

Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council held on
Tuesday 2ND July 2019 at 7.30 p.m. at Keinton Mandeville Village Hall

Present: Present: Thomas Ireland TI, Chris Lane CL, Kathy Low KL, Jean Maynard JM;, Helen Beal HB, Richard Sutton RS, Trevor Ryder TR.

In attendance: Dean Ruddle (County Councillor) from 8.30pm having had a commitment at another meeting, Paul Rowsell, Charlie Hull, (District Councillors) Sue Graham (clerk) 4 members of the public

Public Session. Members of the public raised the following:

Appeal: Outline application for the erection of 7 No. Bungalows including formation of new access road to the west of Cotton House and associated works. - Land Rear Of Cottons House Castle Street 18/00023/REF

Residents of Cottons Lane asked for an update on the outline / full application. It was noted that the SSDC website had not been updated with the appeal decision. They had concerns because they had not been on the original neighbour list. In particular they were concerned about the potential for access onto Cottons Lane and asked for the PCs support with this when a FUL application was received. The PC noted this.

SSDC

Website: comments were made about this being hard to navigate.

Switchboard: Comments were made that it was not possible to speak with anyone at the council

Charlie Hull (CH), acknowledged there were difficulties and noted that the ‘transformation’ process had resulted in staff shortages, particularly in planning. The planning department was under pressure and having to use consultants. This, coupled with the housing supply targets and the introduction of two starred applications for large developments had reduced members’ powers and impacted on the democratic process. Councillors were encouraged to attend the Area East Meeting on 10/07/2019 9am to voice concerns. KL would be attending and she expressed concerns about neighbour lists, and the apparent lack of accountability at SSDC.

Environment strategy: CH noted that the timescale for comments was unrealistic, however it was important that the PC considered this and looked at ways of engaging the community.

1.0	Apologies. Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Jon Sparks, Tony Capozzoli (District Councillor)
2.0	Declarations. Receive declarations of interests Item 6.3. Grant Requests. Sea Scouts. TI and RS declared an interest.
3.0	Minutes of last meeting: 4 June 2019 Resolved: It was proposed and unanimously agreed to approve the minutes as a true and correct record of the meeting held.
4.0	Matters arising from the minutes not covered by items on this agenda. June minutes: 30mph stickers for wheelie bins. These were available at £89 for 100. It was suggested that these could initially be set aside for parishioners living in High Street, Castle Street, Queen Street, Coombe Hill and Barton Rd and available from the shop for those who wished to request them. Resolved: It was proposed and unanimously agreed to order 100 stickers.
5.0	Planning. Consider the following planning applications and make recommendations to planning officer: Erection of 2 storey side extension to replace existing garage and creation of dormer window to front elevation. Briars, Barton Road, Keinton Mandeville. The plans were considered and observations made as follows: <ul style="list-style-type: none"> • Consideration of impact on neighbours – this was thought to be minimal • If this proposal increases the number of vehicles at the property, provision should be made for parking. Barton Road is unsuitable for on-road parking. • The proposed changes do not alter the appearance of the property significantly. Resolved: It was proposed and unanimously agreed to recommend approval 19/01664/DPO 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. The plans were considered and observations made as follows: The changes to the agreement were not clear from the documentation provided, the Parish Council was therefore unable to comment.	
5.1	Determination of Planning. The following notices were received: 19/01095/HOU. Seraglio Castle Street Keinton Mandeville. Erection of single storey & first floor side extensions with internal & external alterations & conversion of attic into bedroom. Application Permitted with Conditions 19/01605/NMA Address Land North Of The Light House Barton Road Keinton Mandeville. Application for a non-material amendment to planning approval 18/03740/FUL for alterations to Plot 6 only. Internal alterations to include: Proposed utility room to be pushed back into kitchen and provision of separate WC.. External alterations: Reduction in size of 1 No. window on west (side) elevation and replacement of window with French doors on north (rear) elevation. Application Permitted	
5.2	Other planning matters Local Plan Review – update on consultation arrangements. The local plan consultation would run between 28 June and 12 September. KL was working on an initial response for consideration at the next meeting. It was noted that this consultation needed to be publicised to the local community and its importance stressed. Pre application advice - consider leisure related planning obligations and agree any actions arising. The PC had been contacted by SSDC as a result of pre application advice queries for 2 prospective housing developments. A draft list of play and leisure contributions had been provided. It was agreed to advise SSDC of planned projects for which developers’ contributions could be sought including: trim trail, and track, levelling of village hall field, village hall pavilion, community seating. In addition it was agreed that the PC should write to Planning with a list of issues to inform pre-application advice including: FTTP – this would be essential for new developments and the option for exiting properties to connect would be expected Traffic congestion at top of Queen Street, further volume cannot be accommodated Improvement of A37 junction with Common Lane is required if planned development is to the south Drainage – this is insufficient despite Wessex Water’s claim that there is additional capacity. This claim did not take account of a number of storm drains that run into the sewer. TI would draft an email to the Planning Officer.	
6.0	Finance and Payments (RFO – Clerk). Resolved: It was proposed and unanimously agreed to approve the following payments: Payments Salaries June NEST Pensions Direct Debit Maintenance GB sport and leisure – cradle swing seats	£239.31 £17.80 £147.00 £174.00
6.1	Receipts. Bank interest of £20.74 was noted	
6.2	Review of Accounts. Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed and signed by Councillors. The accounts for month 3 2019-20 were reviewed. The balance at the end of May was £48,179.05. Payments in June totalled £8922.37 and receipts were 20.74. The balance was £39,277.42. The bank statements showed a balance of £39,277.42. The summary of accounts, budget and reconciliation information were circulated and checked by Councillors.	
6.3	Grant requests TI and RS declared an interest and did not take part. Keinton Sea Scouts. The grant request for equipment was read out and considered in relation to benefit to village residents, the grant budget and previous grants. This was a very active community group, and now expanding further to younger age groups and as such benefitting many young people in the parish. The group was proactive in its own fundraising and this was commended. It was agreed that such activity should be encouraged. Resolved: It was proposed and unanimously agreed to make a grant of £500.00	
6.4	Audit	

	<p>Update. The clerk reported the following: The notice of exemption had been acknowledged by PFK Littlejohn. Relevant financial information had been published in accordance with the Accounts and Audit regulations and the Transparency Code. The public right to inspect the accounts had been advertised as required on the noticeboard and on the website and this period would run from 17 June until 26 July Asset register check. Jon Sparks had volunteered to carry this out.</p>
6.5	<p>Other finance matters Consider the following and agree any actions arising</p> <ul style="list-style-type: none"> • PAYE report, receive report. The report had been submitted • Finance committee report and internal audit update. KL reported that this had not yet taken place – Clerk to provide papers to KL for inspection. TI also asked KL to conduct the Clerk's appraisal. • Signatory. The clerk reported that a new signatory was required. TR volunteered to do this. A current signatory was required to request the mandate change forms. HB agreed to do this.
7.0	<p>Highways. Update / Items to report Common Lane junction had been strimmed. It would be necessary to repeat this before end of the summer Notice of Temporary Road Closure was received - Cumnock Road & Ansford Hill, Castle Cary - 5 August for 15 days. A361 Glastonbury action group meeting feedback – there was nothing to report B3153 Group – update on parish representation. Tony Elbourn had agreed to become a member of this group, however they had been concerned about whether the issues for the east and west side of the B3153 were the same. It was agreed to look at whether a group covering the Western side of B3153 could be formed.</p>
8.0	<p>Parish Paths. Update / items to report. RS was thanked for strimming Row Lane and Babcary Lane. TI reported that Mendip Byways and Bridleways Association plan to improve Cottons Lane bridleway and might be looking for a grant. Footpath between Village Hall and High Street, this was partially obstructed by horse manure – TI would approach the landowner.</p>
9.0	<p>Happy Tracks / Skatepark Receive inspection report. The bees had returned to the slide steps. The area had ben cordoned off and SSDC environmental health called. They had attended on two occasions and had taken action to deal with the bees. The area remained cordoned off until it was clear that it was safe. Swing seats – consider and make arrangements for installation of new seats. New 'J' style seats had been received, flat packed. It would be necessary to attach these to the existing chains. Although the PC insurers had confirmed that it would be acceptable for a councillor to fit these, specialist tools were required. Play UK had quoted £85 to undertake this. There was not a comparable company from which to seek an additional quote. It was resolved and unanimously agreed to ask Play UK to install the swings seats.</p>
10.0	<p>NHW / Police. Receive monthly report. There were several reports of a black Alpha Romeo parking overnight with the occupants sleeping in car. Residents had been encouraged to phone 101 to report to police.</p>
11.0	<p>Maintenance. Consider and agree requirements Tidy up cut through between Amberley Close and Irving Road Risk assessments – update. The clerk had prepared risk assessments which needed to be observed by councillors undertaking voluntary work and by Paul Williams. These would be signed to confirm agreement.</p>
12.0	<p>Youth Activity. There was nothing to report.</p>
13.0	<p>Broadband Provision in Keinton Mandeville. It was suggested that developers should be approached about properties in the vicinity of new developments connecting to FTTP. This would include the developments on Barton Rd, Cottons Lane, Chistles Lane and Coombe Hill.</p>
14.0	<p>Village Hall Receive village hall report – there was nothing to report, no one had been available to attend the meeting</p>

15.0	<p>Correspondence. Receive the following correspondence and agree any actions arising: SSDC Environment Strategy issues and options initial consultation. It was agreed that all of the identified issues -</p> <ul style="list-style-type: none"> • Waste, Recycling & resource Management • Natural Environment • Built Environment • Energy (efficiency and renewable) • Travel and Transport <p>were important and could not be considered in isolation. It was agreed that building in rural areas would result in more cars on the road, and this would impact on energy, and in turn increase travel and journeys. It was generally agreed that building in rural areas should not be taking place until opportunities to develop urban areas (employment, public transport and infrastructure made them more sustainable) had been exhausted. However, the PC doubted its ability to influence these decisions, agreeing that the initiative needed to come from Government. This, combined with building regulations requiring sustainable construction methods would allow the PC to make informed recommendations. Councillor essentials training – It was agreed for TR to attend this course.</p>
15.1	<p>Correspondence. Circulation Items circulated in hard copy or by email received during June 2019 Rural Services Network Bulletin; SWP briefing; Wheelie bin sticker marketing information, CPRE circular; Invitation to Mayor’s civil service, Motor Event Application - authorisation for the motorcycling club event on the 30th June 2019, Devon and Somerset Fire and rescue operating model consultation information; St Margaret’s Hospice event and volunteering information</p>
16.0	<p>Parish Magazine Items for inclusion in the September edition: 30mph stickers available for local residents. Reminder that this is not an incentive to leave the bins out. Local plan review – deadline 18 September. Note the potential for impact on the village and provide website link to access the report. Flower competitions, and thanks to all who have made an effort with their gardens</p>
17.0	<p>Defibrillator. Agree purchase of Defibrillator Chris Lane reported that the price quoted at the previous meeting and agreed by the council was £2100 including VAT. The actual price was £2100 +VAT. He asked Councillors to consider agreeing this. RESOLVED: It was proposed and unanimously agreed to agree to buy the defibrillator package as discussed at the June meeting. This agreement included the free community training course, and the ‘Guardian’ mobile phone checking facility at £49/year. Clerk to order. It would also be necessary to source an electrician to install the cabinet and equipment. The clerk would liaise with the school about this.</p>
18.0	<p>Flower Competitions. Judging would take place in July.</p>
19.0	<p>Future agenda Items. Local plan 30mph stickers</p>
20.0	<p>Any other reports. DR had reported the following: Waste recycling was to increase, and consequently there would be a three week period between wheelie bin collections. There was a possibility that the County Councillors’ health and wellbeing grant initiative would return The highways small improvement scheme for the village remained on the waiting list. It was not possible to confirm when this would commence. The SSDC Planning department was under pressure. This, coupled with the housing supply targets and the introduction of two starred applications for large developments had reduced members’ powers and impacted on the democratic process. The clerk noted that following discussions in previous meetings she had looked into licence costs for public seating. This would cost £565. It was agreed that it was not viable to pursue public seating on Highway land. It was suggested that provision of community seating could be a requirement placed on developers. KL to inform resident who originally enquired.</p>
21.0	<p>Date of next meeting. 6 August 2019.</p>