

Keinton Mandeville Parish Council

Minutes of a meeting of the above-named Parish Council, held on
Tuesday September 1st, 2020 at 7.30 p.m. via zoom

Present: Tom Ireland TI, Trevor Ryder TR, Chris Lane CL, Chris Calcutt CC, Helen Beal HB, Scott Fischer SF.

In attendance: Tony Capozzoli TC, Charlie Hull CH (District Councillors) Dean Ruddle DR(County Councillor.) 2 members of the public. Richard Culley attended to talk about the FTTP Keinton Connected item.

Public session.

Proposed development to the rear of Church St and Queen St.

Reference was made to the presentation from Orme and Galion homes at the previous meeting. A local resident wished to know what the PC approach would be to this. He expressed concern that SSDC did not appear to take strategic approach to planning applications in the village. Each one seemed to be viewed in isolation and not in relation to other approved applications / recent significant development in the parish. This was acknowledged by both Parish and District Councillors. The Parish Council had limited influence and successful appeals were likely because of the lack of a five-year housing supply.

It was noted that Orme (architects) would be looking to consult with the village and were believed to be looking at a community engagement event. Suggestions for publicising this were made.

Dean Ruddle (County Councillor) gave an update on the Coronavirus in Somerset. He also noted that SCC had received £15m from the Government for Highways.

1.0	Apologies Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Jean Maynard and Richard Sutton
2.0	Declarations. Receive declarations of interests. There were no declarations
3.0	Minutes of last meeting: 4 August 2020 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. Dean Ruddle was thanked for his weekly briefings during the lockdown period which had been succinct, yet comprehensive and much appreciated.
5.0	Planning. Consider the following applications: 20/01992/S73A Application to vary condition 2 (approved plans) of planning approval 19/02795/HOU to change the facing material of the inset street parking retaining walls from Blue Lias natural stone to painted render finish. - 3 Queen Street Keinton Mandeville. The plans were considered, and observations made as follows: This had been considered in a previous application for a non-material amendment to planning application 19/02795/HOU to change the facing material of the inset street parking retaining walls from Blue Lias natural stone to painted render finish. It was agreed that the previous comments remained the view of the council <ul style="list-style-type: none"> • The proposed wall is not in keeping with the wall opposite or with the wall that is being replaced. Natural blue lias stone is predominant along the road frontage in Queen Street and should be retained to maintain the character of the streetscene, especially in this location at the southern entrance to the village. Resolved: It was proposed and unanimously agreed to recommend refusal
5.1	Determination of Planning. Receive the following notices: The following notice was received and noted: 20/01666/TPO Application to carry out tree surgery works to No 1 tree within the South Somerset District Council (KEMA 1) 1989 Tree preservation Order. The Rectory Church Street Keinton Mandeville. Application permitted with conditions
5.2	Other planning matters Consider request for conservation area in village. The Chair offered to look into the procedure and report back to the council.

	<p>Consultation on planning - future white paper. The consultation document required answers on approximately 30 questions, and it was unrealistic for the PC to achieve this within the timescale. It was noted that the Somerset Association of Local Councils would be submitting a response.</p> <p>Receive correspondence from member of the public about Galion Homes working hours and proposed site behind Queen St / Church St. and agree any actions arising. The working hours were discussed. Although there had been a planning condition to restrict these at weekends there had been recent legislation that may have superseded this. There queries raised with regard to water / ponds on the site were also discussed. These were planning matters and should be referred to SSDC.</p> <p>Request update on s106 contributions form Lakeview Quarry development. TI would contact Galion to query when the s106 payments were due.</p>														
6.0	<p>Environment Champion Update</p> <p>Discussion paper – consider preferred projects in paper prepared by Trevor Ryder and agree any actions arising. TR would circulate this again. Councillors were asked to respond with their favourite three projects as soon as possible. Charlie Hull noted that there were SSDC Community grant opportunities for environmental projects and asked to be copied into emails relating to environmental projects. He also suggested trying to get the school involved. TR agreed to approach the school. TR commented on the lack of suitable land often being the stumbling block for initiating such projects, he suggested that developers could be asked to earmark land on development sites for community environmental initiatives. DR also commented that SCC would be launching a grant fund.</p>														
7.0	<p>Finance and Payments (RFO – Clerk) Resolved: It was proposed and unanimously agreed to approve the following payments:</p> <p>Payments</p> <table border="0"> <tr> <td>Salaries August</td> <td>£255.55</td> </tr> <tr> <td>NEST Pensions Direct Debit</td> <td>£19.01</td> </tr> <tr> <td>Maintenance</td> <td></td> </tr> <tr> <td>PFK Littlejohn Audit Fee</td> <td>£240.00</td> </tr> <tr> <td>Vale Sign and Print, Happy Tracks Signs (covid sign -£25- agreed with T Ryder outside of meeting)</td> <td>£55.00</td> </tr> <tr> <td>SALC affiliation fee 2020-21</td> <td>£281.71</td> </tr> <tr> <td>The Play Inspection Company - Happy tracks and skatepark annual inspection</td> <td>£66.00</td> </tr> </table>	Salaries August	£255.55	NEST Pensions Direct Debit	£19.01	Maintenance		PFK Littlejohn Audit Fee	£240.00	Vale Sign and Print, Happy Tracks Signs (covid sign -£25- agreed with T Ryder outside of meeting)	£55.00	SALC affiliation fee 2020-21	£281.71	The Play Inspection Company - Happy tracks and skatepark annual inspection	£66.00
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7.1	<p>Receipts. There were no receipts</p>														
7.2	<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 5 2020-21 were reviewed. The balance at the end of June was £47,157.82. Payments in August totalled £431.56 and receipts were £nil. The balance was £46,726.26. The bank statements showed a balance of £46,766.26. There was one outstanding cheque for £40.00. With this taken into account the balance was £46,726.26 The summary of accounts, budget and reconciliation information would be circulated and checked by Councillors at the next proper meeting.</p>														
7.3	<p>Grant requests.</p> <p>There were no grant requests</p>														
7.4	<p>Other finance matters</p> <p>Audit – Receive external auditors report and confirm arrangements for conclusion of audit. The external auditor letter and confirmation of conclusion of audit had been received. PFK Littlejohn had approved the relevant sections of the Annual Governance and Accountability Return, and the notice of conclusion of Audit had been displayed on the noticeboard and website. The relevant sections of the accounts and annual return had also been published on the website.</p> <p>Q1 accounts – internal check. Jean Maynard had completed an internal check of the accounts for the first quarter of 2020-21.</p>														
8.0	<p>Highways.</p> <p>Update / Items to report.</p>														

	All issues raised since previous meeting had been allocated inspection and job numbers- apart from the missing signpost on the crossroads. TI queried whether the PC could purchase a sign. This would be an option.
8.1	<p>Parish Paths. Update / items to report.</p> <ul style="list-style-type: none"> • TI reported that the Mendip Byways and Bridleways work on Cottons Lane would be starting soon. The PC had allocated a grant towards this in the previous financial year. • Various parish path finger posts needed work. Tom Ireland would contact Brendan O’Hara who was believed to have some replacement posts. • Litter and builders waste on footpath adjacent to Lakeview development -receive correspondence from member of the public and agree any actions arising. This correspondence was received, it was also noted that a resident had reported that the footpath had been damaged in places during the construction period making it dangerous. TI offered to raise these issues with Galion.
9.0	<p>Happy Tracks / Skatepark</p> <p>Receive Annual Inspection report. There were a number of minor issues, the clerk would make arrangements for small repairs and monitoring where necessary. In addition, there were recommendations about the skatepark ramps – one about the height of the kicker plates which the clerk was querying, and one for the skatepark to be treated for rust, this needed rubbing down and painting. It was agreed to ask the SSDC ranger to do this work.</p>
10.0	<p>Maintenance.</p> <p>Consider and agree requirements.</p> <p>The clerk noted that the ranger had cleaned the bus shelters, cast iron finger posts sign, and had prepared the bench for painting as agreed previously. The cast iron finger posts signs needed painting. The clerk had contacted Luigi Capozzoli for a quote, but this had not been received. It was noted that the maintenance budget had been increased this year to allow for potential work by the SSDC ranger. The fingerposts work required a person to be adequately insured and trained to work on the highway, the ranger met these criteria. It was proposed and unanimously agreed to ask the ranger to carry out this work in view of the special circumstances, no other suitable quote or person available.</p>
11.0	<p>Youth Activity. There was nothing to report</p>
12.0	<p>Broadband Provision in Keinton Mandeville – update.</p> <p>R Culley had attended the meeting and provided the following update: Openreach had provided an estimate to deliver FTTP to 369 premises, both in Keinton and surrounding areas served by similar Distribution Points (parts of Charlton, Lydford, Kingweston etc.). The cost was estimated at c. £400k</p> <p>A subsequent quote of £165k to deliver to 308 premises had been provided. This was based on all of the additional addresses being served by the same Distribution Points as the addresses which registered interest. The area would qualify for the Rural Gigabit Voucher Scheme, which would provide up to £1,500 of funding per residential premise and £3,500 for businesses. In order to qualify for the grant, premises would have to agree to take up a specified mbps contract for at least 12 months. The scheme was looking viable provided sufficient properties signed up and applied for funding.</p> <p>The following ‘next steps’ were agreed:</p> <ul style="list-style-type: none"> • Canvas all of the 308 premises (including in other villages) to determine how many would be interested in proceeding • Ask Openreach to prepare a final quote • Submit an application in principle (this may require a legal entity, possibly a community interest company – it was noted that the fact that most of the funding would be coming from a voucher scheme would minimise liability) <p>RC offered to circulate an FAQ document. Questions were asked: Timescale? This usually took 12 months from the point of contact signing Likely cost of 12 month contract? This was dependent on speed, but would be similar to superfast broadband contract prices. The FAQ document covered this.</p>

	<p>It was noted that a similar project was running for Church Street. RC was aware of this and would contact the resident who was leading this. He would be prepared to help with wording of a letter and information to be published in the parish magazine.</p> <p>RC was thanked for the time and effort he had put into this and also for attending the meeting.</p>
13.0	<p>Village Hall Report. Chris Calcutt reported that the hall was ready to reopen to regular hirers, there were already bookings from the bowls club and dance classes. Users were required to follow cleaning instructions after using the hall. The Chair suggested that a decision about the venue for the October meeting would be taken approx. 2 weeks before it was due.</p>
14.0	<p>Social Media. Website. Update. Consider revised website quote and agree any actions arising. A revised quote for £440 had been received providing that information was provided on DVD. This was £220 less than the previous quote. The ongoing costs would be £120/year to the provider and £5.99/year for the domain name. Resolved: It was proposed and unanimously agreed to take up this service.</p>
15.0	<p>Correspondence. Receive the following correspondence and agree any actions arising:</p> <p>SSDC council restructuring proposals. CH outlined the proposals put forward by SCC and SSDC, a single unitary council and twin unitary councils respectively. The District Councillors' views were that the twin unitary was a better option given the vicinity and natural affinity between South Somerset and Mendip. He felt that this would better facilitate localised decision making and funding. He noted that there were public consultation events, but the timescale was tight. The final decision would be made by the Secretary of State.</p> <p>Trevor Ryder would be attending the SSDC virtual event hosted by Alex Parmley and Val Kietch at which feedback on the Stronger Somerset Business Case would be sought.</p>
16.0	<p>Correspondence. Circulation. The following correspondence had been circulated by email during August 2020</p> <p>SCC corona Virus advice / updates, SWP briefings, SSDC corona virus advice / updates, Rural Services Network bulletin, CPRE campaign news, News from St Margaret's Hospice, From Charlie Hull – Unitary Authority Proposals, SSDC Playbox press release, SALC updates</p>
17.0	<p>Parish Magazine</p> <p>Items for inclusion in the October edition.</p> <p>Unitary Authority</p> <p>FFTP Broadband</p>
18.0	<p>Future agenda Items</p>
19.0	<p>Any other reports. There were no other reports</p>
20.0	<p>Date of next meeting. 6 October 2020. 'Venue' to be confirmed. It was agreed that should meetings take place via zoom in the longer term, an upgrade would be needed.</p>