

Keinton Mandeville Parish Council

Minutes of a meeting of the above-named Parish Council held on
Tuesday August 4th 2020 at 7.30 p.m. via zoom

Present: Trevor Ryder TR (in the Chair) Chris Lane CL, Chris Calcutt CC, Jean Maynard JM, Helen Beal HB, Scott Fischer

In attendance: Tony Capozzoli (District Councillor) 2 members of the public Representatives from Orme architects (Edd Medlicot EM, Matt Green MG) attended the meeting to present proposals on the development of land to the rear of Church St and Queen St. A representative from Galion Homes was also in attendance.

Public session. The following topics were raised:

Fly tipping.

There had been an incident of fly tipping on Copis Lane. CL commented on the efficiency with which SSDC had dealt with this. The reporting system on the website had given a timescale to remove the rubbish and this had been met.

Potential Development of Land to rear of Church Street and Queen Street, Keinton Mandeville.

MG presented part of the pre application submission for the potential development scheme at land off Queen Street / Church Street in Keinton Mandeville. The site was currently used as an agricultural field and surrounded on three sides by housing (Lakeview to the W, Church St to the S and Queen St to the E).

The proposed access point would be created by demolishing an existing bungalow on Church Street.

The proposal was for 31 dwellings in total with a mix of Detached, Semi Detached, Terraced including single story barn style dwellings. A crescent terrace would feature in the design. A pedestrian route through the site would link the residential area with the adjacent Lakeview

The site is 1.7 hectares and there would be an average of 18 dwellings per hectare.

Photos indicative of the proposed designs and landscaping were presented. The developers would be looking to retain some trees, stone walling and the hedgerow to the west.

EM explained that they have been told by housing associations that the demand for social housing in Keinton Mandeville had been satisfied by recent development. They would therefore be proposing 'discount to market' status for some of the housing. They would also be looking to divert money to alternative village assets, such as the pre-school that they designed and costed for the primary school. This would require significant discussion and subsequent support from SSDC to divert funding from housing.

Questions were invited and raised as follows:

Q: Timescale for preschool. A: This was likely to be related to an occupation clause (e.g when 10 houses were occupied.) Ideally this would be built during the summer holidays. This was obviously dependent on planning approval

Q: Proposed site for pre - school? A: Small car park at the Primary School

Q: Issues of sustainability, could the developers think about what are the benefits of 31 homes to the community in Keinton Mandeville? Where do they anticipate the occupants will work? How would this development fit with sustainability? A: Sustainability principles underpin Orme's work. They recognise that there are many facets associated with sustainability, it is hoped that designs will be carbon neutral.

Would this be a self contained development or connected to Lakeview (other than via pedestrian access) A: self contained.

Q: This development would generate significantly more traffic during the building phase and once completed. The village and particularly Queen St cannot sustain this. There needs to be acknowledgment of this. A: This was a County Highways matter and the roads have been surveyed.

It was noted that any survey completed during the lockdown period would not be representative. Orme offered to share the Highways data they had used to inform their plans.

A member of the public pointed out that the sewerage system on Queen St cannot accommodate further development. This was the case even before the Lakeview development. The village has more than enough new homes.

TR asked about the developer's plans to publicise this development more widely to allow for proper consultation with the local community. This would be difficult in the current circumstances but was necessary. EM noted that they were considering the options for this including the possibility of an outdoor presentation.

1.0	Apologies. Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Tom Ireland, Richard Sutton, Jon Sparks, Dean Ruddle (County Councillor) Charlie Hull (District Councillor)
2.0	Declarations. Receive declarations of interests. There were no declarations.
3.0	Minutes of last meeting: 7 July 2020 The minutes were agreed as a true and correct record of the meeting held.
4.0	Matters arising from the minutes not covered by items on this agenda. There were no matters arising.
5.0	Planning. Consider the following planning applications and make recommendations to planning officer: 19/02211/OUT Residential development of 9 dwellings with all matters reserved except access. Location: Land OS 9987 Queen Street Keinton Mandeville. This application has been amended by the applicant. The amendments are: Further to the previous consultation letter dated 1st May 2020, the Council has now received an updated Ecological Impact Assessment dated July 2020. The submitted report presents the results and assessment of an updated Extended Phase 1 Habitat Survey, desk study and bat survey. The amendments were considered and comments made as follows: the amendments seem to offer a slightly improved ecological impact than the existing. 19/02211/OUT. Residential development of 9 dwellings with all matters reserved except access. Land OS 9987 Queen Street Keinton Mandeville. The amendments are: The Council has received a Heritage Assessment and a summary Heritage Statement letter submitted on behalf of the applicant. The assessments were considered. The comments in the summary heritage statement letter that 'the impact caused by a replacement entrance would constitute minimal harm to the significance of the wall as a whole, and will not be incongruous with the vast majority of entrances along Queen Street which typify the street scene' were noted. The PC strongly disagreed with this assertion. It was agreed that the wall and orchard is a valuable element of the street scene on Queen Street and an important remaining historic feature of the village. In the event that this application was approved (in spite of its original and remaining objections) the Parish Council agreed it would insist on the following conditions: The development should be set back from the road with the first section replanted as a traditional orchard. The area must be enough to give the impression that the green area has been saved to maintain the street scene. The new entrance must be bounded by a blue lias stone wall of the same design and height as the current wall. The Parish Council would be interested in adopting this orchard area to maintain it for the benefit of the community. Resolved: It was proposed and unanimously agreed to send the above comments to the planning officer.
5.1	Determination of Planning. Receive the following notices: The following notices were received and noted: Ref. No: 19/01664/DPO Application to modify a S106 agreement between South Somerset District Council, Somerset County Council, Margaret Ann Flanagan and Nigel Nicholas Cox dated 27th July 2015 in relation to mortgage exclusion clause, allow exemption for affordable housing and amend affordable housing mix. - Land At Lake View Quarry Chistles Lane Keinton Mandeville. Application Permitted. The Council queried what this actually meant in practice. The clerk would query this. 20/01517/NMA Application for a non-material amendment to planning application 19/02795/HOU to change the facing material of the inset street parking retaining walls from Blue Lias natural stone to painted render finish. - 3 Queen Street Keinton Mandeville. Application Withdrawn
5.2	Other planning matters 17/04801/REM. Land north of the Light House, Barton Rd, Keinton Mandeville. Follow up with reference to concerns raised at December meeting. CL and CC noted that this related to specific concerns associated with the building works. With those works now complete it was agreed that this could be removed from future agendas. Tony Capozzoli (District Councillor) reported that he had circulated a paper outlining the changes to the planning department at SSSC. There had been a number of resignations and the paper

	sought to assure Councillors that the vacancies would be recruited and filled. SSDC was committed to improving the performance of the department.	
6.0	Environment Champion Update Discussion paper – consider preferred projects in paper prepared by Trevor Ryder and agree any actions arising. TR referred to the paper that had been circulated to Councillors and asked for observations. CL suggested that a community Orchard would be desirable. TR noted the benefits of tree planting and how this would offset some of the carbon footprint associated with the additional building in the village. TR had also been looking at community projects taking place in other villages. He would share this information.	
7.0	Finance and Payments (RFO – Clerk). Resolved: It was proposed and unanimously agreed to approve the following payments: Payments Salaries July NEST Pensions Direct Debit Maintenance ICO Data protection registration fee	£255.55 £19.01 £117.00 £40.00
7.1	Receipts. There were no 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 4 2020-21 were reviewed. The balance at the end of June was £47,751.28. Payments in July totalled £593.46 and receipts were £nil. The balance was £47,157.82. The bank statements showed a balance of £47,276.72. There was one outstanding cheque for £118.90. With this taken into account the balance was £47,157.82 The summary of accounts, budget and reconciliation information would be circulated and checked by Councillors at the next proper meeting.	
7.3	Grant requests. There were no grant requests.	
7.4	Other finance matters Audit – update. The clerk reported that the period for the exercise of public rights had now finished and there had been no requests to inspect the accounts.	
8.0	Highways. Update / Items to report. There was nothing to report. Previously reported issues remained outstanding. The following notice was received: road closure TTRO 371264ME - Fosse Way, Lydford on Fosse 17 August 2020	
8.1	Parish Paths. Update / items to report. A query was raised about when the public right of way through lakeview would reopen. The clerk would raise with Galion.	
9.0	Happy Tracks / Skatepark Receive inspection report. The bin lids needed to be replaced. There was a risk of rubbish blowing around with the current situation. Two bin lids were required at a cost of approx. £125. It was possible that the Happy Tracks committee would contribute 50% of the costs. Resolved – it was proposed and unanimously agreed to purchase the bin lids provided a contribution from the Happy Tracks Committee. A new sign for happy tracks was required as the previous one was out of date and damaged. Quotes had been sought from three providers although the two quotes received to date were below the threshold for 3 quotes. The first two quotes had come back at £35.00. A proof had been received from Vale Signs which had been well designed. Resolved: It was proposed and unanimously agreed to buy the sign. Receive model risk assessment from insurers. The model risk assessment from the insurers had been received and this included suggestions to clean the park twice per day and to allocate certain times to make the park available for vulnerable people. The clerk had queried this with the insurers as the risk assessment (adapted from the SSDC version) currently being used was based on the park not being cleaned with users being advised of this and that they should therefore take their own precautions. The insurers had noted that the latest Government update is non-statutory guidance and that the PC should make its own assessment. The PC agreed that the current risk assessment and associated signs (which had been provided as templates by SSDC) were adequate.	

10.0	Maintenance. Consider and agree requirements. Bus shelter cleaning, street furniture painting. Resolved: It was proposed and unanimously agreed to ask the SSDC parish ranger to undertake these tasks.
11.0	Youth Activity. There was nothing to report.
12.0	Broadband Provision in Keinton Mandeville – update. Richard Culley had provided the following update: The previous cost for 369 premises was estimated at £398,599.00 - equating to £1,080.21 per premise. The provider had narrowed the scope slightly and the cost had reduced. It was hoped that the cost could be as low as £537 per premise once all the subsidies had been applied. Richard proposed that once further clarification had been obtained, it would be wise to write to viable properties to see who would be interested in proceeding. This was agreed. The PC would be interested in knowing if the cost would reduce proportionately with more properties committing.
13.0	Village Hall Report. CC reported that the village hall was due to reopen in September, but initially only for regular users. TR queried whether it would be available for socially distanced carefully managed events (such as a planning proposal consultation) CC would query this.
14.0	Social Media. Website. Update Three quotes had been received for the website. John Light had provided helpful advice and the options were considered. It was agreed that TEEC Ltd offered the best service and compliance with required standards at a cost of £126 / annum. However the £660 migration fee seemed excessive. The council asked about updating the site and whether specific training was available. The clerk noted that there were training videos available, the council was concerned about the extra time this might incur and whether others would be able to take part with updates. SF noted that he would be willing to help with this. The clerk was asked to try to negotiate a lower migration fee and a decision would be taken at the next meeting.
15.0	Correspondence. Receive the following correspondence and agree any actions arising: LGA Model Member Code of conduct consultation 2020. The LGA had committed to reviewing the current model member code of conduct, as recommended by the Committee on Standards in Public Life. Councillors were encouraged to respond to this.
16.0	Correspondence. Circulation SCC corona Virus advice, SWP briefings, SSDC corona virus advice, Rural Services Network bulletin, CPRE news, Somerset Library reopening, NHS engagement survey, SALC- Unitary debate event, SSDC - community energy opportunities webinar details, Avon and Somerset Local Authorities - Remembrance Sunday Events Planning, SSDC Environment newsletter, Reversing the decline of insects – letter from Somerset Wildlife Trust., Somerset Rivers Authority Annual Report, Letter from David Fothergill noting the proposal for 'One Somerset' business case
17.0	Parish Magazine Items for inclusion in the September edition. There were no reports
18.0	Future agenda Items
19.0	Any other reports. There were no other reports.
20.0	Date of next meeting. 1 September 2020.