

Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council held on
Tuesday 3 March 2020 at 7.30 p.m. at Keinton Mandeville Village Hall

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

In attendance: Charlie Hull CH (District Councillor) Dean Ruddle DR, County Councillor (from 8pm having had a commitment at another meeting,) Sue Graham (Clerk) 6 members of the public including Charlie Painter (Barton St David Speedwatch group) and Tony Elbourn (High Street resident concerned about HGV movements)

Public Session

19/03538/FUL. Objections raised by local resident:

- This is reminiscent of original application featuring a proposal for light industrial units for which there was no demand and was believed to be a ruse for future application for change of use for housing. The same applies to the café and work hub for which there is no evidence of demand and will likely result in a change of use application.
- Agent mentions boundaries being natural hedging –in reality a 6ft fencing is the actual boundary.
- The proposed houses represent development creep.

19/03528/FUL Objections from local resident:

- Plot too small for two houses.
- No turning room
- Lot of render and timber which does not fit with local character
- Huge floor to ceiling windows do not blend in
- Gardens too small
- Wall has storage hole?

Highways

- Common Lane, first bend, lorry has reversed into ditch probably compressed culvert.
- Road closures and diversions have been poorly planned – diversions have road works on them too!
- Flooding on Withybed Lane and Coombe Lane, road collapsing.

A High Street resident spoke about HGV surveys he had carried out and requested a HGV ban. This would be minuted and considered under agenda item: Highways.

Queen Street resident raised concerns that it has become routine for vehicles to drive on pavement, this is dangerous for pedestrians and unacceptable

In the previous week a hunt passed through the village with hounds, including past the school, there had been no warning or notification that this would take place. In addition hunt followers were 'rampaging', speeding and driving aggressively through the village. The Chairman would contact the Blackmore and Sparkford Vale hunt.

Community Speedwatch

Charlie Painter (Community Speedwatch coordinator Barton St David) spoke about speedwatch.

There are currently 7 volunteers (ideally 8 volunteers are required)

Each volunteer must take the online awareness & training course - this certifies & provides insurance coverage for volunteers who are provided with speed-gun, Dictaphone, clipboard, vehicle counter & hi-vis-vests.

There are 2 certified locations -these sites must have sufficient (40-60m) visibility in front of them. Your community police officer can help with establishing the ideal safe location. It is possible to change the sites, but they must be certified by your local community policeman

The CSW group only report excessive speeders travelling at 36mph and over to an online database. The recorded details do not lead to prosecution, nor points added to licence. About 5% of 'speeders' are recorded per session (1 in 20 vehicles) - with 70-140 cars passing in a hour. The Police will send a letter to the registered car owner to politely remind them to watch their speed. Contact details for CSW team had been sent to the clerk. Charlie was thanked for attending and sharing this information.

Charlie Hull (CH)– District Councillor Report.

Area East Committee refused planning permission for 49 houses in Templecombe because of lack of infrastructure

Environment strategy – CH was championing getting cars off the road, pushing for more public transport provision and lift sharing

Scrutiny Committee – had looked at mental health provision. There would soon be a consultation on this.

Dean Ruddle (DR) County Councillor Report – SCC had held a full council meeting. Taxation would be going up to fund some of the shortfalls in adult services. However, this was not sustainable, this was the background to proposals for a unitary authority. SCC has set aside £1m for environmental strategy- this would possibly result in funding for parishes. The Somerset Rivers Authority was increasing its budget also – it was generally agreed that the authority was effective. Query about why the village had suffered frequent power cuts recently. It was thought that this was due to falling trees and the fact that the village was on the fringes of the network.

1.0	<p>Apologies. Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Jon Sparks, Tony Capozzoli, Paul Rowsell</p>
2.0	<p>Declarations. Receive declarations of interests. There were no declarations</p>
3.0	<p>Minutes of last meeting: 4 February 2020 Resolved: It was proposed and unanimously agreed to approve the minutes as a true and correct record of the meeting held.</p>
4.0	<p>Matters arising from the minutes not covered by items on this agenda. The clerk reported that she had received three quotes for a laptop and had ordered one from Somerton Computing as per the agreement at the previous meeting.</p>
5.0	<p>Planning. Consider the following planning applications and make recommendations to planning officer: 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. The plans were considered and observations made as follows:</p> <ul style="list-style-type: none"> • The houses are too large. • The village does not need more houses, particularly not large houses. • Location of proposed dwellings is too close to village hall – a conflict when functions are taking place • Houses represent development creep <p>Café / work hub.</p> <ul style="list-style-type: none"> • It was acknowledged that the proposed building is attractive • It is commendable that this would facilitate walking to work, as such it represents an environmentally friendly option keeping cars off the road. • It would be an asset which would be accessible by the village. There was scope for this to be used by school parents given the proximity to the school • Doubt expressed as to whether there was a demand for such a facility in the village, and whether it could be a viable business. • Concern about a likely subsequent application to convert to housing use. <p>Resolved: It was proposed and agreed to send comments to the planning officer as follows: The PC is in favour of the work hub / café provided that SSDC was satisfied that suitable market research had been carried out to demonstrate demand. The PC is not in favour of additional houses which are considered not necessary. In addition, the positioning of the proposed dwellings is too close to the village hall and could introduce a conflict (potential noise nuisance) 1st RS 2nd CL. Vote For: 5; Against: 2</p> <p>19/03528/FUL Erection of 2 dwellings with associated access and parking, to replace the existing dwelling. - The Chestnuts Queen Street Keinton Mandeville. The plans were considered and observations made as follows:</p> <ul style="list-style-type: none"> • Principle of knocking down old house has already been approved and this is accepted. • The houses are an attractive design, however, the PC would expect more blue lias stone to feature in the designs which currently are not inkeeping with the rest of the village or the previous property. • The houses are too large for the plot. • The increase in run off from this site would be considerable • There is little room for turning vehicles and the gardens are very small. • Height is a concern, one of the proposed dwellings is very tall • Questionable as to whether more large houses are needed, the village cannot sustain further large houses • Query about the impact of the development on the school • The access from the road is narrow. • Two smaller houses would be preferable. • Renewables need to feature in the proposals. <p>Resolved: It was proposed and unanimously agreed to recommend refusal for the following reasons:</p> <ul style="list-style-type: none"> • Overdevelopment of plot- the development is not in scale with the site

	<ul style="list-style-type: none"> • 2 smaller, 3 bedroom houses would be more appropriate for needs of community. • Design and materials is not inkeeping <p>In the event that the application is approved, the PC would recommend the following conditions:</p> <ul style="list-style-type: none"> • Building materials should include more blue lias stone. It is actively quarried in the village and so is sustainable, as well as being more attractive. • 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 dwellings should be provided with fibre to the premises (FTTP) broadband. • Enforceable conditions to restrict construction working hours to 8am to 6pm Monday to Friday, plus 9am to 1pm on Saturdays. • Enforceable conditions relating to lorry movements, turning spaces, keeping the highway clean and reinstating any damage caused to the verges/ highway during and after the construction process. 																				
6.0	<p>Determination of Planning. The following notices were received.</p> <p>19/02418/FUL The erection of a building to be used as a farm shop and associated tea room - Newlands Farm Common Lane Keinton Mandeville. Application permitted with conditions</p> <p>19/01648/FUL The erection of a two storey dwelling, and associated single storey garage. - Land OS 4800 Church Street Keinton Mandeville. Application permitted with conditions</p> <p>19/02585/REM Application for Reserved Matters following approval of 18/01524/OUT at appeal for the erection of two detached dwelling houses and two detached garages/car ports, including details of access, appearance, landscaping, layout and scale. - Land Behind Splinters Church Street Keinton Mandeville Application permitted with conditions.</p> <p>Discussion took place about the fact that this had been passed with no reference to the comments made by the Parish Council. Tony Capozzoli had suggested that the PC could contact the planning officer Alex Skidmore in order to discuss some of the desired design features.</p> <p>20/00120/DPO Application to modify section 106 agreement between South Somerset District Council 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. Application Permitted</p>																				
7.1	<p>Other planning matters</p> <p>SSDC consultation with Parish Councils – carry forward to next meeting. CH suggested that Val Kietch would be willing to attend a Parish Council meeting</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.</p> <p>It was reported that some of the potholes had been filled and the situation had improved mainly because the heavy vehicles had gone. The developer had stated that the verge would be repaired. It was likely that the verge and road issues would be the same with the development further down Barton Road. It was noted that the splays for the new dwellings were inadequate and of poor design.</p>																				
7.2	<p>Environment Champion Update.</p> <p>TR reported that Plastic was blowing off the Lakeview development site. This had been caused by strong winds but was littering the village.</p> <p>TR spoke about the role of environment champion. He envisaged that he would be the liaison between the PC and a younger environment champion, discussion took place about how the school could become involved. CH noted that he was aiming to have a cluster group of environment champions amongst the local villages.</p>																				
8.0	<p>Finance and Payments (RFO – Clerk) It was proposed and unanimously agreed to approve the following payments:</p> <table border="0" data-bbox="180 1675 1327 1995"> <tr> <td>Payments</td> <td></td> </tr> <tr> <td>Salaries February</td> <td>£252.95</td> </tr> <tr> <td>NEST Pensions Direct Debit</td> <td>£19.05</td> </tr> <tr> <td>HMRC – income tax</td> <td>£2.60</td> </tr> <tr> <td>Maintenance</td> <td>-</td> </tr> <tr> <td>Grants agreed at February meeting</td> <td></td> </tr> <tr> <td>CAB</td> <td>£100.00</td> </tr> <tr> <td>St Margaret’s Hospice</td> <td>£100.00</td> </tr> <tr> <td>Somerton Community Library</td> <td>£250.00</td> </tr> <tr> <td>Newsletter printing</td> <td>£36.59</td> </tr> </table>	Payments		Salaries February	£252.95	NEST Pensions Direct Debit	£19.05	HMRC – income tax	£2.60	Maintenance	-	Grants agreed at February meeting		CAB	£100.00	St Margaret’s Hospice	£100.00	Somerton Community Library	£250.00	Newsletter printing	£36.59
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8.1	<p>Receipts.</p>																				
8.2	<p>Review of Accounts. Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed and signed by Councillors.</p>																				

	<p>The accounts for month 11 2019-20 were reviewed. The balance at the end of January was £33,370.66. Payments in February totalled £1753.99 and receipts were £nil. The balance was £31,616.67. The bank statements showed a balance of £32,996.67. There were 3 outstanding payments SALC training, KKCT grant, PCC grant, together totalling £1380.00. With this taken into account the bank balance was £31616.67. The summary of accounts, budget and reconciliation information were circulated and checked by Councillors.</p>
8.3	Grant requests.
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 – the report had been submitted.
9.0	<p>Highways.</p> <p>Update / Items to report.</p> <p>Pothole outside Irving Lodge</p> <p>Pavement impassable outside Teasel Cottage, Castle Street</p> <p>Road Surfaces on A37 and A303- Wraxall Hill to Podimore – road surface risk to life. Entry to Podimore roundabout – appalling</p> <p>A303 east of Podimore floods in periods of heavy rain, there is no sign or automated warning.</p> <p>Signpost on Coombe Hill was still not replaced</p> <p>Lorry reversed into ditch Common Lane first bend (culvert on south side)</p> <p>Community Speedwatch – Charlie Painter had attended during public session to report on the Barton Community Speedwatch group. CC reported on the success of projects in other villages. TI and CC would look to develop this by approaching suitable prospective volunteers.</p> <p>Speed Indicator Device – It was necessary to enter into an agreement with SCC in order to install a SID on the Highway. The agreement was a standard wording agreement provided by the County Council. The clerk had asked for advice from SALC about the agreement</p> <p>HGV surveys and movement of quarry lorries through village – consider and agree any actions arising. Tony Elbourn had attended public session and reiterated his concerns about the number of HGVs passing through the village. He had completed a number of surveys showing an indication of lorry movements through the village during the course of a whole day (0630-1800hrs) during which time 321 HGVs had travelled through Keinton Mandeville on the B3153, including at least 111 quarry tippers. The quarry vehicles were taking ballast to the Network Rail site at Langport viaduct, and would be taking the ballast back once the engineering works are completed. Concern was expressed about the number and speed of these lorries which represented a danger to the public, 300HGVs per day represented more than 40% of the weight of traffic on the A37. KL noted that there was an alternative agreed route for many of the lorries, the low bridge would restrict only a minority of these lorries, this was therefore not a reason to divert via the B3153.</p> <p>TE made a formal request for the PC to apply to the Highways authority for a ban on HGVs through village.</p> <p>Somerset County Council had been asked to attend the meeting, a representative had been unable to attend. The traffic engineer position was that the lorries cannot be diverted where it would impact on other communities. He felt that there was not an alternative option.</p> <p>Discussion took place about whether to ask the County Councillor responsible for highways or the senior highways officer to comment. After much discussion it was agreed that the village should push for an effective small improvement scheme and a community speedwatch group to deter heavy lorries from entering the village in the first place.</p> <p>Receive notice of Road Closures and diversion – Welham for 28 days from 28 February; Common Lane for 6 weeks. The above notices were received</p>
10.0	<p>Parish Paths. Update / items to report. There was nothing to report.</p> <p>Stones / scalplings would be required on Babcarry Lane / Blind Lane in the spring.</p>
11.0	<p>Happy Tracks / Skatepark</p> <p>Receive inspection report. The signs and noticeboard needed to be replaced.</p>
12.0	<p>Maintenance.</p> <p>Consider and agree requirements – routine maintenance tasks.</p>
13.0	<p>Youth Activity. The scout camp had been cancelled because of the weather. There was nothing else to report.</p>
14.0	<p>Broadband Provision in Keinton Mandeville – update</p> <p>A written update was received from Riichard Culley including details of the new funding arrangements and also costs based on 250+ properties committing to the service. Openreach were preparing a second estimate to deliver only to the properties which registered interest. He suggested that once this was available, a community meeting to present the options available and answer any questions from village</p>

	residents would be helpful. CL suggested that approaching the village again with an idea of costs would be sensible. The differing service quality in the village was discussed including the impact of this on potential take up.
15.0	Village Hall Report CC reported that The committee wished to thank the Parish Council for the grant. Plans for the village hall extension were being drawn up
16.0	Social Media. There was nothing to report.
17.0	Correspondence. Receive the following correspondence and agree any actions arising: VE day – letters from KM School and Lydford on Fosse Clerk – The Headteacher had invited local groups to take part in a street party to celebrate VE day. KL volunteered to attend the initial meeting. SCC Press Release - £1m fund for green initiatives. This was received.
17.1	Correspondence. Circulation. The following items had been circulated by email or in hard copy during February. SSDC press release Climate change consultation event; CPRE campaigns newsletter; Officer reports re 19/01648/FUL and 19/02585/REM; A&S police PCC newsletter, ACRE: Village halls survey; Community led housing event; Copy of letter from D Fothergill to Secretary of State ref proposal – A Unitary Council for Somerset; Avon and Somerset PCC news update; Police Crime Report, From Clinical Commissioning Group - Promoting recruitment to new Somerset Citizen's Panel; Notification of Withdrawal of Planning Application: Ash View Farm, Lydford on Fosse - SCC/3631/2019; HELAA - SSDC call for sites, Avon and Somerset PCC news, various covid 19 updates and briefings
18.0	Defibrillator update Registration and checks. CL reported changes in the checking requirements for the defibrillator which were more frequent and demanding. Fortunately the volunteers had agreed a new rota to cover the new reporting requirements. Reporting now had to be to SWAST instead of HeartSafe. CL had completed all the form filling and the defibrillator was now registered directly on their system. Consider purchase of spare pads. The new SWAST checking procedure required those doing it to be satisfied that there were spare pads with the device. It was proposed and unanimously agreed to buy a spare set from HeartSafe and keep them in the empty pocket in the case holding the device. TI thanked Chris Lane, Trevor Ryder and Val Lee who had stepped up to complete the extra checks and to Chris Lane for his work registering the device on the revised system.
19.0	Parish Magazine Items for inclusion in the April edition VE day
20.0	Annual Parish Meeting – A date would be set once availability had been confirmed.
21.0	Future agenda Items
22.0	Any other reports The clerk reported that the June Parish Council meeting had been changed to the second Tuesday and would take place on June 9 th instead of June 2 nd . This was a one off change.
23.0	Date of next meeting. April 7 th 2020. Short meeting for planning and payments only.