

Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council held on

Tuesday 3 September 2019 at 7.30 p.m. at Keinton Mandeville Village Hall

Present: Tom Ireland TI (Chair) Kathy Low KL (until 9pm), Jean Maynard JM, Trevor Ryder TR, Jon Sparks JS

In attendance: Charlie Hull (District Councillor) Sue Graham (clerk) 18 members of the public.

Public Session. Members of the public raised the following:

19/02211/OUT Residential development of 9 dwellings with all matters reserved except access. Land OS 9987 Queen Street.

- Site is an ancient Orchard, inherent part of the village and important to character of the village. Planning authority has obligation to consider alternative sites and only allow if the benefits outweigh the harm.
- Urge planning authority to visit the site before a decision is made.
- This is a greenfield site – should not be developed as this reduces options for long term food production.
- Development will increase car journeys to work and will thus increase greenhouse gas emissions.
- Additional traffic will be created which the road cannot accommodate. Traffic using Queen Street is increasing all the time. The pavement is narrow, cars drive on the pavement and drivers do not adhere to the 30mph limit. Heavy vehicles do not observe the weight limit. This is all especially bad during school run times.
- Appeal for the District Councillors and planning officers to visit the site prior to a decision
- Appeal to the District Councillors to tell other members about the strength of local feeling.
- Query about how unsuitable applications such as this can be challenged, what measures to residents can take to ensure that their voice is heard. Suggestion that the localism agenda is not working. Example quoted of a referendum in East Coker where the plan for 700 planned houses was overwhelmingly rejected.
- Pinch point at top of Queen Street, congested every day. Access onto this road cannot be accommodated in terms of visibility and additional traffic.
- Concern about access for the emergency services on Queen Street, especially if cars are parked.
- Principle of infill development has been exploited by extending the development backwards to the rear of the field and allowing for access into other fields, it is a blatant attempt to open up adjacent fields, and is a cynical and greedy application.
- Objection as the village is losing its rural characteristics and becoming a town.
- The Sewage system is operating at capacity cannot cope when there is heavy rain.
- No infrastructure to support additional housing.
- A site meeting with District Councillors was suggested

Frustration was expressed with contradictions in the appeal process – some appeals dismissed and others allowed in spite of similarities.

It was suggested that a further traffic survey would be useful, the one quoted on the Queen Street application was based on 2016 data.

19/02067/HOU Alterations and the erection of a two storey side extension to dwelling house. Splinters Church Street

- This extension would reduce the light coming into the garden of the neighbouring property, the proposed elevation would restrict sunlight, leaving only morning sun.
- Beech tree in the garden of the neighbouring property would restrict building this extension, reassurance should be sought that the tree would not be killed. All cutting of trees and bushes has taken place prior to the application being submitted.
- The proposed eastern wall currently has no windows, and this is preferable for the neighbouring property.

Residents present were encouraged to comment on the local plan and to also send their observations on any planning applications to SSDC.

Highways

Information about the proposed Highways improvement scheme was requested. TI explained that this would focus on the B3153.

1.0	Apologies. Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Chris Lane, Helen Beal, Richard Sutton, Dean Ruddle
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	(County Councillor) Tony Capozzoli and Paul Rowsell (District Councillors)
2.0	Declarations. Receive declarations of interests JS declared an item in item 5 planning 19/01648/FUL.
3.0	Minutes of last meeting: 6 August 2019 Agree the minutes as a true and correct record of the meetings held. Resolved: It was proposed and unanimously agreed to approve the minutes as a true and correct record of the meeting held.
4.0	Matters arising from the minutes not covered by items on this agenda. There were no matters arising.
5.0	<p>Planning. Consider the following planning applications and make recommendations to planning officer: SCC/3631/2019. Ash View Farm Fosse Way Babcary Lydford On Fosse 'Construction of Waste Transfer Station and inert waste/aggregate recycling facility comprising: Change of use of existing yard and access from agricultural use to agricultural use and waste transfer station (9,633.04 sq. metres); Upgrade existing access; Change of use of building from agricultural use to storage, picking & sorting of waste (1,769.97 sq. metres); Extension of existing building for storage, picking & sorting of waste (530.56 sq. metres); Construction of waste storage, crushing & screening area (10,729.33 sq. metres); and, Construction of screening/acoustic bund (25,790 sq. metres.) Note comments from Lydford on Fosse and Babcary Parish Councils. The comments were noted.</p> <p>The application was considered. KL asked the applicant a number of specific questions about the number of lorry movements, the nature of the waste, where the waste would originate from, whether there had been a flood assessment, and the material to be used to build the bund.</p> <p>The applicant noted that this application was to continue the work that was already permitted on the site which had been ongoing for the past 4 years. He noted that formal permission was required to allow the operations to take place undercover in the former agricultural buildings, this would legalise the use of the buildings for commercial use. He confirmed that the application would result in no additional lorry movements than the existing, no change in the type of waste that was processed (soil / hard core / aggregates) and no operational changes other than work taking place inside the buildings. A flood assessment had been completed and signed off, and there was no change to the existing drainage. Assurance that the bund would be built from inert material and would reduce the noise was also received.</p> <p>The Parish Council noted that this was an application in a neighbouring parish, it had been reassured by the applicant's comments and had no objections to the application on the basis that it amounted to a regularisation of existing use in relation to non-hazardous waste (stone, hardcore and soil) and no increase in lorry movements.</p> <p>19/02067/HOU Alterations and the erection of a two storey side extension to dwelling house. Splinters Church Street Keinton Mandeville The plans were considered and observations made as follows:</p> <ul style="list-style-type: none"> • The proposed extension is very large and close to the neighbour's boundary • This was likely to impact on the neighbouring property, particularly in relation to loss of light in the garden • An extension to the rear of the property would have less impact <p>Resolved: It was proposed and unanimously agreed to recommend refusal – with a comment to suggest a redesign with the extension to rear of the property.</p> <p>19/01648/FUL Erection of a two storey dwelling and associated single storey garage. Land OS4800 Church Street, Keinton Mandeville The plans were considered and observations made as follows:</p> <ul style="list-style-type: none"> • The proposed dwelling extends beyond the village, into open space – it constitutes development on the edge of a rural settlement with no demonstrable benefit to the community which is contrary to local and national planning policy. • The proposed dwelling is significantly taller than the stables being demolished and as such would impact on the landscape and the street scene. • Similar applications have been submitted for this site in the past, and all have been refused, the revised application addresses only one of the identified issues – the building line. Every other issue previously identified remains and the impact on the landscape in this location would not outweigh

	<p>any benefit of development.</p> <p>Resolved: It was proposed and unanimously agreed to recommend refusal, noting that the reasons for refusal in planning appeal AAPP/R3325/W/15/3139391 remain relevant.</p> <p>19/02211/OUT Residential development of 9 dwellings with all matters reserved except access. Land OS 9987 Queen Street Keinton Mandeville</p> <p>The applicant was not represented at the meeting. A number of village residents were present and had commented on the application.</p> <p>The plans were considered. Councillors noted their agreement with comments made by members of the public, observations were made as follows:</p> <ul style="list-style-type: none"> • The development site is an ancient orchard, unique in its location and of intrinsic value in relation to the character of the village. Development in this location would not be consistent with NPPF guidance on safeguarding the intrinsic character of the village and recognising the beauty of the countryside. • The proposed development site boundary wall adjacent to the highway is an important feature in the character of the street scene. The application suggests that it would be necessary to demolish and realign the wall, such action would be inconsistent with safeguarding this historic and characteristic feature, and would detract from the character of the location. • The proposed development would stretch beyond the current building line and as such, would not respect the current distinctive linear pattern on Queen Street. It would be out of character with the village and in particular the distinctive streetscene on Queen Street. • The proposed development is not consistent with policy EQ2 of SSDC local plan aiming to ensure that development reinforces, respects local distinctiveness, context and character, conserves and enhances the landscape character of the area. Similarly it is not consistent with NPPF para 15 in that it would eliminate features of intrinsic historic value to the village. • The proposed development is not consistent with policy EQ3 of the SSDC local plan and the preservation of heritage assets (ancient orchard and wall) as such it would harm the local distinctiveness of the area. • The location is not sustainable, most notably in relation to the road infrastructure and drainage on Queen Street. Queen Street has a notoriously busy pinch point and the traffic is regularly gridlocked, the pavements are narrow and inadequate and additional traffic via the proposed site access could not be accommodated. • The drainage / sewage system on Queen Street is over capacity for the area it currently serves, and cannot accommodate further use. Wessex Water planning consultation responses in the past have not acknowledged local experience which has demonstrated that during periods of heavy rain raw sewage emerges from the drains. <p>Resolved: It was proposed and unanimously agreed to recommend refusal.</p>
5.1	<p>Determination of Planning. The following notices were received:</p> <p>19/01728/HOU Demolition of existing conservatory and the erection of a garden room extension. - Coombedene Coombe Hill Keinton Mandeville. Application permitted with conditions</p> <p>19/00709/OUT - Land At Sycamore Farm, Barton Road Keinton Mandeville. Outline application for the erection of five dwellings. Application permitted with conditions</p> <p>19/01149/S73A The Annexe, Newlands Farm, Common Lane, Keinton Mandeville. Application to vary condition 3 of permission 14/02931/FUL (holiday let use) to allow use as ancillary accommodation/holiday let. Application permitted with conditions</p>
5.2	<p>Other planning matters</p> <p>Local Plan Review update.</p> <p>KL noted the content of the submission she had drafted in response to a previous consultation and stated that the points raised had not been acknowledged in the revision. She proposed to reiterate these points, including concerns about the local infrastructure, particularly the increase in traffic and the inability to sustain further traffic on the village roads. It was agreed that detail of recent development should be included, and the inability of the village to sustain further growth. The response would represent residents' views, a flyer had been circulated to the village asking for opinion on the proposal to categorise Keinton Mandeville as a village. These results would be collated and</p>

	would inform the consultation response. It was agreed for KL to draft a response and to circulate to Councillors for agreement before submission.	
6.0	Finance and Payments (RFO – Clerk). It was proposed and unanimously agreed to approve the following payments. Payments Salaries August. The clerk was asked to record additional hours worked for the council. It was proposed and agreed to pay time and a half for overtime. The clerk’s workload had increased over a period of time, this was largely related to changes at SSDC including increased planning applications, consultations, cuts at the council and subsequent difficulties in accessing SSDC services directly. NEST Pensions Direct Debit Play Inspection Company	£239.31 £17.80 £66.00
6.1	Receipts. The following receipts were noted: Happy tracks donation to roundabout cone climber: £3500.00 Castle Cary Surgery donation to defibrillator: £150.00	
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 5 2019-20 were reviewed. The balance at the end of July was £38699.31. Payments in August totalled £4024.06 and receipts were £3650.00. The balance was £38325.25. The bank statements showed a balance of £38175.25. There was one outstanding receipt yet to show in the bank statements - Castle Cary surgery donation of £150.00 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	Other finance matters Consider the following and agree any actions arising <ul style="list-style-type: none"> • PAYE report, receive report. The report had been submitted. • Finance committee report and internal audit update. KL reported that she had checked the accounts in August and these were in order. The internal audit report would be considered. 	
7.0	Highways. Update / Items to report <ul style="list-style-type: none"> • 20mph zone on Queen Street –the clerk had been in touch with the school and highways about this. The Headteacher had agreed to support the request for a 20mph zone, it was agreed that a more formal, joint request from the school and PC would likely be the best way to follow this up. • RCNSS11735 Temporary road closure - Church Street, Keinton Mandeville. The notice of closure and diversion was received. The closure was to enable works by Wales and West utilities. An email from a local resident was received in relation to resurfacing works on Church Street – these were taking place in advance of the above works which seemed counterproductive. • Fingerpost sign (crossroads with Coombe Hill and B3153.) The finger post sign had been knocked down by a lorry and needed to be replaced as per the discussion at the previous meeting. The clerk noted that this had been queried with Highways and they were not aware of the whereabouts of the sign. The clerk was asked to follow this up again. <p>Consider conducting traffic surveys with consideration of impact / influence on Councils. KL reported that she had been advised by a County Councillor that traffic surveys conducted by local residents would be a useful source of evidence to present to SCC/ SSDC when demonstrating the volume of traffic and type of movements. She would liaise with residents to arrange regular surveys counting lorries and other vehicles.</p> <p>A361 Glastonbury action group meeting feedback. There was nothing to report.</p>	
8.0	Parish Paths. Update / items to report. The sides of Babcary lane needed to be cut back – this required a specialist small tractor. Initial indications suggested that this would cost in the region of £350. It was proposed and unanimously agreed for the clerk to find the best quote and order the work.	
9.0	Happy Tracks / Skatepark Receive inspection report. The clerk reported that there had been problems with wasps in the flower	

	<p>meadow in August. Pest Control ha attended but had not been able to find a nest. Notices had been put up and the gates restricted. It was agreed that it would be necessary to install a lockable gate to restrict access to the meadow from the muga side. The clerk would obtain quotes.</p> <p>Receive quotes for repairs / replacements as identified in the Annual Report and agree any actions arising. Quotes from four providers had been requested. Two had been provided, one company had not replied and another had chosen not to quote. The quote from Play UK was the most competitive and it was proposed and unanimously agreed to order this work. The clerk was also asked to take advice on the HIC assessment and replacement of safety surfacing.</p>
10.0	<p>NHW / Police. Receive monthly report.</p> <p>There was nothing to report</p>
11.0	<p>Maintenance.</p> <p>Consider and agree requirements. Routine, ongoing maintenance tasks were agreed.</p>
12.0	<p>Youth Activity.</p> <p>There was nothing to report</p>
13.0	<p>Broadband Provision in Keinton Mandeville.</p> <p>IT was reported that 100 extra ports were now available in the cabinet. The problem with making FTTP broadband a condition in planning approvals was reported. It was not possible to condition in relation to third party. It was agreed that this would be considered after the local plan response had been submitted.</p>
14.0	<p>Village Hall</p> <p>Receive village hall report. No councillors had been available to attend the meeting.</p>
15.0	<p>Glastonbury Festival. Update. The clerk reported that she had written to the festival via the website. She had received an acknowledgement and was awaiting a full response.</p>
16.0	<p>Correspondence. Receive the following correspondence and agree any actions arising:</p> <p>Route 60 talk invitation – The clerk was asked to pass this on to the WI, Lunch Club, and Church</p> <p>From SALC: Template code of conduct – consider adopting. This would be considered at the next meeting.</p> <p>Annual Town & Parish Meetings / Engagement Sessions – Dates for your diary. KL would attend these events on 24/09/19</p> <p>Policy Consultation E-Briefing 09/19 - Independent Review Into Local Government Audit. Consider and agree response. The clerk would respond to this.</p>
16.1	<p>Correspondence. Circulation Items circulated in hard copy or by email received during August 2018</p> <p>SWP briefings, NALC election survey, SWP Briefing – plastics; Somerset Joint Strategic Needs Assessment, Road safety products marketing information; Invitation to Somerset County Council Chair civic service, SALC, Councillors guide to handling intimidation; CPRE Campaigns Update, St Margaret's Hospice Newsletter; Somerset Prepared Newsletter; SALC Star Councils award finalists;</p>
17.0	<p>Parish Magazine</p> <p>Items for inclusion in the October edition</p> <ul style="list-style-type: none"> • Overhanging shrubs • Halloween • Fireworks if pets / horses • Dumping grass cuttings is fly tipping
18.0	<p>Defibrillator. Update.</p> <p>The defibrillator had been delivered, the school was liaising with contractors for installation.</p>
19.0	<p>Future agenda Items</p> <p>Adopt revised Code of Conduct, Standing Orders, Financial Regulations</p> <p>Parish Plan for zero carbon – discussion document.</p>
20.0	<p>Any other reports</p> <p>There were no other reports</p>
21.0	<p>Date of next meeting.</p> <p>1 October 2019</p>