

Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council, to be held on
Tuesday 4 February 2020 at 7.30 p.m. at Keinton Mandeville Village Hall

Present: Tom Ireland TI, Kathy Low KL, Richard Sutton RS, Jean Maynard JM, Helen Beal HB, Chris Calcutt CC
 In attendance: Tony Capozzoli TC, Charlie Hull CH (District Councillors) Dean Ruddle, County Councillor (from 820 having had a commitment at another meeting,) Sue Graham (Clerk)
 2 members of the public

Public Session

20/00171/OUT. The applicant addressed the council noting that the proposed dwelling would be for a family member. If the application was approved he would like to reinstate an orchard by planting 20-30 cider apple trees.

Lakeview. Query re Roman remains and whether these are being preserved or built over. The chair noted that the Archaeologist had insisted that it should be covered to aid preservation. Comments were made that it would be nice to see photos of it beforehand.

Recent application for a work hub noted. It was hoped that this was not a ruse for more houses

District Councillors. The District Councillors reported

They had recently visited plotgate in Barton St David

They suggested that Val Keitch should be invited to a PC meeting to raise the Wessex Water issue, and the unitary council proposals.

The Environment Strategy Powerpoint had been circulated

A growing awareness that some residents felt more of an affiliation to Mendip than South Somerset.

1.0	Apologies. Apologies were received and accepted from Paul Rowsell (District Councillor) Chris Lane, Jon Sparks and Trevor Ryder.
2.0	Declarations. Receive declarations of interests TI declared an interest in 19/03139/FUL RS declared an interest in 20/00120/DPO and 20/00171/OUT
3.0	Minutes of last meeting: 7 January 2019 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.
5.0	Planning. Consider the following planning applications and make recommendations to planning officer: TI had declared an interest - KL took the Chair for this item 19/03139/FUL Construction of 1no. 5 bed dwelling incl. garage, landscaping and associated works. - Land East Of Cottons House Castle Street Keinton Mandeville The plans were considered and observations made as follows: <ul style="list-style-type: none"> • House is too large for the plot. • Cottons House (neighbouring property) is an attractive and imposing property, the size and design of the proposed dwelling detracts from this • A design more inkeeping with the existing property – Cottons House would be preferable • Use of natural stone would be preferable. Building material should be blue lias stone. It is actively quarried in the village and so is sustainable, as well as being more attractive. This was required by the Council on the most recent Barton Road development. • The design and appearance of this property is important as it is the first house as the village is approached from the east. • The orange roof is too imposing and out of character with the majority of houses on Castle Street. A slate roof to complement the roof of Cottons House would be preferable • The village does not need any more 5 bedroom properties • In line with the PC environmental strategy and also that of the Council, some renewable energy equipment should be included. Renewable energy provision such as solar panels, electric car charging point, ground/air source heat pumps or similar. • The dwelling should be provided with fibre to the premises (FTTP) broadband. The subject site is a very long way from the exchange that is half way down Queen Street. Properties at the proposed location on Castle Street suffer from a very unreliable service, with the connection frequently dropping out and much poorer than advertised capacity. It was proposed and agreed to recommend refusal based on the size, design and proposed materials. Vote For: 4 Abstention: 1. The Council commented that it would prefer to consider an application for a more proportionate house, in-keeping with its surroundings, incorporating the design and renewable energy features mentioned above. 20/00120/DPO Application to modify section 106 agreement between South Somerset District Council

	<p>and Richard John Sutton dated 18th October 2004 to dispose of part of the site - Land North Of The Old Coach House Coombe Hill Keinton Mandeville. RS had declared an interest and did not take part in the discussion or vote.</p> <p>The plans were considered and observations were made as follows: Noted that this related to a small corner of land which was included in a previous s106 agreement. No objections Resolved: It was proposed and unanimously agreed to recommend approval</p> <p>20/00171/OUT Outline application for the erection of a single residential dwelling, all matters reserved. (Revised application) - Land At Orchard View Chistles Lane Keinton Mandeville. RS had declared an interest and did not take part in the discussion or vote. TI and KL had visited the site and briefed the council: the existing track would be upgraded to create access to the proposed dwelling. The proposed dwelling would be on a separate part of the site from the existing dwellings. The existing old buildings and sheds would be cleared.</p> <p>The plans were considered and observations made as follows: Outline permission for a modest 3 bedroom house would be acceptable. Resolved: It was proposed and unanimously agreed to recommend approval with the additional comment to be sent to the planning officer: the PC would expect the property to be built from natural stone and have conditions relating to renewable energy. It would hope to see replanting of apple orchard trees to screen the development from the road. In addition, it would like to see the building equipment/materials, old vehicles etc. on the site tidied up and contained within the new development.</p>	
6.0	<p>Determination of Planning. The following notices were received: 19/03171/TPO Application to carry out tree works as shown within the SSDC (KEMA 1) 1989 Tree Preservation Order, Confirmed 14.11.89 - Old Rectory Church Street Keinton Mandeville. Application permitted. 19/03153/REM Reserved matters application following outline approval of 18/03952/OUT (Outline application with all matters reserved for the erection of 1No. dwelling) for the approval of access, appearance, landscaping, layout & scale - Land At Orchard View Chistles Lane Keinton Mandeville Application permitted with conditions</p>	
7.1	<p>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. It was noted that the hedge had been damaged. Barton Road had recently been repaired but this was planned highways work to patch areas of the road as opposed to repair of the verges associated with the new development building work. Mendip Local Plan Part II: Sites and Policies : Consultation on Proposed Main Modifications. The council did not wish to take part in the consultation process on this occasion.</p>	
7.2	<p>Environment Champion Update. TR was not present.</p>	
8.0	<p>Finance and Payments (RFO – Clerk) Payments. It was proposed and unanimously agreed to approve the following payments Salaries January including back pay (NALC 19-20 payscales) NEST Pensions Direct Debit HMRC – income tax Maintenance Grants agreed at January meeting KM Village hall grant Flower competition trophy and engraving SSDC Play area inspections Play UK bridge repair Defibrillator equipment, Reimburse C Lane</p>	<p>£296.04 £22.45 £5.80 - £1000.00 £7.00 £127.20 £285.60 £9.90</p>
8.1	<p>Receipts. £750.00 This donation had been received from the Happy Tracks committee towards the safety surfacing.</p>	
8.2	<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 10 2019-20 were reviewed. The balance at the end of December was £36409.77. Payments in December totalled £3789.11 and receipts were £750.00 The balance was £33,370.66. The bank statements showed a balance of £34960.66. There were 5 outstanding payments- xmas tree, xmas tree lights, SALC training, KKCT grant, PCC grant, together totalling</p>	

	£1590.00. With this taken into account the bank balance was £33,370.66. The summary of accounts, budget and reconciliation information were circulated and checked by Councillors.
8.3	<p>Grant requests.</p> <p>The following grant requests were considered in relation to the grant budget, and benefit to the village residents. Grants were agreed according to the likely direct benefit for some or all of the inhabitants. (All payments s 137.)</p> <ul style="list-style-type: none"> • Somerton Community Library – Resolved: It was proposed and unanimously agreed to make a donation of £250.00 • St Margaret’s Hospice - Resolved: It was proposed and agreed to make a donation of £100. Vote for: 5, abstention -1 • South Somerset Citizens Advice - Resolved: It was proposed and unanimously agreed to make a donation of £100
8.4	<p>Other finance matters Consider the following and agree any actions arising</p> <ul style="list-style-type: none"> • PAYE report, receive report. This had been submitted • Finance committee internal audit update – clerk’s salary review. KL noted the internal audit recommendation regarding the clerk’s salary, and the subsequent advice from Justin Robinson at SALC. An increase to spine point 21 was considered and unanimously agreed. The budget line for 2020-21 could accommodate this. • Parish Council Computer – consider update or replacement. The clerk had replaced the laptop battery, an upgrade to windows 10 was also required at a cost of approx. £40. The clerk asked the council to consider making the upgrade or to replace the Parish Council Laptop. The council considered the need to upgrade the computer and made reference to the reserve set aside for it replacement. The clerk was asked to source a suitable replacement. RESOVED: It was proposed and unanimously agreed to replace the laptop.
9.0	<p>Highways.</p> <p>Update / Items to report.</p> <ul style="list-style-type: none"> • TI reported that a vehicle had crashed into a parked car and a house on Castle Street, causing significant damage to the railings, and the house, narrowly missing a child in the house. The road had been temporarily closed following the accident. TI noted that measures were required to address this, preferably a bollard or chicane to slow traffic entering the village. DR reported that preparations for the SIS had begun, surveys had started and it was likely that options for consultation would be presented around April. He acknowledged that this tended to be a drawn out process. Discussion took place about suitable traffic calming measures. It was agreed that volunteers for community speedwatch should be sought yet again. • There had been an increase in Quarry Lorries coming through village, including through the night due to a scheme at Langport. This was undoubtedly impacting on the road. • Receive notice of railway bridge repairs and associated closures and diversions. These notices were received. Concern was expressed about several simultaneous road closures and traffic management. <p>Signpost – Crossroads Coombe Hill. Update. There was no update to report. The clerk was asked to contact Highways with a request for the remains of the signpost to be made safe.</p> <p>Speed Indicator Devices – consider quotes and agree any actions arising including application to SSDC Community Grants.</p> <p>Three quotes were considered. Westcotec represented the best value for money. Dean Ruddle suggested another manufacturer that would likely offer better value for money, the clerk would check that they were approved by SCC. It was agreed that the clerk should make enquiries and subsequently apply for a grant based on best value.</p> <p>Receive request from member of the public regarding application for a traffic management order banning HGVs through the village. KL presented the request. This was discussed in detail with a number of potential problems being presented despite acknowledgement that speed, size and volume of lorries through the village was a problem. After significant discussion and the conclusion that such an application would likely fail, it was agreed that it would be more effective to try to discourage lorries from using the village via traffic calming.</p>
10.0	<p>Parish Paths. Update / items to report.</p> <p>There was nothing to report.</p>
11.0	<p>Happy Tracks / Skatepark</p> <p>Receive inspection report –this was received</p> <p>Bridge repair update – this work had been completed.</p>
12.0	<p>Maintenance.</p> <p>Consider and agree requirements: ongoing routine maintenance required.</p>

13.0	Youth Activity. RS reported that the primary school would be using Nayden Forest School
14.0	Broadband Provision in Keinton Mandeville – update. Richard Culley had reported that there were 84 registrations currently, he would be submitting final data to Openreach once he had final confirmation from local businesses.
15.0	Village Hall Report CC reported that the boiler would be replaced
16.0	Social Media. Parish Council input to 'next door' site / Facebook etc. – update. TI would advertise for community speedwatch on Facebook
17.0	Correspondence. Receive the following correspondence and agree any actions arising: <ul style="list-style-type: none"> • Message from D Fothergill SCC- Future of Local Government in Somerset – Next steps re Unitary Authority • Letter from SSDC – Future of local government in Somerset. <p>These two letters related to the proposed creation of a unitary authority and KL asked for District Councillors' opinions.</p> <p>TC: Expressed the view that joining with Mendip District Council would be preferable and would deliver savings and joint working.</p> <p>CH: Noted that he could understand the unitary benefits but was not fully convinced.</p> <p>DR: Noted that this was part of a wider government initiative and felt that decisions were going to be made at a much higher level. The current pressure on childrens' and adults' services was unsustainable.</p> <p>District Councillors noted that the leader of SSDC would be attending Barton St David Parish Council meeting and reported that she was open to invitations from other parishes. It would also be possible to invite David Fothergill to a meeting. After much discussion it was agreed that at this stage the PC would retain an interest in the progress of the proposal but would not be involved in any politically motivated debate.</p>
17.1	Correspondence. Circulation Items circulated in hard copy or by email received during January 2020: Clerks and Councils direct – circular, Buckingham Palace Garden Party, SSDC Health Walks, PCC newsletter, Flood warden newsletter, Invitation to High Sheriff Volunteering event at Wells Cathedral; PCC newsletter, SSDC Environment Strategy Powerpoint; SWP briefing; SSDC Health care and well being news, Community led housing event; HGV survey by local resident.
18.0	Defibrillator update It had become apparent that the SWAST system would only automatically identify a defibrillator when the emergency call was made within 200m of the device. Outside of the 200m radius, callers would be asked if they knew of a defibrillator in the vicinity. It was important therefore that the village knew about the location of the defibrillator. There would be a leaflet drop to all households.
19.0	Parish Magazine Items for inclusion in the April edition Speedwatch, defibrillator, Newsletter Defibrillator Community Speedwatch Unitary authority information: link to SCC and SSDC Village photo competition. Details of how to vote for the village photo
20.0	Flower competition trophy Paul Stubbs had made two vases and these were ready to view and choose.
21.0	Future agenda Items VE day celebrations. It was noted that the school hoped to lead a street party event involving village organisations
22.0	Any other reports. There were no other reports
23.0	Date of next meeting. 3 March 2020