

Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council held on
Tuesday 5 November 2019 at 7.30 p.m. at Keinton Mandeville Village Hall

Present: Tom Ireland TI, Trevor Ryder TR, Richard Sutton RS, Jean Maynard JM, Helen Beal HB

In attendance: Tony Capozzoli, Charlie Hull, Paul Rowsell, (District Councillors) Sue Graham (Clerk) 4 members of the public

Public Session

The District Councillors reported the following:

- Planning application, development of land behind Fox and Hounds had been refused by SSDC Regulation Committee on grounds of sewage and access
- The planning application for 765 houses at Upper Mudford had been approved. This would help SSDC meet its housing target.
- SSDC Community Grants applications were open. Parishes were encouraged to apply for these
- A Tree planting initiative would be promoted via the schools in Northstone Ward village

Members of the public raised the following:

Concerns about drainage and water run-off in Church Street and flooding onto Common Lane from Church Street during periods of heavy rain. Others reiterated that this was running into driveways and towards properties.

The drains were blocked, plants were growing out of them and they were consequently inadequate. Residents had requested with highways that the drains were cleared – they had been told that the drains were not scheduled for cleaning for some time. Tony Cappozzoli suggested the PC may be able to precept to have such work done. It was noted that this would help but would not address the root problem which was inadequate drain capacity.

19/02585/REM Application for reserved matters land behind Splinters

Neighbours stated that they had not been approached by the applicant about the design and they felt that the impact of the build could have been minimised if their views had been taken into account, specifically with regard to:

Scale: the proposed dwellings were significantly larger (27% greater) than those indicated on the outline plan and the orientation had changed. They considered these to be material changes.

Overlooking / landscaping issues not addressed.

They pointed out that the Planning Inspector had not envisaged that the development would impact on church and felt that it would blend in, however this was not the case with the proposed design in which the houses were too large. Effect on aspect of church would be significant. It was accepted that the houses would be built but the impact on the landscape and neighbouring properties needed to be reduced.

Concerns that the Lakeview public footpath had had fence put across it. The PC noted that this would be considered if it remained when the footpath had re opened.

1.0	Apologies. Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Chris Lane, Jon Sparks, and Kathy Low, Dean Ruddle (County Councillor) who had a commitment at another meeting
2.0	Declarations. Receive declarations of interests HB declared a personal interest in item 6 19/02795/HOU 3 Queen Street Keinton Mandeville
3.0	Councillor Vacancy. There remained a vacancy that had not been filled at the election, this would be advertised again.
4.0	Minutes of last meeting: 1 October 2019 The minutes were agreed as a true and correct record of the meeting held.
5.0	Matters arising from the minutes not covered by items on this agenda. The clerk reported that Babcary Lane would be cut during November.
6.0	Planning. Consider the following planning applications and make recommendations to planning officer: 19/02585/REM Application for reserved matters following approval 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. Letters from members of the public in relation to above application were received and noted with Councillors acknowledging the significance of their concerns. The plans were considered and observations made as follows: <ul style="list-style-type: none"> • This back land development comes with certain sensitivities and opportunities. The sensitivities are that the houses need to be designed to fit in with the surrounding built environment, including the period cottages on Church Lane, the Listed Church that is 50m to the south east and the existing family homes to the north. The site does offer the opportunity of south facing views across open countryside. This should be maximised for passive solar gain, photovoltaic panels and the occupants' enjoyment of said views.

- The design of developments like this should maximise green garden areas. The current layout is a very inefficient use of the space in this regard with far too much of the plots taken up by drives and buildings. This idea is proposed in paragraph 122(e) of the NPPF which stresses the “importance of securing well-designed, attractive and healthy places”
- Section 12 of the NPPF, entitled “Achieving well-designed places” states that “the creation of high quality buildings and places is fundamental to what the planning and development process should achieve”. This is picked up in Policy EQ2 of SSDC Local Plan. Paragraph 130 states “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents”.
- Scale – the proposed dwellings constitute over-development of the plot and are significantly larger than those shown on the plans that were included in the outline application. The local landscape is characterised by plots where the gardens are generally bigger than the houses. In this application, the larger houses also sit forward of the building line shown on the outline plans and hence will have a greater effect on the setting of the Church.
- The proposed dwellings are proposed to be clad in reconstituted stone which is not in keeping with the local surroundings, particularly the church and the cottages on Church Lane. Blue Lias Stone is still quarried in the village and there is no good reason for it not to be required by the LPA. We were pleased when the planning committee recently made this a condition of their approval of the development site on Barton Road in the village and trust it will be a condition here as well. Smaller houses set back as originally proposed will be more respectful of the need to reinforce local distinctiveness and respect local context.
- There are a number of north facing windows which overlook neighbouring properties. Windows positioned to face south, east and west would be more appropriate, impacting less on neighbouring properties whilst improving light in the proposed dwellings. The designs include north facing bifold/French windows in both of the main living areas and the windows are generally larger on the north elevation than the south one. This is very poor design in terms of allowing natural light into the dwelling and passive solar gain. It also fails to capitalise on the views to the south. The houses should be more imaginatively designed or orientated such that the principal living rooms can have south facing windows and glazed doors. The added bonus of such a reorientation would be that it would be less disruptive in terms of the views through the site from the houses to the north.
- Car ports: Agreement with the neighbours that the absence of a wall on the north elevations will allow car headlights to shine into the gardens of neighbouring properties. A wall on this elevation is necessary.
- Landscaping: a hedge or close board fence of at least 2 metres should be required on the northern boundary, again to reduce the impact on neighbouring properties.
- Renewables. The design is inconsistent with policy EQ1 of SSDC Local Plan and section 14 of the NPPF. The dwellings will have south facing roofs that are not obstructed by buildings to the south and therefore there is no justification for not installing photovoltaic panels on the houses. Electric car charging points should also be included.

Resolved: It was proposed and unanimously agreed to recommend refusal; the proposed design as it currently stands is not consistent with policies in the NPPF and policies EQ1 and EQ2 of the SSDC Local plan. The design shortfalls highlighted above needed to be addressed to reduce the impact on the local area and neighbouring properties. The Parish Council would look forward to receiving a revised design and hope that it factors in the above suggestions.

19/02606/FUL The use of land for the siting of a static caravan ancillary to the main dwelling house. - 6 Orchard Way Keinton Mandeville.

The plans were considered and observations made as follows:

- It was noted that this was an application for temporary accommodation for a specific purpose
- It was close to the boundary of the neighbouring property, no comments had been received from the resident
- Suggested that the permission should be time limited and allowed only for the purposes specified in the application.
- Resolved: It was proposed and unanimously agreed to recommend approval because of extenuating circumstances as laid out in the application. However, this approval should be conditioned as to use / residency and for temporary use limited to 2 years and only for the specific purpose as detailed in the application.

19/02900/NMA Non-material amendment of application 16/01832/REM seeking approval for minor alterations to plots 5, 6, 7, 8, 9, 11, 12, 16 & 23 - Land At Lake View Quarry Chistles Lane Keinton

	<p>Mandeville The application was considered and observations made as follows: Cosmetic changes – no major impact Resolved: It was proposed and unanimously agreed to recommend approval.</p> <p>19/02795/HOU The erection of two storey side extension, single storey rear extension and formation of off street parking and patio area to the front of the dwelling. 3 Queen Street Keinton Mandeville. The plans were considered and observations made as follows:</p> <ul style="list-style-type: none"> • This originally appeared as an application to extend the existing house to a five bedroom property, however it is in effect a 1 bedroom house which is preferable as the village has many 5 bedroom large houses. • Off street parking is a positive feature provided it does not increase run off – it was noted that the permeable block would address this • Is in keeping with the neighbouring property • The addition at the rear will not be seen from the road. • Sedum flat roof is positive feature • No objections <p>Resolved: It was proposed and unanimously agreed to recommend approval.</p>																				
7.1	<p>Determination of Planning. The following notice was received: 19/00485/FUL The erection of a new detached dwelling with detached garage. Cottons House Castle Street Keinton Mandeville. Application withdrawn.</p>																				
7.2	<p>Other planning matters CIL payment to Parish Council for 18/03740/FUL Land North Of The Light House Barton Road Keinton Mandeville. Receive correspondence and agree any actions arising. The CIL payment in relation to this application was noted. Councillors considered infrastructure projects to which it could ring-fence this funding. It was agreed that flashing speed signs for traffic calming would be considered. The clerk was asked to obtain quotes for these. Zero carbon plan- consider discussion document. TR explained that any recommendations for the reduction in carbon would be at odds with SSDC development plan, indeed there was a conflict between central government principles and the SSDC document. TR would circulate a short paper before the next meeting.</p>																				
8.0	<table border="0"> <tr> <td colspan="2" data-bbox="159 1115 1117 1149">Finance and Payments (RFO – Clerk)</td> </tr> <tr> <td colspan="2" data-bbox="159 1149 1117 1216">Resolved: It was proposed and unanimously agreed to approve the following payments:</td> </tr> <tr> <td colspan="2" data-bbox="159 1216 1117 1249">Payments</td> </tr> <tr> <td data-bbox="159 1249 1117 1283">Salaries October</td> <td data-bbox="1117 1249 1311 1283">£239.31</td> </tr> <tr> <td data-bbox="159 1283 1117 1317">NEST Pensions Direct Debit</td> <td data-bbox="1117 1283 1311 1317">£17.80</td> </tr> <tr> <td data-bbox="159 1317 1117 1350">Maintenance</td> <td data-bbox="1117 1317 1311 1350">£-</td> </tr> <tr> <td data-bbox="159 1350 1117 1384">Play UK</td> <td data-bbox="1117 1350 1311 1384">£760.80</td> </tr> <tr> <td data-bbox="159 1384 1117 1417">RBL Poppy Wreath donation</td> <td data-bbox="1117 1384 1311 1417">£100.00</td> </tr> <tr> <td data-bbox="159 1417 1117 1451">SALC: Councillor essentials training</td> <td data-bbox="1117 1417 1311 1451">£25.00</td> </tr> <tr> <td data-bbox="159 1451 1117 1473">Cubra Electrical. Defibrillator installation</td> <td data-bbox="1117 1451 1311 1473">£253.56</td> </tr> </table>	Finance and Payments (RFO – Clerk)		Resolved: It was proposed and unanimously agreed to approve the following payments:		Payments		Salaries October	£239.31	NEST Pensions Direct Debit	£17.80	Maintenance	£-	Play UK	£760.80	RBL Poppy Wreath donation	£100.00	SALC: Councillor essentials training	£25.00	Cubra Electrical. Defibrillator installation	£253.56
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8.1	<p>Receipts. £1,829.64 SSDC CIL Payment</p>																				
8.2	<p>Review of Accounts. Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed and signed by Councillors. The accounts for month 7 2019-20 were reviewed. The balance at the end of September was £38,021.20. Payments in October totalled £407.44 and receipts were £1,829.64 The balance was £39,443.40 The bank statements showed a balance of £39,443.40 The summary of accounts, budget and reconciliation information were circulated and checked by Councillors.</p>																				
8.3	<p>Grant requests. There were no grant request</p>																				
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 • Finance committee internal audit update. There were actions that remained outstanding and the papers were being considered by the finance committee • Receive confirmation of Mandate change from Barclays Bank. This was received. 																				
9.0	<p>Highways. Update / Items to report</p> <ul style="list-style-type: none"> • Potholes on Coombe Hill after new development and quarry entrance • Raised drain covers on Chistles Lane pavement still • Bridleway sign off Cottons lane positioned pointing in the wrong direction. • Highways Small Improvement Scheme: Dean Ruddle had reported that Keinton Mandeville was 																				

	<p>listed as the next schedule of work but the timescale was not known</p> <p>The following road closure notice was received and noted: Kingweston Road and Ilchester Road, Charlton Mackrell 9 Dec for 6 days</p>
10.0	<p>Parish Paths. Update / items to report</p> <p>There had been several queries about the public footpath through Lakeview Quarry. A statement about this would go in the parish magazine.</p> <p>The school tree survey had identified a number of diseased elms along the line of the footpath adjacent to the school playing field. These were in danger of falling onto the school field. This had been passed onto the rights of way team who had agreed to deal with them.</p>
11.0	<p>Happy Tracks / Skatepark</p> <p>Receive inspection report. The clerk reported that an area of safety surfacing at the bottom of the slide had needed to be urgently replaced. This had been carried out at the same time as the recent wooden trail replacement work.</p> <p>Safety Surfacing – following the annual inspection which had suggested the PC consider a HIC test to assess the effectiveness of the safety surfacing, the clerk had obtained quotes from two safety surfacing providers, a third (Wicksteed) had refused to quote as the equipment had not been installed by them. In addition a HIC test would cost in the region of £500. A top of the range provider had quoted in excess of £3000 to replace all of the surfacing. Simon Williams of Play UK had provided an initial verbal quote which was around one third of the cost. The latter product was comparable with the existing surfacing which had lasted for over 10 years. With a donation for the happy tracks committee this could work out as only slightly more than the cost of a HIC test. Councillors considered this and noted that there were sufficient funds in either the maintenance or the play area budgets. Resolved: It was proposed and unanimously agreed to replace the safety surfacing with the product from Play UK.</p>
12.0	<p>NHW / Police. Receive monthly report. It was agreed to remove this item from the agenda</p>
13.0	<p>Maintenance.</p> <p>Consider and agree requirements.</p> <p>The shrubs around the bollards needed to be cut back. RS would assist Paul Williams with this.</p> <p>Resolved: It was proposed and unanimously agreed to use the SSDC Parish Ranger (as per recently circulated email from SSDC) if required for larger maintenance tasks</p>
14.0	<p>Youth Activity. RS reported that there had been a recent Scout camp. The Scouts had also been collecting for the Poppy appeal.</p>
15.0	<p>Broadband Provision in Keinton Mandeville</p> <p>Richard Culley had produced an information leaflet to be delivered to all households in the village. Resolved: It was agreed that the Parish Council would fund the printing of this leaflet. The clerk suggested using SSDC for this service that had been the most convenient and reasonably priced in the past.</p>
16.0	<p>Village Hall</p> <p>Receive village hall report including</p> <p>Pavilion project – there had been a change of direction with regard to the pavilion project. Money already pledged or donated to this would either be returned to the donors or, given their permission, re-allocated to an alternative project which would be an extension to the existing Village Hall in the form of a toilet and shower block with external access separate from existing access to the hall. The Committee had asked the Parish Council if there was any finance available to support the potential Village Hall extension from CIL payments. It was noted that any forthcoming s106 payments would be allocated to the village hall directly. Future CIL payments could be allocated to village projects by the PC if considered appropriate. It was noted that the Parish Council had identified the Pavilion as a specific project to which funding could be allocated in future.</p> <p>The committee had asked if the £100 that the PC had agreed to pay for the village photograph taken at the festville could be reallocated. In the event, Graham Cox donated the photograph with no charge. It was noted that the PC would be happy to consider a grant request from the village hall for a specific purpose.</p>
17.0	<p>Glastonbury Festival Local tickets. Update.</p> <p>The clerk reported that she had originally asked for Keinton Mandeville to be included in the Sunday ticket area having not realised that it was already included. She had subsequently asked if Keinton Mandeville could be included in the local weekend ticket area. This had been immediately dismissed and it was confirmed that no additional communities would be considered for local tickets as these were already over-subscribed.</p>
18.0	<p>Social Media</p> <p>CL had suggested that the Parish Council had some representation on the 'next door' site. Councillors agreed that this was a good idea and had no objections in principle. However, a volunteer to update and run a parish Council platform was required.</p>

19.0	<p>Correspondence. Receive the following correspondence and agree any actions arising:</p> <p>Reimagining the levels – consider adopting model tree policy. It was agreed that whilst the PC supported the principles of tree planting and preservation it did not need a policy.</p> <p>St Margaret’s Hospice, Yeovil Without Parish Council resolution. The Parish Council had been asked by Yeovil Without PC to consider making a donation to this Charity during the precept setting process. The clerk was asked to obtain advice on this which would be considered at the budget setting meeting.</p> <p>SALC Training – responding to planning applications 27/11/19. Councillors were asked to inform the clerk if they were available for this and she would book places.</p> <p>SSDC Parish Ranger scheme. This had been considered at item 11 and the PC had agreed to make use of this service if necessary.</p>
19.1	<p>Correspondence. Circulation Items circulated in hard copy or by email received during October 2018 SWP briefings, SID responsibilities from SCC; Gigaclear (Superfast Broadband) in South Somerset. SCC Snow wardens; Brexit Readiness: Defra Food & Farming Briefing event; Age UK literature, PCC newsletter. Add phone numbers on the list</p>
20.0	<p>Consider and adopt Standing orders, Financial Regulations, Code of Conduct.</p> <p>The clerk explained changes to the model documents and it was resolved and unanimously agreed to adopt the model standing orders, financial regulations and code of conduct.</p>
21.0	<p>Parish Magazine</p> <p>Items for inclusion in the December edition</p> <ul style="list-style-type: none"> • Christmas Tree recycling • Glastonbury festival • New Councillor vacancy • Lakeview footpath statement • Defibrillator
22.0	<p>Christmas Tree Service.</p> <p>This would take place on 21 December at 5.30pm. RS would arrange a tree. RS was also asked to source new battery powered lights sufficient to light up the whole tree. TI would ask the shop owner for permission to put the tree up in the usual location and to hold the service there</p>
23.0	<p>Remembrance Service Attendance.</p> <p>8th November 1045 at Keinton Mandeville TR volunteered to attend on behalf of the PC and lay the wreath</p>
24.0	<p>Representatives for Parish Posts</p> <p>Planning representative - Tom Ireland was planning representative</p> <p>Village Hall Committee – Trevor Ryder was prepared to do this but asked for a list of meeting dates for the year to check availability.</p>
25.0	<p>Defibrillator. Update.</p> <p>This had now been installed and CL had volunteered to complete the regular checks.</p> <p>The company had offered a 90 minute training session for free on Tues/ Weds/ Thursday evenings. The clerk was asked to look at a venue for Tues 14 January and to liaise with heartsafe. CL had suggested advertising widely including reps and leaders from all local organisations.</p>
26.0	<p>Future agenda Items</p> <p>Budget- precept</p>
27.0	<p>Any other reports</p>
28.0	<p>Date of next meeting. 3rd December 2019</p> <p>TR gave apologies for this meeting</p>