

Keinton Mandeville Parish Council

Minutes of a meeting of the above-named Parish Council, to be held on
Tuesday 2 June 2020 at 7.30 p.m. via zoom.

Present: Tom Ireland TI, Chris Lane CL, Chris Calcutt CC, Trevor Ryder TR, Jean Maynard JM.

In attendance: Tony Cappozzoli (TC) (District Councillor) Dean Ruddle DR (County Councillor) from 8.15pm
2 members of the public

Public session

Local residents in attendance spoke about the planning application at item 4: 19/02211/OUT.

The following points were raised

This will affect neighbouring property's privacy and outlook

Highway – access. Safe access will be unfeasible. This would be the case when the development is inhabited and particularly during the construction process. It was unlikely that large construction lorries would actually be able to access the site. Existing on road parking and heavy traffic would exacerbate the situation and would likely result in the road being impassable.

Highway – congestion. Queen St at the pinch point is congested and often gridlocked. The road cannot accommodate more traffic in such close proximity to the junction. This will exacerbate existing problems on the road. Doubt was expressed that the minimal traffic surveys undertaken by the developer would reflect the true situation. A survey conducted several years ago prior to the Lakeview Quarry development would provide better data.

Highway: pedestrians. The pavement is too narrow and cars need to mount the pavement to pass. This puts pedestrians in danger and the development would aggravate this.

This is unlikely to be recommended for refusal by the Highway authority which is frustrating

The site is an open space and a feature of the village which should be preserved, the streetscene would become too urban if developed.

The natural stone wall is a feature of the village and should be preserved.

1.0	Apologies. Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Helen Beal, Richard Sutton, Charlie Hull (District Councillor)
2.0	Declarations. Receive declarations of interests. CC declared an interest in item 7.3 Short Mat Bowls grant request.
3.0	Agree Minutes of the last meeting: 5 May 2020 and take matters arising from the minutes not covered by items on this agenda. The clerk reported that she was looking at website providers.
4.0	Parish Councillor Vacancy – update It was noted that Kathy Low had resigned from the Parish Council. The required notice had been displayed to say that if no request for an election had been received then the vacancy would be filled by co-option. The deadline was today (2 June) and no request had been received. Therefore the vacancy could be advertised for co-option. The PC noted Kathy's contribution, she had been Vice Chair of the Council, represented the village on the Glastonbury bypass group, was a PC planning representative and had led the finance committee over many years. This had been acknowledged in the Parish Magazine. The Chairman would also write to Kathy to thank her on behalf of the PC. The following parish councillor representatives were agreed: Planning – Trevor Ryder Finance – Jean Maynard The Chair asked Councillors to consider taking on the role of Vice Chair.
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. Land OS 9987 Queen Street Keinton Mandeville. Receipt of letter from member of public was noted. Discussion took place about frustrations with the lack of a five-year housing supply in South Somerset and the unacceptable impact this was having on the village. The village had increased by

at least 25% and with it being earmarked as a 'Village' in the proposed local plan, it was likely that more applications would be received with a presumption in favour of development. Deep concern was raised that despite the village being perceived as a sustainable location, this amount of development was rendering it unsustainable. For this planning application, this was particularly the case for road infrastructure, highway safety, drainage. There needed to be a period of time of no development where the impact on local services was evaluated. It was suggested that the District Councillors could ask for a stop on development in the village. The fact that developments were being considered in isolation was unacceptable - a more strategic consideration for the village was required.

A Neighbourhood Plan and / or Landscape Assessment of the village were considered. In isolation it was unlikely that a landscape assessment would influence planning decisions. A neighbourhood plan would likely be a costly and probably unachievable aim in the timescale available. TC noted that Tim Cook, the localities officer at SSDC would be able to advise on Neighbourhood Plans etc.

Comments made at the time of the original application were noted and it was agreed to reiterate these in response to the current application. Additional comments would be made as follows which covered preferred conditions should the application be passed.

- There is an unacceptable risk to the safety of pedestrians on Queen Street caused by the pavement being narrow, and the road being too narrow for vehicles to pass without mounting the pavement. This is well documented in Parish Council meeting minutes. There has been a recent collision immediately opposite the proposed site. The increases in traffic associated with this development and other approved sites further down Queen Street would increase the danger.
- The content of the Highway Officer's report is not considered to reflect local experience to any extent. (It is noted that the LPA is not obligated to accept the Highway Officer's judgment.) The junction of Queen Street and Castle Street is narrow with poor visibility. At the other end Queen Street merges into Common Lane and where that joins the A37, the visibility splay is inadequate and the curvature of the junction too tight. When approaching from the south (Yeovil direction) it is very easy to end up in the path of vehicles coming towards the junction from the village. To avoid this you have to slow down to a very low speed, which in itself is not very safe when you are around the blind side of the previous very tight corner.
- This is the site of a traditional historic orchard and unsuitable for development. It has been mapped by Defra as such and identified by CPRE as a significant feature in the character of the village.
- Wider context. Development in Keinton Mandeville is having an unacceptable impact on the village. Recently approved development has already increased the number of houses by at least 25%, and despite the village being perceived as a sustainable location, this amount of development is rendering it unsustainable. At the very least the village needs a period of halted development whereby the impact on existing services can be evaluated. Experience to date suggests that the pressure on local services will not be sustainable. These services include the school (full) the shop (small) the road infrastructure, highway safety, and drainage - all over capacity. This development cannot be considered in isolation - a more strategic approach is necessary.

In the event that the Parish Council concerns are not acknowledged and the application is approved, 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 should 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.
- Building materials must be traditional, especially as the site is situated in the centre of the village and will be highly visible. We expect blue lias stone walls on all elevations and either slay, or clay tile roofs.

	<ul style="list-style-type: none"> In line with the PC environmental strategy and also that of the Council, renewable energy equipment features should be included - solar panels, electric car charging points, ground/air source heat pumps, grey water and rain water recycling. The properties should be provided with FTTP Broadband as the system is already at capacity with properties further from the cabinet regularly experiencing service drop outs. A contribution towards the improvement of the junction between Common Lane and the A37 should be secured. Unfortunately there is nothing that can be practically done about the crossroad junction.
6.0	<p>Determination of Planning.</p> <p>The following notices were received:</p> <p>19/03139/FUL Construction of 1no. 5 bed dwelling incl. garage, landscaping, and associated works. Land East of Cottons House Castle Street Keinton Mandeville. Grant permission with conditions.</p> <p>19/03538/FUL Proposed erection of a cafe/work hub and 3 No. dwellings with associated access, parking, and landscaping - Land at Lake View Quarry Chistles Lane Keinton Mandeville. Application permitted with conditions.</p> <p>19/02615/REM Application for reserved matters following approval of 17/04728/OUT for the erection of 7 No. Bungalows to include details of appearance and landscaping. - Land Rear of Cottons House Cottons Lane Keinton Mandeville. Application permitted with conditions</p>
	<p>County Councillor report.</p> <p>Dean Ruddle reported on Somerset County Council unitary authority business case . He presented a proposed timeline: July- publication; September – consultation; October – Secretary of State consideration: April 2021– shadow authority formed; April 2022 – unitary authority goes live. The proposed move to Unitary authority was financially motivated with SCC reserves likely to be depleted by the next financial year. The proposed changes were estimated to generate £22-27m savings/year and would cost between £17m and £20m to implement. It was likely that such arrangements would involve changes at a lower level. There were likely to be potential benefits associated with Parish Councils working in clusters.</p>
6.1	<p>Other planning matters</p> <p>Receive CPRE paper - advice re future development in village. Consider commissioning landscape assessment of the village and agree any actions arising.</p> <p>The CPRE report was considered. This was a comprehensive and useful report, Councillors acknowledged the pertinent comments made in relation to the emerging local plan. The PC would refer to this in its comments in response to 19/02211/OUT above.</p> <p>Receive request for letter of support for farm diversification grant – Newlands Farm. It was agreed that this would be supported in terms of provision of a local service, support for local business and associated environmental benefits.</p> <p>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 a drone had been flying over properties on Barton Road presumably to take photos of the new development. It had caused some privacy concerns for other residents in the street. The Chair would ask the developer for residents to be advised in future.</p>
6.2	<p>Environment Champion Update. TR had prepared a paper with ideas for environmental projects. This related to the environment project fund identified at the previous meeting. TR asked Councillors to think about preferred projects in time for the next meeting. He noted that Charlie Hull (District Councillor) had suggested focusing on the ideas presented at the end of the paper. TR's vision was that he as Environment Champion would encourage action by a working group of local people, supported by the PC.</p> <p>Draft Walking and Cycling assessment for Somerset. This had been circulated with a request for comments. Observations were made as follows:</p> <p>The long- term effectiveness of the policy would be improved if it was more strategic. Ideally it would include a plan to promote use of public transport and designated heavy traffic routes.</p> <p>The proposals to introduce 40mph and 20mph restrictions on major routes was unfeasible. While it was acknowledged that the draft policy was well intentioned, there were elements of the policy could render it futile. CL volunteered to draft a response.</p>
7.0	<p>Finance and Payments (RFO – Clerk)</p>

	It was proposed and unanimously agreed to approve the following payments: Salaries May 2020 NEST Pensions Direct Debit Maintenance Reimburse clerk: stationery, postage Reimburse clerk: internal auditor voucher	£255.55 £19.01 £165.00 £48.16 £103.00
7.1	Receipts HMRC VAT refund	£2428.87
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 2 2020-21 were reviewed. The balance at the end of April was £46,892.03. Payments in May totalled £989.62 and receipts were £2428.87. The balance was £48,331.28. The bank statements showed a balance of £48,578.20. There were three outstanding payments: maintenance x 2 and CPRE = £246.92. Taking this into account, the balance was £48,331.28. The summary of accounts, budget and reconciliation information would be circulated and checked by Councillors at the next proper meeting.	
7.3	Grant requests. Short Mat Bowls. The grant request was read out and considered with reference to the grants budget, and benefit to village residents. It was noted that this was a popular club and a grant for new equipment was appropriate. A grant of £200 was agreed.	
7.4	Other finance matters. Consider the following and agree any actions arising Asset register check. This was being checked by Jon Sparks	
7.5	Audit. Annual Governance and Accountability Return 7.5.1 Receive internal auditor reports and agree any actions arising. The internal auditor reports including the financial risk assessment were considered. There were no recommendations from the internal auditor. The Report from Belinda Simson was received. Her observations including the underspent training budget, the reserve levels, maintenance budget, and water fountain repair were discussed and agreed. The Finance Committee would consider and implement. 7.5.2 Review effectiveness of the system of internal control. The reports above had been considered and the system of internal control had been reviewed at the May meeting. The system of internal control was considered to be proportionate and effective. 7.5.3 Consider and agree the 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. 7.5.4 Consider accounting statements The accounting statements, bank reconciliation and significant variations were considered and noted 7.5.5 Approve accounting statements by resolution. It was proposed and unanimously agreed to approve and for the Chair to sign the accounting statements, significant variations and bank reconciliation. The Chair would sign these outside of the meeting. 7.5.6 Agree arrangements for the exercise of public rights. Each year the unaudited AGAR had to be published and made available for inspection by the public. The period of public inspection needed to be advertised, this period would run from 15 June- 24 July. It was necessary to publish this period on the website and noticeboard. The clerk had made these arrangements.	
8.0	Highways. Update / Items to report. It was noted that the Police Motorbike had been present in at least two locations in the village over the past month. Items to report / chase: Queen Street pavement, overgrown hedge causing a hazard on Queen Street – the Chair would look at this.	
8.1	Parish Paths. Update / items to report. The PC expressed thanks to Richard Sutton who had strimmed the footpath from the playing field north towards Coombe Hill, he planned to strim Row Lane and Babcary Lane later in the week.	
9.0	Happy Tracks / Skatepark Park closed	
10.0	Maintenance. Consider and agree requirements. Finger post signs	

	Water drinking fountain at village hall (as mentioned in Belinda Simson's audit report) a plumber would be looking at this but it would not be in use until after the pandemic (infection risk.)
11.0	Social Media. Website. There clerk was looking into the prices of websites.
12.0	Correspondence. Receive correspondence and agree any actions arising. There was no correspondence to consider.
13.0	Correspondence. Circulation. The following correspondence had been circulated by email during May 2020 SALC corona virus updates, SCC corona virus updates, SSDC corona virus updates; CPRE future development advice paper, SALC – webinar on neighbourhood planning, SWP briefings, SSDC New planning enforcement process
14.0	Parish Magazine Items for inclusion in the July edition. Overhanging hedges
15.0	Future agenda Items. FFTP Broadband update
16.0	Any other reports. There were no other reports
17.0	Date of next meeting. 15 th June 2020– special planning meeting 7 th July 2020 – monthly meeting