

## Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council, held on  
**Tuesday 6<sup>th</sup> August 2019 at 7.30 p.m.** at Keinton Mandeville Village Hall

Present: Kathy Low (Vice Chair in the Chair) Chris Lane CL, Jean Maynard JM, Helen Beal HB, Trevor Ryder TR, Jon Sparks JS.

In attendance: Dean Ruddle (County Councillor), Tony Capozzoli (TC), Paul Rowsell (District Councillors) Sue Graham (clerk) 7 members of the public.

Public Session. Members of the public raised the following:

A resident asked about whether the PC would support a planning application for rebuild of 'cottage' previously built on his land. It was noted that the PC did not generally comment prior to an application being submitted.

Complaint about continued quarrying on the Lakeview Quarry site after the licence had been rescinded, and the failure of SSDC to enforce planning conditions. Request for District Councillors to raise this with the Chief Executive. Tony Capozzoli noted that he had raised this previously with the planning officer, and had been informed that the quarrying was for building stone. The resident believed that the licence to extract stone had been rescinded when development started. TC suggested that this should be raised at the full council or Area East meeting during public session on Wednesday 14 August.

Queries about recent Lakeview Quarry amended application, the public footpath closure and reinstatement. The Chair explained the position.

Request by residents for update on Parish Council position on introduction of a 20mph limit on Queen Street. Problems with the pinch point, with speed and volume of traffic on Queen Street, and with vehicles driving on the pavement were reiterated. Frustration was expressed that the Parish Council appeared to accept this. The Parish Council noted that it did not accept this and acknowledged the problems with Queen Street pinch point. However, there was a significant cost to a 20mph zone (c. £5000), furthermore the PC had been advised to wait until the highways improvement scheme for the High Street had been designed. Other traffic calming options such as community speedwatch were discussed. This item was on the agenda under Highways. A resident suggested that opening Irving Road should be considered.

Concern was raised that a 20mph restriction on Queen Street could work in the favour of a housing application on Queen Street. Concern was raised about a pre application planning notice for land off Queen Street and the obvious access into points into surrounding fields.

Other items:

Inappropriate parking of camper van in Church Street

Fly tipping - mattress in Common Lane, grass cutting at village hall.

Water manhole covers are sitting proud of the pavement, Chistles Lane.

<b>1.0</b>	<b>Apologies.</b> Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Tom Ireland, Richard Sutton, and Charlie Hull (District Councillor)
<b>2.0</b>	<b>Declarations.</b> Receive declarations of interests Trevor Ryder declared a personal interest in item 7. Highways – item about Queen Street
<b>3.0</b>	<b>Minutes of last meeting: 2 July 2019.</b> Resolved: It was proposed and unanimously agreed to approve the minutes as a true and correct record of the meeting held.
<b>4.0</b>	<b>Matters arising from the minutes not covered by items on this agenda.</b> There were no matters arising.
<b>5.0</b>	<b>Planning.</b> Consider the following planning applications and make recommendations to planning officer: <b>19/01728/HOU</b> Demolition of existing conservatory and the erection of a garden room extension. Coombdene Coombe Hill Keinton Mandeville. The plans were considered and observations made as follows: No objections. It was proposed and unanimously agreed to recommend approval. <b>19/01664/DPO</b> Application to modify s106 agreement between SSDC, SCC Margaret Ann Flanagan and Nigel Nicholas Cox, dated 27 July 2015 in relation to mortgage exclusion clause, allow exemption for affordable housing and amend affordable housing mix. Land at Lakeview Quarry, Chistles Lane, Keinton Mandeville.

	<p>Receive clarification from Planning Officer about this application and reconsider. The plans were considered and decisions made as follows:</p> <p><b>Mortgage Exclusion Clause.</b> After much discussion about whether this constituted a significant change which would affect the Parish, it was resolved and unanimously agreed not to comment. The PC agreed with the principle of providing more affordable housing but it was unable to quantify whether this change would have an impact on the community of Keinton Mandeville.</p> <p><b>Mix of affordable housing.</b> It was proposed and unanimously agreed to approve this as set out in the application.</p> <p><b>SCC/3631/2019.</b> Ash View Farm Fosse Way Babcary Lydford On Fosse 'Construction of Waste Transfer Station and inert waste/aggregate recycling facility comprising: Change of use of existing yard and access from agricultural use to agricultural use and waste transfer station (9,633.04 sq. metres); Upgrade existing access; Change of use of building from agricultural use to storage, picking &amp; sorting of waste (1,769.97 sq. metres); Extension of existing building for storage, picking &amp; sorting of waste (530.56 sq. metres); Construction of waste storage, crushing &amp; screening area (10,729.33 sq. metres); and, Construction of screening/acoustic bund (25,790 sq. metres)</p> <p>It was noted that Keinton Mandeville PC and Lydford PC had not been consulted, Babcary Parish Council appeared to know nothing about it, and nor did South Somerset District Council. This was a large and significant planning application in the waste industry. KL referred to the planning application and noted that the anticipated traffic impact was likely to have been underestimated. Serious concern was expressed that local parishes and the District Council had not been consulted. The clerk was asked to write to P Flaherty and D Fothergill to request proper consultation. Dean Ruddle agreed to raise this with the County Councillor responsible. Tony Capozzoli would find out about plans in Area East for waste transfer.</p>
5.1	<p><b>Determination of Planning.</b> The following notices were received:</p> <p><b>19/01326/HOU.</b> Erection of 2 storey side extension to replace existing garage and creation of dormer window to front elevation. Briars, Barton Road, Keinton Mandeville. Application permitted with conditions.</p> <p><b>19/01155/DPO</b> Application to modify S106 agreement made between South Somerset District Council and Richard John Sutton dated 18th October 2004. To obtain consent under clause 3.2 to dispose of the site which forms a small part of "The Farm" - Land North Of The Old Coach House, Coombe Hill, Keinton Mandeville. Application Permitted</p>
5.2	<p><b>Other planning matters</b></p> <p>Local Plan Review – update on consultation arrangements. KL was working on a consultation response and felt that the village should be made aware of the proposals in the local plan. She noted plans for Keinton Mandeville to be upgraded to the ‘village’ category to accommodate more development (700 houses between 2016 and 2036 allocated between a number of newly categorised villages.) It was noted that since 2016 there had been in excess of 80 houses either built or planned for the village. There was concern about the impact of this on the infrastructure, it was hoped that this constituted the full extent of development as the village could not accommodate more.</p> <p>DR explained the problem with the 5 year land supply and suggested writing a letter to the local MP, and encouraging residents to do so. KL would draft a flyer to be delivered to all houses in the village with a tear off response slip.</p> <p><i>Dean Ruddle, Paul Rowsell and Tony Capozzoli left the meeting.</i></p> <p>Receive correspondence from Abbas and Templecombe Parish Council about impact of village classification in the local plan. This request, suggesting a joint response from all newly categorised villages was considered. KL would contact them and agree a joint response.</p> <p>Receive planning officer report on 19/00709/OUT Land At Sycamore Farm Barton Road Keinton Mandeville. Outline application for the erection of five dwellings. It was noted that this application would be considered at the Area East Committee. A number of significant inconsistencies and inaccuracies in the Planning Officer’s report were apparent, this diminished its credibility. It was hoped that a Parish Councillor would attend the Area East Committee if available. In the event that a decision was taken to allow this application a footpath / pavement to the village would be essential.</p> <p>Receive pre application consultation information from Summerfield Homes. A pre application proposal for 9</p>

	homes on Queen Street had been received. Observations were made as follows: <ul style="list-style-type: none"> <li>• Concern about extra traffic</li> <li>• This would take development in the village beyond that suggested in the local plan.</li> <li>• Access points could be identified which suggested future further development in adjoining fields.</li> </ul>																				
<b>6.0</b>	<b>Finance and Payments (RFO – Clerk)</b> <b>Payments.</b> Resolved: It was proposed and unanimously agreed to approve the following payments: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Salaries July</td> <td style="text-align: right;">£239.31</td> </tr> <tr> <td>NEST Pensions Direct Debit</td> <td style="text-align: right;">£17.80</td> </tr> <tr> <td>Maintenance</td> <td style="text-align: right;">£130.75</td> </tr> <tr> <td>Sea Scouts Grant</td> <td style="text-align: right;">£500.00</td> </tr> <tr> <td>Play UK – cradle swing fitting</td> <td style="text-align: right;">£102.00</td> </tr> <tr> <td>Defibrillator Heartsafe</td> <td style="text-align: right;">£2557.20</td> </tr> <tr> <td>Lease of Land</td> <td style="text-align: right;">£300.00</td> </tr> <tr> <td>Smart Wheelie Bin Stickers</td> <td style="text-align: right;">£89.00</td> </tr> <tr> <td>ICO Data Protection Fee</td> <td style="text-align: right;">£40.00</td> </tr> <tr> <td>Milborne Port Computer Services Live drive backup</td> <td style="text-align: right;">£48.00</td> </tr> </table>	Salaries July	£239.31	NEST Pensions Direct Debit	£17.80	Maintenance	£130.75	Sea Scouts Grant	£500.00	Play UK – cradle swing fitting	£102.00	Defibrillator Heartsafe	£2557.20	Lease of Land	£300.00	Smart Wheelie Bin Stickers	£89.00	ICO Data Protection Fee	£40.00	Milborne Port Computer Services Live drive backup	£48.00
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<b>6.1</b>	<b>Receipts.</b> There were no receipts																				
<b>6.2</b>	<b>Review of Accounts.</b> Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed and signed by Councillors. The accounts for month 4 2019-20 were reviewed. The balance at the end of June was £39,277.42. Payments in July totalled £578.11 and receipts were nil. The balance was £38,699.31. The bank statements showed a balance of £38,873.31. There was one outstanding payment of £174.00 to GB Sport and Leisure for swing seats The summary of accounts, budget and reconciliation information were circulated and checked by Councillors.																				
<b>6.3</b>	<b>Grant requests.</b> There were no grant requests.																				
<b>6.4</b>	<b>Audit</b> The period for the public rights had finished on 26 July and there had been no requests to inspect the accounts. Asset register check. Jon Sparks had completed the asset checks.																				
<b>6.5</b>	<b>Other finance matters Consider the following and agree any actions arising</b> <ul style="list-style-type: none"> <li>• PAYE report, receive report. The report had been submitted.</li> <li>• Finance committee report and internal audit update. KL would be completing the checks this week.</li> </ul>																				
<b>7.0</b>	<b>Highways.</b> Update / Items to report <ul style="list-style-type: none"> <li>• Cast Iron Signpost on the crossroads had been knocked over by a lorry. A like for like replacement would be requested from Highways.</li> <li>• Manhole Covers (believed to be Wessex Water) sitting proud of pavement in Chistles Lane</li> </ul> Receive copy of email from local resident reference impact on highway of building on Coombe Hill. This was received. B3153 West Group. Tony Elbourn (local resident from High Street) had made initial enquiries Receive correspondence from Queen Street resident for update on requested introduction of 20mph limit. This request was considered. Introduction of a 20mph zone would cost approx. £5k. Previous Parish Council discussions in relation to this had concluded that the High Street scheme would take priority. It was a matter of concern that the area around the primary school was not subject to a 20mph limit and that this was an unusual position. It was suggested that this should be queried, support sought from the Headteacher and a 20mph zone requested as a matter of safeguarding. In addition residents were asked to consider other options, including Community Speedwatch A361 Glastonbury action group meeting feedback –KL noted that there was nothing to report.																				
<b>8.0</b>	<b>Parish Paths.</b> Update / items to report. There was nothing to report																				
<b>9.0</b>	<b>Happy Tracks / Skatepark</b> Receive annual inspection report. The inspection report was received. There were a number of items for action, the clerk was asked to follow up.																				
<b>10.0</b>	<b>NHW / Police.</b> Receive monthly report. A garage break in on Queen Street was reported																				
<b>11.0</b>	<b>Maintenance.</b> Consider and agree requirements. Routine tasks were agreed.																				
<b>12.0</b>	<b>Youth Activity.</b> There was nothing to report.																				

<b>13.0</b>	<b>Broadband Provision in Keinton Mandeville.</b> To be considered on next agenda
<b>14.0</b>	<b>Village Hall</b> Receive village hall report. KL had been unable to attend and was also unable to attend the next meeting. Volunteers to attend in her place were sought.
<b>15.0</b>	<b>Glastonbury Festival. Consider impact on village, and agree any actions arising</b> CL had been approached by a resident to ask if the PC might be willing to ask the organisers of Glastonbury Festival if Keinton could be considered for inclusion in the zone for Sunday ticket entitlement. The justification made was that both Lydford and Barton were in the zone but Keinton suffered more traffic disruption over the course of the weekend than the latter. It also had more of the sound of the festival than either because of being higher and a more direct 'sound line'. The clerk was asked to contact Glastonbury Festival and ask for this to be acknowledged.
<b>16.0</b>	<b>Correspondence. Receive the following correspondence and agree any actions arising:</b> <ul style="list-style-type: none"> <li>• Proposed Devon &amp; Somerset Fire &amp; Rescue Service Changes - 12 Week Consultation. CL volunteered to complete this.</li> <li>• NALC legal topic notices re website consider and agree any actions arising. J Light had checked and found that the main reference from this is WGAC 2.1. The most important part covered text size and contrast against background colour (section 1.4.3.) The worst case on the web site was 6.54:1 and this was better than the 4.5:1 required by the specification. His opinion was that the PC could claim compliance.</li> <li>• NALC legal topic re Conduct of meetings. Consider and agree any actions arising. This was noted.</li> <li>• Somerton Bee Keepers event 21 September – request to display signs. This was agreed provided the signs were removed afterwards and that they were not positioned in a way that restricted visibility.</li> <li>• SALC: Parish Online Training Event - 26th September 2019. Councillors had been notified of this event and were advised to ask the clerk to book a place should they wish to attend.</li> </ul>
<b>16.1</b>	<b>Correspondence. Circulation</b> Items circulated in hard copy or by email received during July 2018: Reimagining the levels - Invitation to tree event; Somerset Prepared newsletter, CPRE Campaigns update; Future of Mental Health Services in South Somerset – information; copy of anonymous objection to SCC planning application CC/3631/2019 Construction of waste transfer station and inert waste / aggregate recycling facility and construction of screening / acoustic bund at Ash View Farm
<b>17.0</b>	<b>Parish Magazine</b> Items for inclusion in the September edition. <ul style="list-style-type: none"> <li>• Bonfires – guidance</li> <li>• Shrubs overhanging and obstructing other peoples' property, pavement, visibility and the highway. Reminder to cut back</li> <li>• Local plan review – PC will be sending out questionnaire</li> <li>• 30mph stickers -trial. Residents of relevant streets who would like to have them for their wheelie bins can get them from the shop.</li> <li>• Reminder to keep out buildings secure in light of recent break-ins.</li> <li>• Community Speedwatch – Queen Street.</li> </ul>
<b>18.0</b>	<b>Defibrillator. Update.</b> The defibrillator would be ordered after the meeting, the school would arrange installation using an approved electrician and would then bill the Parish Council for the costs. The insurance company had been contacted on 05/08/19. The machine and cabinet were automatically covered, as per p6 of the policy schedule.
<b>19.0</b>	<b>Flower Competitions.</b> Judging had taken place in July with the following results and comments from the judges: Hanging baskets: The Cottage, High Street. A lovely colourful display. Containers: 1, Alexander Cottages, Queen Street. A beautifully kept and well-tended display. Front Garden: Applegarth, Queen Street. A variety of plants in a well-managed garden. After travelling around the village and looking carefully at front gardens, hanging baskets and containers the judges had recognised the time and effort people invested in their gardens which <i>all</i> enhanced our village.
<b>20.0</b>	<b>Future agenda Items</b> Local plan – including Abbas and Templecombe feedback. A361 group feedback
<b>21.0</b>	<b>Any other reports</b> There were no other reports.
<b>22.0</b>	<b>Date of next meeting.</b> 3 September 2019