

Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council held on
Tuesday 4th June 2019 at 7.30 p.m. at Keinton Mandeville Village Hall

Present: Thomas Ireland TI, Chris Lane CL, Kathy Low KL, Jean Maynard JM; Jon Sparks JS, Helen Beal HB
In attendance: Dean Ruddle (County Councillor) Tony Capozzoli, Charlie Hull, (District Councillors) Sue Graham (clerk) 4 members of the public

Public session

The District Councillors noted the following:

- Social / information sharing event on 28 June at the Halfway House, hosted by the District Councillors. 2 representatives from each council were invited.
- Personal accounts on the SSDC website allowed better access to the District Council Services
- A number of climate change protestors had attended an SSDC full council meeting. The Council would be looking at how it could promote renewable energy initiatives.
- Electric car charger points – were being installed in several local car parks.

Members of the public raised the following:

- 18/01524/OUT Splinters planning application – this had been approved at the appeal stage which made a mockery of the planning process.
- Dangerous puddles caused by poor drainage on the A37
- Verge cutting necessary on Common Lane / A37 junction

Broadband.

Richard Culley (RC) – local resident - attended the meeting to talk about broadband in the village, this was due to be considered by the council at item 13.

He noted the following:

- Concern about Broadband performance and service interruptions in the village. A number of residents had reported frequent loss of connection, this was caused by electrical interference affecting Broadband delivered over traditional copper telephone lines.
- This was problematic for all and particularly for anyone working from home in the village
- He had had extensive discussions with Openreach about the problems
- Fibre to the premise (FTTP) would be a better option, currently the village was served by fibre to the cabinet. Lydford had recently installed FTTP
- The Government long term plan was to have all properties connected via FTTP.
- Some communities had run successful campaigns to install FTTP and RC had had experience and involvement with such campaigns.
- Initial indications were that there was varying appetite to see improvement in the village.
- This would be beneficial for the school
- Openreach would be able to indicate a cost for the whole village.
- New developments were more cost effective and it was likely that Lakeview would benefit from FTTP. It was possible that other nearby properties could ‘piggy back’ on these connections
- There was opportunity to access Government funding schemes for businesses and charities.
- RC had materials about how to engage with the community to assess demand and details of case studies.

It was suggested that the village could be canvassed for prospective interest.

Tony Capozzoli noted that SSDC had £80,000 ring fenced budget for broadband.

1.0	Apologies. Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Richard Sutton.
2.0	Vacancies. Fill councillor vacancies by co-option An application had been received from Trevor Ryder. Resolved: It was proposed, seconded and unanimously agreed to co-opt Trevor Ryder to the council. 1 st TI and 2 nd CL.
3.0	Declarations. Receive declarations of interests. There were no declarations

4.0	<p>Minutes of last meetings: 7 May 2019 and 21 May 2019 Agree the minutes as a true and correct record of the meetings held. The respective minutes were agreed as a true and correct record of the meetings held.</p>
4.1	<p>Matters arising from the minutes not covered by items on this agenda. Churchyard maintenance –JM reported that this had now been dealt with.</p>
5.0	<p>Planning. Consider the following planning applications and make recommendations to planning officer. There were no planning applications</p>
5.1	<p>Determination of Planning. The following notice was received: Receive notification of Appeal Decision: 18/01524/OUT APP/R3325/w/18/3219409. Outline application for the erection of 2 new dwelling houses with associated garaging (revised application) land behind Splinters, Church Street. Keinton Mandeville. Appeal allowed subject to conditions. This decision was noted. Councillors expressed deep concern that this application was now approved in spite of the valid objections raised. This constituted backland development which was out of character with the linear pattern. It also had poor, unsuitable access.</p>
5.2	<p>Other planning matters Receive update from Chairman regarding meeting with Galeon Homes TI had met with Galeon Homes representatives to discuss matters relating to the quarry. He summarised the discussions:</p> <ul style="list-style-type: none"> • They were trying their best to stop lorries coming at school times, some slipped through the net, the main cause being long supply chains and how much needed to be delivered to the site. • The first house was occupied they were ahead of time on the build and sales. • The car park would soon be open for use by the school. • There would be no CIL payment on the extra 10 houses, as their footprint was no greater than the offices they replace they were therefore already included in the S.106 Agreement. • The pre-school payment (circa £84k) had been made to County Hall • Phase 1 was expected to be completed by the autumn and the £60k for play spaces would be made available then. Phase 2 was expected to be completed in the Spring of 2020 and the Village Hall contributions would then be paid. • The village green and open spaces would be managed by an estate management company (each house would have a share in it and contribute to its costs). • They were open to a crossing by the end of the village hall lane, but the PC would need to lead on this with Highways – it was agreed to wait until the car park was in use and assess whether the road layout was still problematic. • Galeon would like to keep the Roman remains on display. They had an idea of constructing a lake in the far corner, with a small café overlooking the lake and Roman remains. To fund it they would like to put in another pair of cottages down by the allotments/lake/Roman site. • Along the southern end of the site there was a collection of about 25 cars which needed to be removed • They believed that another developer was interested in the field to the south east of the site with plans for a large development. This site was likely to have water attenuation/drainage issues. Galeon would be interested in the site for a few larger houses on large plots. <p>The PC discussed the possibility of producing a neighbourhood plan in order to gain maximum benefit from CIL payments as well as to have greater influence on the local plan and planning decisions for the village. TI would contact Tim Cook at SSDC for advice on producing one.</p> <p>Section 106 agreements and CIL – update. There were S106 agreements signed for 14/02896/OUT Land North of Lighthouse, Keinton Mandeville, and 14/01333/OUT Lakeview Quarry, Keinton Mandeville. These would generate funds for village projects. CIL would also be applied to several developments.</p> <p>Consider raising query with SSDC about application of NPPF, and relevance of Parish Council consultation. KL wished to know the criteria SSDC applied when determining planning applications as it seemed all applications were passed regardless of PC comments. The District Councillors were sympathetic to this view and encouraged Councillors to attend Area East Committee to raise concerns. They also suggested that the PC look to planning gains that could be achieved before making a</p>

	<p>recommendation about planning applications.</p> <p>Forthcoming Local Plan consultation, consider use of planning consultant / CPRE to respond to the consultation.</p> <p>The Chairman noted that In June SSDC would be consulting on their preferred options for the Local Plan review. Work on a reply to the 'consultation' needed to take place – possibly via a special meeting. The CPRE would be happy to provide advice to the Parish Council.</p>	
6.0	<p>Finance and Payments (RFO – Clerk)</p> <p>Payments. Resolved: It was proposed and unanimously agreed to approve the following payments:</p> <p>Salaries May</p> <p>NEST Pensions Direct Debit</p> <p>ESET Computer protection renewal</p> <p>Maintenance</p> <p>Wicksteed – rota web climber</p> <p>SALC: Councillor essentials Training</p> <p>Internal Auditor Gift</p>	<p>£239.31</p> <p>£17.80</p> <p>£27.94</p> <p>£114.00</p> <p>£8,373.32</p> <p>£50.00</p> <p>£100.00</p>
6.1	Receipts. There were no receipts	
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 2 2019-20 were reviewed. The balance at the end of April was £49,927.07 Payments in May totalled £1748.02 and receipts were nil. The balance was £48,179.05 The bank statements showed a balance of £48,453.73. There was one outstanding cheque for £274.68 (SALC subs) The summary of accounts, budget and reconciliation information were circulated and checked by Councillors.	
6.3	Grant requests. There were no grant requests	
6.4	<p>Audit</p> <p>6.4.1 Sign certificate of exemption as agreed at meeting on 7 May 2019. Resolved: It was proposed and unanimously agreed to sign the certificate of exemption.</p> <p>6.4.2. Receive internal auditor reports. The internal auditor reports including the financial risk assessment were considered. There was one recommendation from the financial risk assessment about recording of VAT which had now been corrected. The Internal Audit Report from Belinda Simson was received. The observations were discussed and agreed. The Finance Committee would consider and implement.</p> <p>6.4.3 Complete and agree annual governance statement. The governance statements in the AGAR were read out, carefully considered and agreed. RESOLVED It was proposed and unanimously agreed to agree the governance statement. The annual governance statement was signed by the Chair and RFO</p> <p>6.4.4 Consider and approve accounting statements 2018-19 including bank reconciliation, and explanation of significant variances. Resolved: It was proposed and unanimously agreed to approve and sign the accounting statements, significant variations and bank reconciliation. These would be published on the website along with other information as required by the transparency code.</p> <p>6.4.5 Chairman to sign accounting statements 2018-19 The accounting statement was signed by the chair.</p> <p>6.4.7 Note dates for the period for the exercise of public rights. The clerk reported that this would run from 17 June to 26 July. The required notices would be published on the website as required by the accounts and audit regulations</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. 	
7.0	<p>Highways.</p> <p>Update / Items to report</p> <ul style="list-style-type: none"> • Verges at end of Common Lane need cutting back • Street Light not working – High Street <p>A361 Glastonbury action group meeting feedback.</p> <p>KL reported that the SW Peninsula Group would be meeting in July and were expected to agree proposed routes. The Glastonbury group did not support new routes, they wanted the road to be declassified.</p> <p>Small Improvement Scheme – update.</p>	

	<p>An update had been provided by the principal project manager at SCC. Funding to progress the tranche 2 schemes was now available, but design resources were currently fully committed on other projects. Until these were available work would not start.</p> <p>Receive report of blocked drain Church Street A resident had reported that the drain was blocked, this had been reported to Galeon Homes as it had become blocked as a result of work on Church Street associated with the Lakeview development.</p>
8.0	<p>Parish Paths. Update / items to report SCC strimmer- receive update from Brendan O'Hara. BO'H had volunteered to continue to trim public rights of way. He was trained and approved to use the SCC strimmer. The clerk had checked with the insurance company and this would be covered under Parish Council insurance, as would a Parish Councillor using their own strimmer. RS and BO'H would be asked to continue to trim the paths.</p>
9.0	<p>Happy Tracks / Skatepark Receive inspection report: There had been a bee's nest at the top of the slide. SSDC Pest control had attended to deal with this and it was now safe. Consider replacing cradle swing seats. The straps were perishing and had almost split - it was dangerous to use the swings. The seats or the straps needed to be replaced. The clerk had sought quotes from three suppliers for new seats, and a quote for new straps. The best value was GB sport and leisure for replacement J seats at £174.00. This was agreed. Update on play equipment installation. This was now fully installed. Confirmation of Annual Inspection arrangements. This had been booked for July with 'The Play Inspection Company' which offered the best value for money.</p>
10.0	<p>NHW / Police. Receive monthly report. The report was received. Reports of people camping behind the village hall were discussed. This had been reported to the police. Reports of continued, or any other suspicious behaviour should be made to the police.</p>
11.0	<p>Maintenance. Consider and agree requirements. Routine maintenance tasks were agreed. Receive report on risk assessments. The clerk had liaised with SSDC and had received templates on which to base PC risk assessments, she would adapt these for the PC.</p>
12.0	<p>Youth Activity. There was nothing to report</p>
13.0	<p>Broadband provision in Keinton Mandeville. Richard Culley (RC) had attended during public session and provided a briefing. The PC agreed that it would support a campaign to improve this. RC agreed to draft some questions for flyers to gauge local interest, he would also be willing to set up a website for the purpose. Discussion took place about the most effective way to brief parishioners concluding that the information should not be too technical. RC acknowledged this. It was agreed to put an article in the Parish magazine and follow this up with a flyer / survey.</p>
14.0	<p>Village Hall Receive village hall report KL reported that the next meeting would take place on 19 June. She noted that she would be unable to attend the next two meetings and asked for a representative to attend in her place. JS would look at his availability. Keinton Festiville – consider purchase of village photograph. Graham Cox had agreed to take another village photograph on the condition that one professional print was sold at £100. Resolved: It was proposed and unanimously agreed to purchase the photograph.</p>
15.0	<p>Correspondence. Receive the following correspondence and agree any actions arising: From SALC: Councillor training courses - noted From SALC Legal Topic note on help to village halls – this was noted</p>
15.1	<p>Correspondence. Circulation Items circulated in hard copy or by email received during May 2019 Rural Services Network Bulletin; SWP briefing; Speed sign marketing information, The Old School, Queen Camel press release, PCC Newsletter; St Margaret's Hospice open gardens events publicity' Community Speed watch (electronic signs) marketing information; EA – consultation on Hinckley Point planning application – update; Voluntary Community and Social Forum information; NHS- Fit for My Future Political Briefing.</p>

	Community Speedwatch sign. This was discussed briefly and Councillors agreed to consider at the next meeting.
16.0	<p>Parish Magazine</p> <p>Items for inclusion in the July / August edition</p> <p>Sign up for SSDC online personal accounts</p> <p>Broadband article</p> <p>Camping at village hall - unusual or suspicious activity please 101.</p>
17.0	<p>Defibrillator. Consider defibrillator options and prices and agree any actions arising</p> <p>Chris Lane had completed significant research and had obtained quotes and advice from at least three providers, he had also spoken to other communities that had installed defibrillators. He reported the following:</p> <p>Location</p> <p>The school was agreed as a suitable location. The Headteacher had suggested the front of the school on the left hand side of the building.</p> <p>Installation</p> <p>This needed to be by a qualified electrician. Electricity was required for charging the battery and keeping the cabinet warm, this would cost in the region of £20 per year.</p> <p>Machine Options</p> <p>Hire: Defib Machines offered machines for hire. They offer an all in package for £2 per day</p> <p>Purchase: There were various suppliers and types of defibrillator. On costs varied. Some needed annual replacements and some up to 5 yearly. For most, use would necessitate replacement parts and a cost. Comparisons were difficult with different providers offering different pieces of kit and some not offering lockable external cabinets. All would need to be registered with the Ambulance Service and they would provide the key code when an emergency call was made. There were 2 options: semi-automatic or automatic. Prices ranged from about £1600 to £2500 plus installation. This was estimated at £250 by HeartSafe.</p> <p>A Member of public had suggested an application to the British Heart Foundation fund – however it was not clear whether this funding was still available, in addition this route required the equipment to be located in an unlocked cabinet which was not appropriate for the location.</p> <p>CL had received two recommendations – one for Cardiac Science in Stockport. (Semi-automatic) and one for HeartSafe – a local company offering an automatic machine.</p> <p>The above options were discussed, the benefits of the HeartSafe option were noted, including:</p> <ul style="list-style-type: none"> • Free community training course • Device considered to be market leader • Lockable cabinet • Provision of new pads if used, and free unit if a life is saved • 'Guardian' mobile app to ensure that the device is regularly checked for £49 +VAT per year. <p>This would cost £2100 including VAT, plus installation.</p> <p>Whilst this was not the cheapest option, it was provided by a specialist company, and would come with useful additions. It was the recommended go-to national organisation for AED locations and was local.</p> <p>Resolved: It was proposed and unanimously agreed to progress this option.</p> <p>CL would send copies of quotes to the clerk.</p>
18.0	<p>Flower Competitions. These competitions had been advertised in the Parish Magazine and would be judged in July by Chris and Viv Lane.</p>
19.0	<p>Future agenda Items</p> <p>Community Speedwatch signs and Flashing technology</p> <p>30mph stickers for bins</p> <p>Local plan consultation</p>
20.0	<p>Any other reports There were no other reports</p>
21.0	<p>Date of next meeting 2 July 2019</p>