

Keinton Mandeville Parish Council
Minutes of a meeting of the above named Parish Council held on
Tuesday 6 February 2018 at 7.30 p.m. at Keinton Mandeville Village Hall

Present: Brendan O’Hara BO’H; Keith Jacobs KJ; Jon Sparks JS; Richard Sutton RS; Tom Ireland TI, Beverley Goodall BG.

In attendance: David Norris District Councillor, Dean Ruddle County Councillor, (from 820pm having had a commitment at another meeting) Sue Graham (Clerk) 1 members of the public, Mr Shakesby Headteacher at Keinton Mandeville Primary School.

Public Session.

Members of the public raised the following:

Planning Lakeview Quarry

Query about construction management plan – BO’H reported that no further information had been received.

It was pointed out that although there was a proposal to alter the mix of social housing, the location had not changed and the houses remained in one cluster instead of being integrated.

D Norris, District Councillor reported the following:

- SSDC had not yet set its precept, but the financial plan assumed the maximum increase.

Councillors asked if the Garden Settlement proposal was likely to carry any weight. D Norris noted that this was a speculative proposal but that it was likely to be supported by some who favoured a Garden Town in South Somerset. The Chair noted the propensity of the land in question to flood, as had been the case the previous weekend.

Dean Ruddle, County Councillor reported the following:

- There was currently a public consultation regarding the future of Somerton libraries. Somerton was likely to be affected and public input was welcomed for the consultation.
- The County Council had undergone an Ofsted Inspection. This had shown some improvement but there was still work to do.
- Funding had been agreed for a new school in Somerton.

1.0	Apologies. Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Chris Lane and Kathy Low
2.0	Declarations. Receive declarations of interests. TI and BO’H declared an interest in item 4.0 Planning.
12.0	With the council’s agreement the Chair varied the order of the agenda in order to accommodate the Headteacher of the Primary School Keinton Mandeville Primary School. Hear report from Headteacher about preschool provision and agree any actions arising. Mr Shakesby explained that he wished to ask for the council’s support for an on-site preschool. Barton St David pre-school provision was constrained by its premises and was becoming unviable. Limited availability of the Village Hall in Barton St David meant that longer hours required by parents (and provided by alternative facilities in neighbouring villages) could not be offered. This would eventually impact on the demand for reception places at Keinton school and ultimately on the longevity of the school. The Lakeview Quarry s.106 agreement had identified £175k towards pre-school provision in the village and at the time the County Council had indicated that it would match this. It had recently become apparent that this would no longer be possible, leaving a shortfall of approximately £200k. The school wished to challenge the lack of funding from the County Council and support from the Parish Council would add weight to the proposal for an on-site preschool. Councillors agreed that it was in the interest of the village that the school was thriving and acknowledged the importance of a pre-school facility. It was agreed that the Parish Council would write to the local MP, County Councillors, Leader of the Council, Portfolio Holder and the Early Years Team to stress the importance of this for the village and school. Mr Shakesby thanked the Council and left the

	meeting.	
3.0	Minutes of last meetings January 2nd, January 9th, January 16th 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 correct record of the meetings held.	
3.1	Matters arising from the minutes not covered by items on this agenda. There were no matters arising.	
4.0	Planning. Consider the following planning applications and make recommendations to planning officer 18/00050/S73 Application to vary condition 01 (approved plans) of 16/01832/REM to alter the mix of affordable dwellings. Land at Lakeview Quarry, Chistles Lane, Keinton Mandeville. BO'H and TI declared an interest and did not take part. Keith Jacobs took the chair. KJ explained the changes in the mix of affordable dwellings, and also referred to advice from SSDC Strategic Housing Unit about the type, mix and location of affordable housing. It would not accept a single cluster of 15 affordable dwellings on the edge of the site, instead advising at least two clusters with each cluster including social rented dwellings. Comments were invited and observations made as follows: <ul style="list-style-type: none"> • Different mix is acceptable and is consistent with the recent housing survey in Keinton Mandeville which reflected a demand for 2 and 3 bedroom homes. • The affordable housing is currently concentrated in one location on the site. • The affordable housing should be more integrated, this was the PC view at the time of the original application, and was consistent with the Strategic Housing Unit advice. Resolved: It was proposed and unanimously agreed to approve the mix of houses but to require these to be better integrated across the site.	
4.1	Determination of Planning. The following notices were received: 17/04321/OUT outline application for the erection of 3 no. new dwelling houses with associated garaging. Land behind Splinters, Church Street, Keinton Mandeville. Refuse permission. 17/04537/s73. Application to vary condition 2 (approved plans) of 17/02273/FUL to allow windows and doors colour change from white to grey. Information provided to discharge conditions 4 (access) 5 (surface water) 8 (materials) and 9 (gas protection measures) of approval 17/02273/FUL. Church Street, Keinton Mandeville. Grant permission with conditions It was noted that the Cottons Lane application had been refused.	
4.2	Other planning matters. Consider the following and agree any actions arising Planning conditions at Lakeview Quarry – update. There was nothing to report.	
4.3	Housing Survey. Update. The housing survey responses had been collated and analysed. A report had been prepared and circulated to all councillors. This would be used to inform future planning responses	
5.0	Finance and Payments (RFO – Clerk) It was noted that the payment for Xmas tree light had been incorrectly listed on the agenda as £20.00 instead of £19.99. Resolved: It was proposed and unanimously agreed to approve the following payments. Payments Salaries December £234.41 NEST Pensions Direct Debit £17.44 Printer Ink £12.74 SALC Subscription £267.66 Christmas Tree – reimburse R Sutton £120.00 Playing Field Committee – pay s106 commuted sum for Coombedene planning application £801.04 Christmas Tree Lights Reimburse Brendan O'Hara £19.99 BO'H as the only bank signatory present noted that he would be the beneficiary of one of the payments. The payment was checked and it was agreed for BO'H to sign the cheque	
5.1	Receipts. Note the following receipts. There had been no receipts	
5.2	Review of Accounts. Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed and signed by Councillors. The accounts were reviewed. The balance at the end of December was £36,002.94. Payments in January totalled £4529.05 and receipts were £0. The balance was £31,473.89. The bank statements showed a balance of £31,473.89. There were no outstanding payments. The summary of accounts, budget and reconciliation information were circulated and checked by Councillors	
5.3	Grant requests The following request for donations was read out:	

	CPRE – save our countryside appeal. Discussion took place with some councillors expressing concern about use of public money for this purpose, along with concern about CPRE highways campaigns. Others had no objection to making a donation. Opinion was divided and a vote was taken. Resolved: It was proposed and unanimously agreed not to make a donation. For: 3 against: 2. Thank you letters from the Village Hall committee, PCC and Playing Field Committee were received.
5.4	Other finance matters <ul style="list-style-type: none"> • PAYE report, receive report. The report had been submitted.
6.0	Highways. Update / Items to report. The following was reported Drains appear to be ineffective on A37, between Cary Fitzpaine and Podimore. As a result, several inches of water accumulated in dips, not visible at night and dangerous. The following notices were received: Receive notice of road Closure and diversion – Main Street Walton 5 February for 12 days. Receive notice of road closure from 20th February, Fosse Way Lydford on Fosse for 4 nights (21:00-06:00) to enable refix of both ends of the bridge protection beams to be carried out in this road.
7.0	Parish Paths. Update / items to report. BOH noted that there was nothing to report other than that the paths were muddy.
8.0	Happy Tracks / Skatepark Receive inspection report. BOH and Paul Williams would replace the basket swing in better weather Receive SSDC quarterly inspection report. The report identified a number of areas to monitor. The rubber on the cradle swings was starting to perish and there was some damage to the timber play equipment.
9.0	NHW. Receive monthly report. No report had been received.
10.0	Maintenance. Consider and agree requirements. Ongoing routine work. The clerk reported that the noticeboard required either replacement or repair. This would be an agenda item for the next meeting.
11.0	Youth Activity. Friday club was ongoing. There was nothing further to report.
12.0	This item had been considered at the start of the meeting.
13.0	Village Hall Receive village hall report. KJ reported that at the January meeting a decision had been taken about the proposed pavilion. Plans would be drawn up, quotes sought, and funding applications investigated. Village Hall Field - Defibrillator Update. There was nothing to report
14.0	Correspondence. Receive the following correspondence and agree any actions arising: PACT meeting for the Wincanton North and South Rural Beats 20 February. The Partners and Communities Together (PACT) meeting would take place at Ansford School Main Hall on the 20 February 2018. No councillors were available to attend. Annual Town and Parish Council meeting 26 February. This had now been postponed. South Somerset Electoral Review Consultation. Councillors would consider this and notify the clerk of any observations. Somerset Libraries Service Consultation. BO'H would complete the questionnaire noting the council's concern about the future of local libraries and reliance on volunteers. From SSDC re: Great British Spring Clean 2-4 March. With relatively little time to publicise a litter pick on an alternative date would be arranged.
15.0	Correspondence. Circulation Items circulated in hard copy or by email received during January 2017 Rural Services Network Bulletin; Flood Warden Newsletter; St Margaret's Hospice newsletter; Patent Engagement weekly newsletter; SWP briefing – change of contractor.
16.0	Parish Magazine Items for inclusion in the April edition: Litter pick: 14 th April. Library Consultation Annual Parish Meeting- 17 th April 2018
17.0	Future agenda items Noticeboard replacement / repair
18.0	Any other reports. There were no other reports
19.0	Date of next meeting. March 6th 2018