

Keinton Mandeville Parish Council

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

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

Present: Tom Ireland TI, Kathy Low KL, Chris Lane CL, Richard Sutton RS, Jean Maynard JM, Helen Beal HB, Jon Sparks JS

In attendance: Tony Capozzoli (District Councillor) Dean Ruddle (from 830pm having had a commitment at another meeting, Sue Graham (Clerk) 4 members of the public

Public Session

Angus Macdonald, AM (Galion Homes) attended the meeting to present proposals for further development on the Lakeview site as follows:

- A work hub / café – on the western edge, to be situated in the proximity of the ruins, this aimed to provide a space for people to work from ‘home.’ The proposed structure would be an oak framed barn with glazing to take advantage of views to west. There had been a conscious intention for the design not to detract from the village hall.
- 3 further large houses – example of the proposed design was provided.

He requested feedback on this proposal. Councillors asked questions about renewables and whether SSDC insisted on solar power. AM noted that this was not required by SSDC at this stage. AM stated that he would be happy to provide electric charging points. Further comments were made in relation to the work hub, this was an attractive proposal in terms of the design and also by providing the opportunity for individuals to work from home, reducing the need for journeys away from the village for work. Concern was expressed about the ever increasing size of the site, the likely cost of the proposed dwellings and the need for smaller homes for first time buyers. AM acknowledged that the site was growing but wished to point out that the site already had permission for 10 ‘help to buy’ smaller houses.

District Councillor. Tony Capozzoli had little to report in the absence of Area East / Standards committee meetings since the past PC meeting. He noted that the approval for over 750 houses at Up Mudford would be challenged by Mudford PC. Charlie Hull had sent a written report.

Residents of Barton Road expressed deep concern about the disruption and damage to the area (especially the highway) caused by developer and site vehicles on Barton Road. There had been significant damage to the verges which had undermined the surface of the road, with deep holes. There had been inappropriate attempts to address this. This would be discussed further at agenda item 7.1. Tony Capozzoli offered to liaise with residents, visit the area and raise with the planning officer.

1.0	Apologies. Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Trevor Ryder (TR) and Charlie Hull
2.0	Declarations. Receive declarations of interests CL declared an interest in item 7.1
3.0	Councillor Vacancy – update There had been an applicant and co-option would take place at the January meeting.
4.0	Minutes of last meeting: 5 November 2019 Resolved: It was proposed and unanimously agreed to approve the minutes as a true and correct record of the meeting held.
5.0	Matters arising from the minutes not covered by items on this agenda. Notices had been displayed to advise that the PC had adopted new Standing Orders, Financial Regulations, Code of Conduct at its November meeting
6.0	Planning. Consider the following planning applications and make recommendations to planning officer: 19/03153/REM Reserved matters application following outline approval of 18/03952/OUT (Outline application with all matters reserved for the erection of 1No. dwelling) for the approval of access, appearance, landscaping, layout & scale - Land At Orchard View Chistles Lane Keinton Mandeville The plans were considered, observations were made as follows: <ul style="list-style-type: none"> • Blends in well with existing building and use of natural stone is welcome • No objections but would like to see <ol style="list-style-type: none"> 1. Renewable energy such as solar panels, electric car charging point, ground/air source heat pumps or similar.

	<p>2. Enforceable conditions to restrict construction working hours to 8am to 6pm Monday to Friday, plus 9am to 1pm on Saturdays.</p> <p>3. Enforceable conditions relating to lorry movements (avoiding school drop off and pick up) turning spaces, keeping the highway clean and reinstating any damage caused to the verges/ highway during the construction process. For the avoidance of doubt, this is to include Chistles Lane, which is not adopted public highway but is in common ownership and maintained by the Village Hall.</p> <p>Resolved: It was proposed and unanimously agreed to recommend approval.</p> <p>19/02716/OUT. Outline application for the erection of a single residential dwelling, all matters reserved. - Land At Orchard View Chistles Lane Keinton Mandeville. This application had been withdrawn.</p> <p>19/03171/TPO Application to carry out tree works as shown within the SSDC (KEMA 1) 1989 Tree Preservation Order, Confirmed 14.11.89 - Old Rectory Church Street Keinton Mandeville. This was not an application for consultation but notification of intended works. The application was noted.</p>	
7.1	<p>Determination of Planning. The following notices were received:</p> <p>19/00834/FUL Erection of 4 no. semi-detached dwellings inclusive of extension of access previously approved under application reference 18/01533/FUL - Land North Of The Old Coach House, Coombe Hill, Keinton Mandeville. Application permitted with conditions</p> <p>Ref. No: 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 Mandeville Somerton Somerset. Application Permitted</p>	
7.2	<p>Other planning matters</p> <p>17/04801/REM Erection of 6 dwellings to include details of appearance, landscaping, layout, scale, and parking pursuant to conditions 1 and 8 of outline approval 14/02896/OUT. Land north of the Light House, Barton Rd, Keinton Mandeville. Receive letters from local residents regarding this development work and effect on Barton Road. Consider any actions arising.</p> <p>Letters received from local residents were discussed – the issues about the disruption and damage to the area had been raised in public session, in particular:</p> <ul style="list-style-type: none"> • Damage to the verges • Damage to road surface, with deep holes. • Inappropriate attempts to address this with topsoil which had exacerbated the mess. <p>D Ruddle stated that he would ask one of the Highways Officers to go and visit. It was reiterated that the tarmac and the verge needed to be properly reinstated as opposed to an inappropriate token gesture to reinstate the verge.</p> <p>Tom Ireland asked about the conditions on the detailed permission about reinstating the verge etc. it was suggested such conditions should be requested for future developments.</p> <p>Zero carbon plan- consider discussion document.</p> <p>Trevor Ryder had produced a discussion document considering the following key areas: waste; recycling and resource management; natural environment; built environment; energy; travel and transport. Possible strategies that could be adopted by the Parish Council and community were suggested in the document.</p> <p>Observations were made as follows:</p> <ul style="list-style-type: none"> • This was an excellent, comprehensive document • This would be a useful reference document for decision making and a good basis for the PC to contribute to an environmental strategy. • The document went above and beyond building regulations which was a proactive and should underpin PC comments to planning applications. <p>DR explained that the area had been declared as a ‘climate emergency’ initiatives were likely to become higher profile. The PC wished to adopt the document but would wait until TR was present.</p>	
8.0	<p>Finance and Payments (RFO – Clerk)</p> <p>It was resolved and unanimously agreed to approve the following payments:</p> <p>Payments</p> <p>Salaries November</p> <p>NEST Pensions Direct Debit</p> <p>Maintenance</p> <p>Play UK – safety surfacing</p>	<p>£239.31</p> <p>£17.80</p> <p>£-</p> <p>£1670.40</p>

	Parish Magazine printing (Broadband leaflet)	£40.25
8.1	Receipts. HMRC VAT Refund: £311.87	
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 8 2019-20 were reviewed. The balance at the end of October was £39,443.40. Payments in November totalled £1396.47 and receipts were £311.87 The balance was £38,358.80 The bank statements showed a balance of £38,483.80. There were two outstanding payments: SALC Councillor training: £25, RBL poppy appeal: £100. With these taken into account the bank balance was £38,358.80. The summary of accounts, budget and reconciliation information were circulated and checked by Councillors.</p>	
8.3	<p>Grant requests.</p> <p>The following requests were considered taking into account, purposes of the grant, benefit to the village and the PC grant budget line.</p> <p>Playing field committee- It was proposed and unanimously agreed to give a grant of £1500 towards new fencing around the children’s play area. This was a facility well used by the village and investment was considered beneficial.</p> <p>Keinton and Kingweston PCC – It was proposed and unanimously agreed to give a grant of £1200 towards the maintenance of the churchyard. The church and churchyard were used by many village residents, with many having relatives buried in the churchyard. In addition the church was an important village landmark which needed to be looked after. \$137 spend.</p> <p>KKCT (Community Transport) – It was proposed and unanimously agreed to give a grant of £150. This was an important service and the village was lucky to have the volunteers to run it. It was agreed that this should be supported in the form of a grant.</p>	
8.4	<p>Other finance matters Consider the following and agree any actions arising</p> <p>PAYE report, receive report. The report had been submitted</p> <p>Finance committee - internal audit update.</p> <ul style="list-style-type: none"> • The interim audit had been completed with the internal auditor noting that there was some VAT outstanding, this had since been amended. • KL had considered the internal auditors recommendations: The clerk’s appraisal had been completed and salary review would be bought to the next meeting A number of village projects had been completed – new roundabout for the Happy Tracks Play area, defibrillator When setting the budget the clerk would make sure the ring fenced areas for village projects were clearly minuted. <p>Consider projects to include in budget for 2020-21.</p> <p>Contribution to Broadband FTTP initiative was suggested. It was noted that CIL would be received from a number of housing developments and that by its nature was intended to support infrastructure projects.</p>	
9.0	<p>Highways.</p> <p>Update / Items to report</p> <p>Street lighting: Cottons Lane. A request had been received from a member of the public about having the light outside his property turned on when he returned home from shift work in the early hours. The clerk had queried this and been informed that the village had made the decision to opt for part night street lighting. The clerk had queried this. It was noted that requests for different sensors to allow for some lights to be on at different times would be at the cost of the Parish Council. The council would be wary of doing this as it would potentially generate other requests from other households.</p> <p>Speed Indicator Devices – consider prices and agree any actions arising including application to SSDC community grants. The clerk had obtained indicative prices for fixed and mobile devices from three manufacturers / suppliers. The potential benefits were considered as well guidance from SCC about installation and location. It was acknowledged that there would not necessarily be a quantifiable return regarding their effect. The clerk was asked to gain three quotes for mobile units which flashed a reminder of the speed limit and ‘slow down’ as appropriate. It was agreed that a community grant from SSDC should then be requested.</p> <p>More repeaters and clearer signage were also discussed.</p> <p>Notification of road closure: RCNSS12289 - Beer Road to Beer Door, Aller. This notice was received.</p> <p>The clerk was asked to seek an update on the missing crossroads sign</p>	

10.0	Parish Paths. Update / items to report. Cottons Lane sign. This had been reported to SCC with a request for it to be secured.
11.0	Happy Tracks / Skatepark Receive inspection report. The report was received – see below. Receive quotes for bridge repair and agree any actions arising. The bridge rope had broken and had had to be temporarily removed for safety. The clerk had obtained three quotes for repair / replacement. The council considered the quotes and agreed to request for Play UK to carry out the repair for £238. Safety Surfacing – update. The safety surfacing had been installed. Happy tracks would be making a donation of £750
12.0	Maintenance. Consider and agree requirements. Ongoing routine tasks.
13.0	Youth Activity. The scout group continued to thrive, there was nothing further to report.
14.0	Broadband Provision in Keinton Mandeville Update. R Culley had written a leaflet and this had been delivered around the village. It was noted that the Broadband leaflets had been delivered and that it was important to express a no obligation interest. The clerk was asked to ask R Culley for any feedback.
15.0	Village Hall Report. There was nothing to report
16.0	Social Media. Parish Council input to ‘next door’ site / Facebook etc. The benefits of the PC having a voice on local social media pages were noted. RS agreed to set up a set up KMPC Facebook page, the clerk would then update this and also feed into other Keinton Mandeville groups’ Facebook pages.
17.0	Correspondence. Receive the following correspondence and agree any actions arising: From Stonewater re community seating. Stone water had offered to provide community seating at the Lakeview site. The clerk had agreed that the PC would support this. St Margaret’s Hospice, Yeovil Without Parish Council resolution. The clerk had queried the request that had been discussed at the previous meeting. The council would wait for a direct grant request from St Margaret’s hospice. From NALC: Consultation: Strengthening police powers to tackle unauthorised encampments. This was received. The Parish Council felt that it would not be able to respond from an informed perspective.
17.1	Correspondence. Circulation Items circulated in hard copy or by email received during November 2019 From SALC reminder: A code of recommended practice on local authority publicity; SWP circular; Rural Services Network Bulletin, accessing planning portal, CPRE countryside voice, Age UK leaflets.
19.0	Parish Magazine Items for inclusion in the January edition <ul style="list-style-type: none"> • Christmas treecycling • First aid training • Defibrillator
20.0	Christmas Tree Service. 21 December 530pm.
21.0	First Aid Training The school had been booked for January 14 th and relevant village groups invited. To date the clerk had received two responses. It was agreed that the clerk should ask also for this to be publicised via the school newsletter and during the church services.
22.0	Future agenda Items Co-option Barton Road development Speed signs
23.0	Any other reports A request had been received from Somerton Community Library to publish KMPC on its list of donors. This request was agreed. KL reported that she had attended the recent planning training. The clerk was asked to request the PowerPoint slides.
24.0	Date of next meeting. January 7 th 2020