

Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council, held on
Tuesday 7 August 2018 at 7.30 p.m. at Keinton Mandeville Village Hall

Present: Brendan O'Hara BO'H; Tom Ireland TI, Kathy Low KL, Helen Beal HB. Jean Maynard JM; Keith Jacobs KJ, Chris Lane CL.

In attendance: David Norris (District Councillor) Dean Ruddle (County Councillor) Sue Graham (Clerk) 1 member of the public. Angus Macdonald (re Lakeview Quarry development)

Public session.

Angus Macdonald (AMc) reported progress with the Lakeview Quarry development, he presented computer generated images of the houses currently being built, he also wished to talk about the area allocated for commercial space in the original application.

The commercial units had been advertised for over 12 months and there had been staggeringly little interest. As a result, an additional planning application for the new space with smaller, 2 and 3 bedroom properties (mix of semi-detached and detached) would be submitted in the near future. These would be eligible for help to buy from the government. The style and size of the houses would make the site more diverse with a better mix of housing. It was likely that the change from commercial use would cut out a lot of car movements.

Questions were raised as follows:

The original planning application allowed for a maximum of 42 houses on the site. How did the additional homes fit with this? AMc was explained that the proposed application would be a completely new planning application. It was hoped that starter homes would be preferable to 11,000 sqm of office space.

Reference was made to the SSDC Strategic Housing Unit comments submitted (post approval) in relation to the original application. This had raised concerns about the positioning of the affordable housing in a single cluster. AMc noted that there would be no movement on the original layout. BOH noted that this issue would be raised in relation to any new application.

Possible access in the NW corner was queried. AMc confirmed that this was not a proposed access point.

Query about whether there would be a s106 agreement allow priority to local people for affordable housing. AMc reported that this would be managed by Knightstone and would be a mixture of mainly rental but some shared ownership.

David Norris asked how widely the commercial space had been advertised. AMc reported that this had been with an agent and in the press for over 12 months.

A member of the public queried the timing of road building – he had thought that the estate road would be built before the houses. AMc explained that this was not the case. The nature of the foundations was also queried and subsequently explained, much structural work had been undertaken. AMc was thanked for attending and left the meeting.

Other issues reported:

- Tractors travelling too fast on B3153 through the village.
- Barton Road – edges on left were very poor. There had been an inadequate, patchy attempt to fill and repair leaving troughs 3 inches deep in places.
- White lining has been painted but only selectively
- In Barton St David Parish, overgrown hedges on sharp corners as enter village are restricted pavement access.
- Streetlight number 3 on Castle Street was illuminated 24 hours/day
- Royal Mail Postbox was creating blind spot for Sheridan House.
- Western Power had installed new electricity poles but not removed the old ones.

County and District Councillor Reports.

David Norris had nothing to report, staffing at the District Council was discussed, and it was noted that the transition period would be difficult.

Dean Ruddle noted that there would be further cuts to services at Somerset County Council.

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1.0	<p>Apologies. Receive apologies and consider acceptance of the reasons. Resolved: It was proposed and unanimously agreed to accept apologies from Jon Sparks, Richard Sutton.</p>	
2.0	<p>Declarations. Receive declarations of interests. TI declared a personal interest in item 5.3 grant requests – Keinton Mandeville school PSA</p>	
3.0	<p>Minutes of last meeting July 3rd, July 17th 2018 Agree the minutes as a true and correct record of the meetings held. Resolved: It was proposed and unanimously agreed to approve and sign the minutes as a true record of the meetings held.</p>	
3.1	<p>Matters arising from the minutes not covered by items on this agenda. There were no matters arising.</p>	
4.0	<p>Planning. Consider the following planning applications and make recommendations to planning officer: 18/01881/FUL Alterations and the erection of a single storey and two storey rear extension to dwelling house. Tor View, Castle Street, Keinton Mandeville. The plans were considered, observations invited and comments made as follows:</p> <ul style="list-style-type: none"> • There had been no objections from the immediate neighbours. • No objections. <p>Resolved: It was proposed and unanimously agreed to recommend approval.</p>	
4.1	<p>Determination of Planning. The following notices were read out: Application No: 17/03797/FUL Application permitted with conditions The Chestnuts, Queen Street, Keinton Mandeville. Demolition of existing dwelling and outbuildings and erection of replacement 2.5 storey dwelling with associated detached garage. – Application permitted with conditions Application number 18/01524/OUT. Outline application for the erection of two new dwelling houses with associated garaging. Land behind Splinters, Church Street, Keinton Mandeville, Refuse permission Application No: 18/01612/FUL Keinton Mandeville Sports Field, Chistles Lane, Keinton Mandeville. The erection of a new sports pavilion. Application permitted with conditions</p>	
4.2	<p>Other planning matters. Consider the following and agree any actions arising CIL priority list – receive feedback, follow up and agree list. Following a request for feedback in the Parish magazine, responses had been received from three residents. These were considered, the merits of each project discussed and it was agreed to rank CIL priorities as follows:</p> <ol style="list-style-type: none"> 1. Highways improvements. 2. Preschool to support the school. It was suggested that this could be linked to the new planning application for the quarry and the clerk was asked to suggest this to Angus Macdonald. 3. Pavilion at Muga 4. Village Hall extension 5. Village hall fitness trail. <p>Cottons Lane Appeal – receive comments from resident. Comments from a local resident were read out and acknowledged. Lakeview Quarry – update on development and area currently proposed for commercial units. Angus Macdonald had attended the meeting during public session and spoken about this.</p>	
5.0	<p>Finance and Payments (RFO – Clerk) Payments. Resolved, it was proposed and unanimously agreed to approve the following payments:</p> <p>Salaries July</p> <p>NEST Pensions Direct Debit</p> <p>Maintenance</p> <p>ICO Data Protection registration fee</p> <p>GB Sport and Leisure – swing chain covers</p>	<p>£239.31</p> <p>£17.80</p> <p>£</p> <p>£40.00</p> <p>£105.60</p>
5.1	<p>Receipts. The following receipt was noted: HMRC VAT refund £268.17</p>	
5.2	<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 4 2018-19 were reviewed. The balance at the end of June was £43,872.95. Payments in July totalled £1,279.01 and receipts were £268.17. The balance was £42,862.11 The bank statements showed a balance of £42,862.11 The summary of accounts, budget and reconciliation information were circulated and checked by</p>	

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	Councillors.
5.3	<p>Grant requests. Tom Ireland declared an interest in this application and did not take part in the discussion. Keinton Mandeville PSA. This application was considered with reference to the grants budget and the likely benefit to local residents. This would benefit a significant amount of local children. Resolved: It was proposed and unanimously agreed to make a grant of £450.00 s. 137.</p>
5.4	<p>Other finance matters Consider the following and agree any actions arising</p> <ul style="list-style-type: none"> • PAYE report, receive report. The PAYE information had been submitted. • Audit update. The period for public rights had now finished, there had been no questions about the accounts.
6.0	<p>Highways. Update / Items to report:</p> <ul style="list-style-type: none"> • Barton Road edges • White lining required - Common Lane, SLOW marking at top of Queen Street • Speed of tractors on B3153 through village – report to police • Streetlight number 3 - Castle Street, permanently illuminated • Post Box Castle Street restricting visibility when exiting Sheridan House • Old electricity poles need to be removed – (Western Power) <p>Queen Street- update. Consider options for alleviating traffic on Queen Street and whether to pursue investigation of options. The PC acknowledged its responsibility to look into this. Discussion took place about whether this was a viable proposition and whether to undertake public consultation. It was noted that a proposal to open Irving Road had been part of an early public consultation for Lakeview Quarry. The clerk would ask Galeon Home whether they would be willing to share the results of this consultation. In addition, the clerk was asked to ask Gary Warren (Highways engineer) to visit the village and for an informal opinion on viability.</p> <p>A361 Glastonbury action group meeting feedback. The notes of the meeting had been circulated to Councillors. KL had attended the public meeting and provided feedback. She reported that the group did not wish for heavy traffic to be diverted through other villages and had suggested that the height of the bridge on the A37 needed to be increased in order to avoid the B3153. Councillor John Woodman supported a bypass option and acknowledged the likely effect on Keinton Mandeville if traffic was diverted away from Glastonbury. The group was focused on lorries travelling through Glastonbury to Hinckley C and were looking to take direct action to inconvenience drivers (slow crossing, sitting in road etc.) The media (including the BBC) had taken an interest in the group. The council agreed that it was important to maintain involvement in this and KL agreed to continue attending the meetings.</p>
7.0	<p>Parish Paths. Update / items to report. There was nothing to report.</p>
8.0	<p>Happy Tracks / Skatepark Receive inspection report.</p> <ul style="list-style-type: none"> • The wobble log had developed a large (finger trap sized) gap in the wood thought to be caused by the hot weather. This had been filled and would continue to be monitored. • The basket swing had suffered further damage to the seat, 'do not use' signs had been put up, this was scheduled for repair before the end of the week <p>Receive SSDC quarterly inspection report. The report was received. Items to monitor were noted. Plans to replace the train had yet to be agreed by the Happy Tracks committee</p>
9.0	<p>NHW / Police. Receive monthly report. The Police speed van had attended the village every month since January.</p>
10.0	<p>Maintenance. Consider and agree requirements Fingerposts cleaning.</p>
11.0	<p>Youth Activity. there was nothing to report</p>
12.0	<p>Village Hall Receive village hall report. The planning application had been approved. The special meeting held to consider this had been appreciated by the committee.</p>

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13.0	<p>Correspondence. Receive the following correspondence and agree any actions arising:</p> <p>From SALC: Consultation: Bye Laws on Sites of Special Scientific Interest (SSSI's) it was agreed that no response was necessary.</p> <p>From SALC: Call for evidence: Rural Economy Consultation. It was agreed that no response was necessary.</p>
14.0	<p>Correspondence. Circulation Items circulated in hard copy or by email received during July 2018</p> <p>Rural Services Network Bulletin; SWP briefing; vegetation management – network rail; CPRE Affordable homes in rural communities; clerks and councils direct – circular; Somerset County Council press release: Could you lend a hand to help restore Somerset’s iconic fingerposts; SALC Councillor Training: Employment & Finance; Dean Ruddle – resignation from SCC Audit Committee because of overspends; Meeting of A361 action group; CPRE circular.</p>
15.0	<p>Parish Magazine</p> <p>Items for inclusion in the September edition</p> <p>Overhanging hedges</p> <p>Concerns about speeding had been passed onto police. This would possibly result in increased police activity.</p>
16.0	<p>Future agenda items</p> <p>A361 Action group</p> <p>Grant payment to PSA</p>
17.0	<p>Any other reports. There were no other reports</p>
18.0	<p>Date of next meeting. September 4th 2018</p>