

Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council held on
Tuesday 7 January at 7.30 p.m. at Keinton Mandeville Village Hall

Present: Tom Ireland TI, Chris Lane CL, Trevor Ryder TR, Richard Sutton RS, Jean Maynard JM, Helen Beal HB, Chris Calcutt CC
 In attendance: Tony Capozzoli TC, Charlie Hull CH, (District Councillors) Sue Graham (Clerk) 3 members of the public

Public Session

The following were reported:

- Flooding on corner of Common Lane / Queen Street. This was particularly evident on 19 December after heavy rain. Drains on the corner of Common Lane are blocked and the ditch on the opposite side is full. This is likely to get worse as the run off from the Lakeview Quarry will end up here and the gully cannot absorb the extra drainage. The owner of the ditch would be contacted. It was noted that Wessex Water had routinely dismissed that there was a problem with the gully. It was suggested that SSDC and SCC need to put pressure on Wessex Water to do something.
- Coombe Lane – the road had been eroded as result of flooding. The drain at the junction with Withybed Lane was blocked which had exacerbated the situation.
- Hole developing in narrow part of Queen Street, eastern side
- Feed onto Podimore roundabout – potholes.
- A303 eastbound – large hole developing
- A37 water accumulating in dips in the road. C Hull would speak to D Ruddle about this –a sign at least was required.

District Councillors

The tree planting initiative was explained

1.0	Apologies. Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Kathy Low, Jon Sparks and Dean Ruddle (County Councillor) who had a commitment at another meeting.
2.0	Declarations. Receive declarations of interests TI declared an interest in item 6. Planning 19/02615/REM. RS declared an interest in item 8. Payments TR declared an interest in item 8.3 Grant Requests – Village Hall Committee grant request CL declared an interest in item 7.2 Barton Road item. They would not take part in decision making or the vote on these matters.
3.0	Councillor Vacancy. Fill councillor vacancy by co-option. An application to fill the vacancy was received. Chris Calcutt was proposed by JM, this was seconded by RS. Resolved: It was unanimously agreed to co-opt Chris Calcutt to the council. Chris Calcutt signed the declaration of acceptance of office and joined the meeting.
4.0	Minutes of last meeting: 3 December 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. There were no matters arising
6.0	Planning. Consider the following planning applications and make recommendations to planning officer: 19/02615/REM Application for reserved matters following approval of 17/04728/OUT for the erection of 7 No. Bungalows to include details of appearance and landscaping. - Land Rear Of Cottons House Cottons Lane Keinton Mandeville The plans were considered, observations were made as follows: <ul style="list-style-type: none"> • The bungalows are tightly packed, if not squashed into the site. • Good mix, including semi- detached and mix of 2,3,and 4 bedrooms. • Natural stone would be preferable. • There is a need for bungalows in the village. • The variation in roof colours does not work in terms of visual impact. • There is no provision for solar panels, water storage, ground source heating, or fibre to the premises • There needs to be restrictions on site working times to minimise disruption to the neighbours, and also to avoid deliveries at school bus drop off and collection times. Resolved: It was proposed and unanimously agreed to recommend approval subject to the following conditions: <ul style="list-style-type: none"> • Consistent roof design, materials for all roofs should match • Building material to be blue lias stone. It is actively quarried in the village and so is sustainable, as well as being more attractive. This was required by the Council on the most recent Barton Road development

	<ul style="list-style-type: none"> 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. The subject site is a very long way from the exchange that is half way down Queen Street. Properties at the proposed location on Castle Street suffer from a very unreliable service, with the connection frequently dropping out and much poorer than advertised capacity. 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 (avoiding school bus drop off and pick up) turning spaces, keeping the highway clean and reinstating any damage caused to the verges/highway during and after the construction process. 																										
7.1	Determination of Planning. The following notice was received: 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 Application permitted with conditions																										
7.2	Other planning matters Receive correspondence from SSDC ref Environment Strategy and request to appoint Environment Champion. It was agreed that Trevor Ryder would be Environment champion. There would be a standing agenda item in order to receive updates. Zero Carbon Document – adopt. It was proposed and unanimously agreed to adopt the document. TR was thanked for writing this excellent policy. 17/04801/REM. Land north of the Light House, Barton Rd, Keinton Mandeville. Follow up with reference to concerns raised at December meeting. It was reported that there had been no action to improve the damage. The road remained damaged and although a hole had been filled this was now sinking. In addition some residents’ tarmac has been damaged. It was suggested that the developer should be contacted to ask that repairs to the highway and driveways are carried out to coincide with tarmacking of the new properties’ driveways.																										
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8.1	Receipts. Bank interest £18.73																										
8.2	Review of Accounts. Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed and signed by Councillors. The accounts for month 9 2019-20 were reviewed. The balance at the end of November was £38,358.80. Payments in December totalled £1967.76 and receipts were £18.73 The balance was £36,409.77. The bank statements showed a balance of £36,450.02. There was one outstanding payment – Parish magazine printing (broadband leaflet) £40.25. With this taken into account the bank balance was £36,409.77. The summary of accounts, budget and reconciliation information were circulated and checked by Councillors.																										
8.3	Grant requests. Keinton Mandeville Village Hall and Playing Field Trust. The grant request was considered in relation to the grant budget, and benefit to the village. Resolved: It was proposed and unanimously agreed to make a grant of £1000. It was possible that more funds could be allocated at the end of the financial year should the grant budget allow.																										
8.4	Other finance matters Consider the following and agree any actions arising <ul style="list-style-type: none"> PAYE report, receive report. This report had been submitted Finance committee internal audit update. This had been covered at the previous meeting. Budget 2020-21: consider and agree budget and agree precept request to submit to SSDC. The budget for 2020-21 was discussed line by line in detail with reference to:																										

	<ul style="list-style-type: none"> • Receipts and payments during previous financial years and specifically expenditure during 2019-20 • Likely increases for essential expenditure especially the maintenance budget line. • Maintenance of adequate reserves <p>Further discussion took place around specific budget lines, and earmarked reserves including:</p> <ul style="list-style-type: none"> • Parish projects – village hall extension and highway improvement scheme were likely to require substantial funding and it would be wise to maintain the reserve for this as well as any other emerging parish projects. • Equipment maintenance and replacement. The cost of replacement play equipment was discussed and it was agreed that the reserve for maintenance and replacement of items of play equipment was necessary given the age of the equipment. • The need to start to rebuild a reserve for future elections. <p>A calculator had been received from SSDC to show the impact of a rise in the precept, and the budget was considered in view of this. It was agreed to maintain reserves of £29,930 as discussed above, this allowed for ring fenced funding of forthcoming parish projects. Taking account of anticipated receipts and the required budget, this would result in a precept request of £17,077 This resulted in a small (c.1.5%) increase in the charge to the tax payer. RESOLVED: It was proposed and unanimously agreed to request a precept £17,077 £ 1st TI 2nd CL</p>
9.0	<p>Highways.</p> <p>Update / Items to report – items raised in public session including:</p> <ul style="list-style-type: none"> • Common Lane flooding – owner of ditch, SSDC and SCC to be contacted (with request for latter two to put pressure on Wessex Water) • Combe Lane, road eroding • Highways England, Podimore roundabout potholes • Highways England: A303 travelling east by West Camel turning (Bakery) – large hole developing • A37 water collecting in dips- not draining properly. CH offered to speak to Dean Ruddle about this. • Hole developing in narrow part of Queen Street, eastern side <p>Signpost – Crossroads Coombe Hill. Update. County Highways had reported that they were still pursuing a recharge against the driver/company. Until a response was received from their insurance company further update was unavailable.</p> <p>Dangerous Parking on corner of Chistles Lane and Irving Road – receive email from local resident and consider any actions arising. The request for double yellow lines on the junction of Irving Road / Chistles Lane had been raised with SCC who had passed this on to development control.</p> <p>Small Highways Improvement scheme. Request from resident to be involved in the design. This request was considered, it was agreed that the resident in question would be contacted again when the scheme was further forward he would definitely be consulted as would other residents.</p> <p>Speed Indicator Devices – consider quotes and agree any actions arising including application to SSDC Community Grants. The council considered the options for solar or battery powered signs and asked the clerk to return to the next meeting with quotes for a single portable battery unit to be installed on existing posts, with downloadable data option (USB)</p> <p>Receive request from Coombe Hill resident for kerb at top of road. This request was considered. The highways response had been that there was insufficient public money to carry out the work. The cost at £100/0.9m made it too expensive for the PC to install.</p> <p>Queen Street pavement. JM had raised this. The pavement was uneven and slanting, clerk to report.</p> <p>Receive notice of Road Closures for Common Lane and Church Street. These notices were received.</p>
10.0	<p>Parish Paths. Update / items to report. Cottons Lane sign. SCC rights of way had agreed that when there was a work party in the area, this would be re set with stone.</p>
11.0	<p>Happy Tracks / Skatepark</p> <p>Receive inspection report. The inspection report was received. Areas to monitor included Buddy Swing - bottom bushes starting to wear and rot in bottom of legs. Bridge repair update – this work had been ordered. Skatepark ramp issues. The ramp had been reported in the Annual Inspection Report as an area to monitor. The clerk had asked Play UK to look at the problem, they had assessed it as very minor and low risk. The problem could get worse by misuse and vandalism but this could be monitored. However, a</p>

	repair would prevent the ramp from lifting and flexing. Two quote options were considered: 1. Just to repair the two worst areas located on the transitions of the end two ramps: £864.00. 2. To repair all 6 separate transitions on the skate park configuration: £1357.00. The council agreed that cost of providing a repair was quite significant without really gaining much. With the inspection report highlighting this as a low risk it was agreed to monitor the problem.
12.0	Maintenance. Consider and agree requirements. Ongoing routine tasks
13.0	Youth Activity. Scouts and netball club activities were ongoing.
14.0	Broadband Provision in Keinton Mandeville Update from R Culley. R Culley had attended the meeting during public session and provided the following update: 66 properties had expressed an interest including <ul style="list-style-type: none"> • 6 classed as businesses • The village hall and school. Some government funding was still available at the moment: £2500 for business –and for every business that signed up, 10 households could apply for £500 funding. The vast majority of interested properties were situated on Queen Street, and Church Street. Supportive comments and offers to support the campaign had been made and it would be further promoted via social media, and local groups. The target date for the final submission was 31 January. Leaflets would be made available via the shop.
15.0	Village Hall Report. The hall committee were planning to replace the boiler.
16.0	Social Media. Parish Council input to ‘next door’ site / Facebook etc. The management any social media accounts was discussed. This could develop into a large piece of work. TI offered to post some items of news via his personal account as a starting point.
17.0	Correspondence. Receive the following correspondence and agree any actions arising: <ul style="list-style-type: none"> • Request for PC to support local Electricity Bill. This was not considered appropriate given the political angle • SALC Websites and Mobile Applications - Accessibility Regulations. The clerk had contacted the web provider to query compliance and the necessity of an accessibility statement. The website provider was confident that the basic requirements were met, however, the clerk would seek further guidance from SALC about an accessibility statement. • From SSDC- Great Tree Giveaway. Resolved: It was proposed and unanimously agreed that the Parish should take part in this. Clerk to apply to SSDC.
17.1	Correspondence. Circulation Items circulated in hard copy or by email received during December 2019: Changes to Bus Services 5,8,19 to be operated by SW Coaches; Repairs to property relating to affairs of the church - NALC December legal update, Changes to train timetables; The Good Councillor’s Guide to Transport Planning; SWP briefing
19.0	Parish Magazine Items for inclusion in the February / March edition. Xmas Tree Service: thanks to Keinton Stores, electrician and Lucy Ramsdale. Please cut back hedges and shrubs overhanging driveways and highways / pavement.
20.0	Christmas Tree Service – follow up. As above – acknowledgements to go in Parish magazine.
21.0	Flower competition trophy. The clerk reported that there was no further room for engraving winners names on the hanging basket trophy. It was suggested that a pottery trophy was commissioned from Paul Stubbs (local potter) to replace this.
22.0	First Aid Training – 14 January 7pm KM School. Several (about 15) people had signed up to attend this course. The clerk would be liaising with the provider. CL thanked TR and Val Lee for helping with the required fortnightly defibrillator checks. He had had to purchase some lubricant for the cabinet – it was agreed that this would be reimbursed.
23.0	Future agenda Items. Environment update
24.0	Any other reports. There were no other reports
25.0	Date of next meeting. 4 Feb