing field. An acknowledgement had been received but nothing further at this stage. The clerk had sent an email chasing this and asking for an update.</p> <p>Happy Tracks / Skatepark</p> <p>The clerk was awaiting quotes in order to make an application for s106 funding. A meeting with SSDC was taking place on 11/02/2020 for clarification about the application process and allocation of funding.</p> <p>Receive inspection report. Replacement of the items of equipment that were becoming worn would be included in the quote as above.</p> <p>Consider and agree extension of Happy Tracks and Skatepark lease of land. Resolved: It was proposed and unanimously agreed to request for the lease to be extended to a minimum 25 years but preferably 50.</p>
10.0	<p>Maintenance.</p> <p>Consider and agree requirements. No maintenance tasks</p>
11.0	<p>Broadband Provision in Keinton Mandeville – update</p> <p>Richard Culley had reported that we were awaiting Openreach validating all pledges - he would be meeting with Openreach for a further update on 10th Feb. It was noted that the cost of connecting to superfast further down the line would incur a cost if a pledge had not been made at this stage.</p>
12.0	<p>Village Hall Report</p> <p>CC reported the following</p> <ul style="list-style-type: none"> A meeting had taken place with the architects about the hall extension Quotes had been received for the trim trail and this was being progressed LVA (developers) had been in contact with village hall committee about community building provision
13.0	<p>Defibrillator- keypad lighting update.</p> <p>An alternative approved electrical contractor was being sought to do this work as the previous electrician was no longer working.</p>
14.0	<p>Correspondence. There was no correspondence for discussion</p>

14.1	Correspondence. Circulation SCC corona Virus advice / updates, SWP briefings, SSDC corona virus advice / updates, Local Government Advisory Board meetings, SSDC Get sussed newsletter, SCC Town and Parish Council Conference, CPRE Star Count, SSDC community grants information session, online meetings petition, SSDC webinar - the problem with phosphates, SSDC Get sussed environment newsletter, A&S police, fraud safety webinar, LCN update from heart of the levels group.
15.0	Remembrance Soldier It was agreed for the clerk to order the RBL soldier at a cost of £175.00.
16.0	PR. Items for inclusion in the next edition of the Parish Magazine, for the website and social media sites: Green Charter & Zero carbon policy Consider suggestion from parishioner for Parish Council Newsletter. A parishioner had suggested that the PC produce a regular newsletter distributed as an insert in the parish magazine. It was noted that in the past when the PC had produced a newsletter there was insufficient information to fill it. There was a Parish Council section in every edition of the Parish magazine and the PC would continue to post on social media, including Facebook and the nextdoor site. It was agreed that it would be useful for high profile important information to be advertised on a poster in the village shop. At this stage a newsletter was not considered necessary.
17.0	Future agenda Items.
18.0	Any other reports The applicant for bungalows on Coombe Hill had advised the Chair that a revised application with phosphate mitigation had been submitted to SSDC. He had asked whether the PC would be prepared to support this, noting that he would be prepared to make a donation of between £5000 and £10,000 to Parish Projects. The PC would consider a formal application if and when received.
19.0	Date of next meeting. 1 March 2022.

Minute	Owner	Due
4.2 Neighbourhood plan; Include affordable homes policy Project plan for adoption by PC at Future Meeting	TR TR	Ongoing Future Meeting
5.0 Solar streets receipts. Ringfence funding and consider joint projects, remain on agenda Green Charter. Publish on website with zero carbon policy	Council TR and Clerk	Ongoing ASAP
8.0 Highways. Report damage to Cottons Lane.	Clerk	ASAP
8.0 Highways update on fingerpost replacement Reports of potholes etc. to be passed to Highways 20mph Queen St. and priority change – await further information.	Clerk Clerk	ASAP ASAP
8.1 Order dog poo bags 8.1 Quotes to improve bridleways, also Babcary / blind Lane and path to rear of village hall. c/f to spring	Clerk TI	ASAP
9.0 Annual play area inspection report – project plan. Get quotes and apply for s106 funding 9.0 Happy Tracks lease extension Playing field land registry Request quote from Holly and Steer	Clerk Clerk	Ongoing Ongoing
13.0 Defibrillator: investigate reconnecting keypad - contact electrician	Clerk	ASAP
15.0 Remembrance soldier order from RBL	Clerk	November 2022