

## Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council, to be held on  
**Tuesday 5<sup>th</sup> March 2019 at 7.30 p.m.** at Keinton Mandeville Village Hall

Present: Brendan O'Hara BOH; Kathy Low KL; Thomas Ireland TI; Richard Sutton RS; Keith Jacobs KJ, Helen Beal HB, David Norris (District Councillor)

In attendance: Sue Graham (Clerk) 2 members of the public

### Public session

#### Item 4 planning: APP/R3325/W/18/3219408

Query about the alternative site plan provided in the appeal documentation - this seemed to be misleading because of the date it was produced was not consistent with the point made in the appeal.

### Lakeview Quarry

Query about the temporary building erected on site. It was noted that this was likely to be the site office.

**David Norris** (District Councillor) reported council tax rises as follows:

SSDC 2.85%

SCC 3.99%

Police by 12.38%

Fire 2.98%

The bill for a band D property would be £1751.05

KL reported problems with trying to contact SSDC by phone – the switchboard regularly went unanswered. In addition, the website was not working properly. D Norris reported that this was a new website and currently work in progress, it was hoped that teething problems would soon be addressed.

<b>1.0</b>	<b>Apologies.</b> Receive apologies and consider acceptance of the reasons. Apologies were received from Chris Lane, Jean Maynard.
<b>2.0</b>	<b>Declarations.</b> Receive declarations of interests. There were no declarations
<b>3.0</b>	<b>Minutes of last meeting: 5 February 2019</b> Agree the minutes as a true and correct record of the meeting held. Resolved: It was proposed and unanimously agreed to approve the minutes as a true record of the meeting held.
<b>3.1</b>	<b>Matters arising from the minutes not covered by items on this agenda.</b> There were no matters arising.
<b>4.0</b>	<b>Planning.</b> Consider the following planning applications and make recommendations to planning officer / planning inspector: APP/R3325/W/18/3219408 Appeal in respect of application decision reference: 18/01524/OUT. Outline application for the erection of 2 new dwelling houses with associated garaging (Revised application) Land Behind Splinters Church Street Keinton Mandeville.  This application was discussed and comments made as follows: The original comments on both planning applications and the Planning officer's reasons for refusal remain. The issues with the proximity to the church remain, and the width of the road has not changed and remains inadequate for safe access. Some points raised in the appeal statement were misleading as follows: Para 3. This point is misleading by stating that the site is bounded by existing residential <i>properties</i> on three sides. The site is actually bounded by <i>gardens</i> of residential properties. Para 6. The photo is actually taken from Church entrance, looking south west. Paras 14 and 15 – These paragraphs make reference to bungalows as an option for the proposed dwellings. This is an outline application and therefore the point is not valid. Para 17. In the aerial photograph the former boundaries are still visible and show an historic, small field enclosure pattern. The width constraint of Church Lane remains, this is less than the recommended width of 5 m, and as such, access by large vehicles would damage walls of adjacent properties. The Inspector's attention is drawn to the SSDC Highways officer's original comments on problems with access for larger vehicles.

	<p>Photographs have been taken that demonstrate this and will be included with the representations submitted to the Inspector.</p> <p>The original comments made by the PC were still relevant: Church Lane is not accessible for emergency vehicles or other large lorries including construction vehicles, this would likely cause damage to the edges of the highway and adjacent properties.</p> <ul style="list-style-type: none"> <li>• Access is unsuitable to accommodate additional cars, the road is single track.</li> <li>• Church always has to be accessible, this would affect access to the church and the small church car park would be used for vehicles turning</li> <li>• Proximity of the development to, and the impact on a listed building / heritage asset (Church) would be unacceptable</li> <li>• The is non-linear development and not consistent with the pattern of existing development in the village– this was one of the reasons for the dismissal of a recent appeal for development on the edge of the village.</li> <li>• The development protrudes into open countryside which is not desirable</li> <li>• The impact on surrounding properties is unacceptable with insufficient screening.</li> <li>• Additionally with this application it is of concern that the proposal to fit the houses with sprinklers appears to be a tacit acceptance that a fire engine would not be able to gain access.</li> </ul> <p>Resolved: It was proposed and unanimously agreed to send representations as above to the Planning Inspector</p>																
<b>4.1</b>	<p><b>Determination of Planning.</b> The following notices were received: 18/03813/HOU Conversion of existing garage and erection of extension to bungalow with attic room and new porch. Cindella, High Street, Keinton Mandeville. Application permitted with conditions Application No: 18/03740/FUL The erection of 2 No. dwellings with associated access. Land North Of The Light House ,Barton Road, Keinton Mandeville Application permitted with conditions.</p>																
<b>4.2</b>	<p><b>Other planning matters</b> Receive notice from SSDC Street Naming with sealed order to name four roads. This notice was received.</p>																
<b>5.0</b>	<p><b>Finance and Payments (RFO – Clerk)</b> Resolved, it was proposed and unanimously agreed to approve the following payments:</p> <table border="1"> <thead> <tr> <th>Payments</th> <th></th> </tr> </thead> <tbody> <tr> <td>Salaries February</td> <td>£239.31</td> </tr> <tr> <td>NEST Pensions Direct Debit</td> <td>£17.80</td> </tr> <tr> <td>Maintenance</td> <td></td> </tr> <tr> <td>South Somerset CAB grant</td> <td>£100.00</td> </tr> <tr> <td>Somerton Library Grant</td> <td>£250.00</td> </tr> <tr> <td>Yeovil Shopmobility Grant</td> <td>£100.00</td> </tr> <tr> <td>Reimburse S Graham flower trophy engraving</td> <td>£17.00</td> </tr> </tbody> </table>	Payments		Salaries February	£239.31	NEST Pensions Direct Debit	£17.80	Maintenance		South Somerset CAB grant	£100.00	Somerton Library Grant	£250.00	Yeovil Shopmobility Grant	£100.00	Reimburse S Graham flower trophy engraving	£17.00
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<b>5.1</b>	<p><b>Receipts.</b> There were no receipts.</p>																
<b>5.2</b>	<p><b>Review of Accounts.</b> Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed and signed by Councillors. Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed and signed by Councillors. The accounts for month 11 2018-19 were reviewed. The balance at the end of January was 34,194.42. Payments in February totalled £257.11 and receipts were £nil. The balance was £33,937.31 The bank statements showed a balance of £33937.31. The summary of accounts, budget and reconciliation information were circulated and checked by Councillors</p>																
<b>5.3</b>	<p><b>Grant requests</b> Receive thank you letter from Somerton Library Trust. This letter was received.</p>																
<b>5.4</b>	<p><b>Other finance matters Consider the following and agree any actions arising</b></p> <ul style="list-style-type: none"> <li>• PAYE report, receive report. The report had been submitted</li> <li>• Finance committee report. KL had checked the accounts and reported that these were in order.</li> </ul>																
<b>6.0</b>	<p><b>Highways.</b> Update / Items to report. The following were reported:</p> <ul style="list-style-type: none"> <li>• BO'H reported that the recent road closure in Glastonbury had increased heavy lorry movements through the village.</li> <li>• Highways had reinstated drain opposite the shop (this had been inadvertently filled previously)</li> <li>• RS had realigned the sign at the crossroads.</li> </ul>																

	<ul style="list-style-type: none"> <li>• Common Lane has reopened, Church Street was now closed.</li> <li>• BO'H had written to SCC about concerns regarding the road closure, he had received an unhelpful reply with a version of events which was not consistent with the PC experience.</li> <li>• Several residents had noted problems access to Irving Road from Chistles lane. Double yellow lines were required.</li> </ul> <p>A361 Glastonbury action group meeting feedback. KL reported that there hadn't been a meeting. However the bypass proposals would as expected send traffic across the moors and would likely increase lorries through the village.</p>
<b>7.0</b>	<b>Parish Paths.</b> Update / items to report. Paul Williams and BO'H planned to strim Row Lane in the near future
<b>8.0</b>	<b>Happy Tracks / Skatepark</b> Receive inspection report. The clerk reported that the rota web climber had been ordered and the wooden trail post would be replaced in addition to this work.
<b>9.0</b>	<b>NHW / Police.</b> Receive monthly report. Thefts from building / development sites reported. Attempted burglary on Castle Street
<b>10.0</b>	<b>Maintenance.</b> Consider and agree requirements Ongoing routine work
<b>11.0</b>	<b>Youth Activity.</b> There was nothing to report
<b>12.0</b>	<b>Village Hall</b> Receive village hall report. KJ reported the following: A working party continued to look at funding options for the pavilion. Village day was planned for 14 September, a working party had been set up to arrange this.
<b>13.0</b>	<b>Correspondence. Receive the following correspondence and agree any actions arising:</b> SSDC play area survey- this had been forwarded to Councillors and the playing field committee Somerset Wood – consider contribution to this project. BOH had checked the war memorial and reported a total of 14 names from WW1 and 2 from WW11. The cost per tree from planting and for future maintenance was expected to be £25. It was agreed that it would be appropriate to take part in this, the clerk was asked to request further details about whether trees would be named and how the fallen from participating parishes would be acknowledged. It was also queried whether the two WW2 casualties from KM could be included.
<b>14.0</b>	<b>Correspondence. Circulation</b> Items circulated in hard copy or by email received during February 2019: Rural Services Network Bulletin; SWP briefing; Newquay Town Council National Parking Enforcement Survey; From NALC: Consultation on: Flood defences; St Margaret's Hospice volunteer newsletter;
<b>15.0</b>	<b>Parish Magazine</b> Items for inclusion in the April edition Play area survey Annual Parish Meeting Elections – Parish Council Vacancies Attempted burglary – report suspicious behaviour.
<b>16.0</b>	<b>Defibrillator.</b> The clerk had contacted BT and they had agreed that the box and power supply could be used for a defibrillator. If the decision was to go ahead it would be necessary to let them know and to sign a new contract. Receive information on funding from Castle Cary Surgery and consider whether to go ahead with funding application for defibrillator. A response from Castle Cary Surgery suggesting that an application for a grant could be made to the British Heart Foundation, this would award a defibrillator and CPR training kit. A contribution of £600 was required towards the award. This was agreed in principle. The surgery had offered to manage the application under the parish council name. The clerk had queried the grant condition to commit to train the local community in CPR and where this responsibility would lie. The surgery had asked her to get in touch with St John's Ambulance about this as well as sourcing a defibrillator. KJ noted that Butleigh had recently installed a defibrillator in a phone box. The clerk would contact

	their clerk for advice.
<b>17.0</b>	<b>Chairman and Vice Chairman vacancies from May.</b> Consider succession planning. With BOH and KJ standing down there was a need to consider succession planning from May 2019.
<b>18.0</b>	<b>Future agenda items</b> <b>Chairman and Vice Chairman succession planning.</b>
<b>19.0</b>	<b>Any other reports.</b> The clerk reported that she had attended an election briefing session on Wednesday. Councillors were responsible for putting themselves forward, nomination forms were available from the clerk or from SSDC. There was a relatively small window in which this could take place with the deadline on April 3 <sup>rd</sup> .
<b>20.0</b>	<b>Date of next meeting.</b> April 2 <sup>nd</sup> 2019 Annual Parish Meeting.