

## Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council held on  
**Tuesday 3 July 2018 at 7.30 p.m.** at Keinton Mandeville Village Hall

Present: Brendan O'Hara BO'H; Jon Sparks JS; Richard Sutton RS; Tom Ireland TI, Kathy Low KL, Helen Beal HB. Jean Maynard JM. In attendance: David Norris (District Councillor) Dean Ruddle (County Councillor) Sue Graham (Clerk) 9 members of the public. Lee Wright (agent for planning application 18/01533/FUL)

### Public Session

Lee Wright explained the planning application 18/01533/FUL. This was a proposal for 6 houses similar to those on the opposite side of the road.

The site is 2 metres below road level. Keeping the level of the field and maintaining the hedge line would provide screening. The height of the houses would sit approximately one storey below the houses on the opposite side.

The site is central to village centre and being a small development of three bedroom houses is consistent with the village plan.

Questions were raised by Councillors and members of the public about

1. Hedge maintenance, height and ownership - this would be by a management company into which owners would pay a share. The height of the hedge would be 1200mm above road level.

The ownership of surrounding hedges was clarified.

The new native hedge to the rear of the properties would be maintained by the farmer.

2. Possibility of footpath (pedestrian access.) This could be implemented at one end.

Lakeview Quarry.

Query about levelling – the Parish Council had not been informed of any details but it appeared that the site had been levelled.

Several reports of lorries entering the village had been received, including lorries mounting the pavement near the school and visiting the site during restricted hours. It was not clear whether the lorries were delivering infill material or construction materials. This had been reported to the planning department by the clerk. D Norris reported that the Construction Management plan had not been approved. The plan had been revised, but the condition had not yet been discharged.

Residents from Queen Street asked for an update on any action to deal with the ongoing traffic issues, notably speed and volume of vehicles, and vehicles habitually mounting the pavement to pass through the narrow road. D Ruddle reported that he had asked the traffic engineer to look at Queen Street.

Residents suggested road reconfiguration as a solution. The possible benefits and likely pitfalls of a different road configuration were discussed at length. D Ruddle suggested that the engineers could look at this but that consultation would need to take place. If the consultation results were positive, the only way this could be achieved would be via a small improvement scheme which was unlikely to be available in the future.

Residents stressed that discounting this option would be a disservice to many residents in Queen Street and expressed their wish for a sensible discussion about doing something for village as a whole. Advice would be sought about this and it would be discussed on a future agenda.

It was reported that the SSDC Planning portal was not fit for purpose. The clerk had reported the problem to SSDC.

Planning application 18/01524/OUT. Residents noted that the problems with the previous application remained for the new application:

- Width of the road has not changed - 23 metres of Church Lane is 3 metres wide. Lorries cannot fit, there is no turning area and no suitable access
- The impact on bordering properties would be unacceptable with large garages on the boundary
- Ecological impact remains the same.
- Linear aspect is still an issue.
- The proximity and impact on the church remains an issue.

<b>1.0</b>	<b>Apologies.</b> Receive apologies and consider acceptance of the reasons.
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	Apologies were received and accepted from Tom Ireland, Helen Beal and Keith Jacobs
<b>2.0</b>	<b>Declarations.</b> Receive declarations of interests Richard Sutton declared an interest in item 4.0 Planning 18/01533/FUL The erection of 6 no. dwellings and formation of new access. Land north of the Old Coach House, Coombe Hill, Keinton Mandeville.
<b>3.0</b>	<b>Minutes of last meeting June 5<sup>th</sup> 2018</b> Resolved: It was proposed and unanimously agreed to approve and sign the minutes as a correct record of the meetings held.
<b>3.1</b>	<b>Matters arising from the minutes not covered by items on this agenda.</b> There were no matters arising.
<b>4.0</b>	<p><b>Planning.</b> Consider the following planning applications and make recommendations to planning officer: 18/01524/OUT. Outline application for the erection of 2 new dwelling houses with associated garaging. Land behind Splinters, Church Street, Keinton Mandeville. Also receive letters from members of the public and PCC in relation to this application.</p> <p>The plans were considered, observations invited and comments made as follows: Difference between this and previously refused application were minor - a simple reduction in the number of houses did not negate any of the reasons for the previous refusal - i.e. fails to respect linear pattern, unacceptable proximity to the nearby listed church, width of the road insufficient.</p> <p>The Parish Council's comments made in relation to the previous proposal were still relevant - i.e.</p> <ul style="list-style-type: none"> <li>• Church Lane not accessible for emergency vehicles or other large lorries including construction vehicles, this would likely cause damage to the edges of the highway and adjacent properties.</li> <li>• Access is unsuitable to accommodate additional cars, the road is single track.</li> <li>• Church always has to be accessible, this would affect access to the church and the small church car park would be used for vehicles turning</li> <li>• Proximity of the development to, and the impact on a listed building / heritage asset (Church) would be unacceptable</li> <li>• The is non-linear development and not consistent with the pattern of existing development in the village– this was one of the reasons for the dismissal of a recent appeal for development on the edge of the village.</li> <li>• The development protrudes into open countryside which is not desirable</li> <li>• The impact on surrounding properties is unacceptable with insufficient screening.</li> <li>• Additionally with this application it is of concern that the proposal to fit the houses with sprinklers appears to be a tacit acceptance that a fire engine would not be able to gain access.</li> </ul> <p>Resolved: It was proposed and unanimously agreed to recommend refusal.</p> <p><b>18/01533/FUL The erection of 6 no. dwellings and formation of new access. Land north of the Old Coach House, Coombe Hill, Keinton Mandeville.</b> RS had declared an interest and left the room. Letters from members of the public were read out. Observations were invited. Councillors' views were divided with opinions expressed as follows:</p> <ul style="list-style-type: none"> <li>• Undecided about whether this would be beneficial for the village. It is an attractive development with smaller houses. However, concern over how the village would cope with another development happening at the same time as the Lakeview Quarry development. Extra houses would add extra cars; the proximity to the Queen Street junction would put unwelcome extra pressure on this. Coombe Hill is a narrow road and it cannot take the extra traffic (volume and speed.) Also concern that Coombe Hill will become the new location for additional development.</li> <li>• Welcome smaller more affordable properties especially given the preponderance of larger properties in the village. The low density of the site would be welcome and it is positive that it mirrors the development on the opposite side of the road - the proposed houses are in keeping in scale and style. It is beneficial that the development is close to the centre of the village, but pavement access is absolutely necessary.</li> <li>• The additional traffic this would bring to the Queen Street junction / crossroads could not be accommodated. It would be wise to wait and see the nature and impact of the Lakeview</li> </ul>

	<p>Quarry development before agreeing any more development.</p> <ul style="list-style-type: none"> <li>• Attractive style, will fit in, no objection</li> </ul> <p>A proposal to recommend approval was made, with 2 votes for and 2 votes against. The Chairman used his casting vote in favour of the development noting his ongoing concern about the impact of the Lakeview Quarry development but noting that the recent survey conducted by the Parish Council indicated that those in favour of more development in the village favoured smaller developments with small houses – for those with young families or those wishing to downsize.</p> <p>Resolved: it was agreed to recommend approval following the casting vote.</p> <p>Advice of appeal receipt 17/04728/OUT Outline application for the erection of 7 no. bungalows including formation of new access road to the west of Cottons House. Land rear of Cottons House, Castle Street, Keinton Mandeville</p> <p>The notice of appeal was received. Previous comments would be submitted to the inspector directly.</p>														
<b>4.1</b>	<p><b>Determination of Planning.</b> Receive the following notices: Application No: 18/01575/PDE 49 Irving Road, Keinton Mandeville Proposed rear extension – permission not required</p>														
<b>4.2</b>	<p><b>Other planning matters. Consider the following and agree any actions arising</b></p> <ul style="list-style-type: none"> <li>• <b>CIL priority list – receive feedback, follow up and agree list.</b> This had featured again in the July Parish Magazine and would be considered at a future meeting.</li> <li>• <b>Receive report from residents about lorry movement to Lakeview Quarry. Update on construction management plan.</b> A number of complaints had been received from members of public about movement of lorries in both directions on Queen Street, and past the school when it was not clear whether a construction management plan had been agreed and with what restrictions. This had been reported to the District Councillor. David Norris noted that the planning condition had not yet been discharged. The PC was not responsible for enforcement but would continue to pass on reports to planning.</li> </ul> <p>D Norris reported that the recent transformation process at SSDC had resulted in job losses at SSDC and notably in the planning department, this was impacting on performance and efficiency in the department but contingency plans were in place to maintain services.</p> <p>It was reported that The Chesnuts planning application was on the Area East Committee agenda for 11 July. BO'H would attend if available</p>														
<b>5.0</b>	<p><b>Finance and Payments (RFO – Clerk)</b></p> <p><b>Payments</b></p> <p>Resolved, it was proposed and unanimously agreed to approve the following payments:</p> <table border="0"> <tr> <td>Salaries June</td> <td style="text-align: right;">£239.31</td> </tr> <tr> <td>NEST Pensions Direct Debit</td> <td style="text-align: right;">£17.80</td> </tr> <tr> <td>Maintenance</td> <td style="text-align: right;">£65.00</td> </tr> <tr> <td>Milborne Computer Services Drive backup</td> <td style="text-align: right;">£48.00</td> </tr> <tr> <td>SALC Data protection training</td> <td style="text-align: right;">£25.00</td> </tr> <tr> <td>Reimburse J Light - Andrews Water treatment – drinking fountain replacement</td> <td style="text-align: right;">£29.50</td> </tr> <tr> <td>Earth Anchors – replacement noticeboard</td> <td style="text-align: right;">£854.40</td> </tr> </table>	Salaries June	£239.31	NEST Pensions Direct Debit	£17.80	Maintenance	£65.00	Milborne Computer Services Drive backup	£48.00	SALC Data protection training	£25.00	Reimburse J Light - Andrews Water treatment – drinking fountain replacement	£29.50	Earth Anchors – replacement noticeboard	£854.40
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<b>5.1</b>	<p><b>Receipts.</b></p> <p>The following receipts were noted: Bank interest £18.88</p>														
<b>5.2</b>	<p><b>Review of Accounts.</b> Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed and signed by Councillors. The accounts for month 3 2018-19 were reviewed. The balance at the end of May was £45,534.62. Payments in June totalled £1652.61 and receipts were £18.88. The balance was £43872.95 The bank statements showed a balance of £44147.11. There was an outstanding cheque of £274.16. The summary of accounts, budget and reconciliation information were circulated and checked by Councillors.</p>														
<b>5.3</b>	<p><b>Grant requests</b></p> <p>South Somerset CAB. This would be considered at the January meeting consistent with Parish Council policy for grant requests from organisations outside of the village.</p>														

5.4	<p><b>Other finance matters Consider the following and agree any actions arising</b></p> <ul style="list-style-type: none"> <li>• PAYE report, receive report. The PAYE RTI information had been submitted</li> <li>• Audit. The clerk confirmed that the exemption certificate had been sent to the auditors and information displayed as per the regulations and transparency code. The inspection period would run until mid-July. The asset register check was completed by J Sparks.</li> <li>• Receive thank you letter from Belinda Simson – this letter was received</li> </ul>
6.0	<p><b>Highways.</b> <b>Update / Items to report</b></p> <ul style="list-style-type: none"> <li>• Pot hole at top of Queen Street had been filled. The damaged drain cover on Coombe Hill remained a problem</li> <li>• A request had been received for white lines to be re painted outside driveways in the vicinity of the school</li> <li>• 30mph Roundels had been painted at the western end of the village.</li> </ul> <p><b>Receive report from public meeting in Glastonbury about HGVs, and receive notice of further meeting.</b> These reports were received. The PC did not consider that the reported proposal to divert traffic down the A37 would be viable.</p> <p>Queen Street- update. Problems with Queen Street had been discussed during public session.</p>
7.0	<p><b>Parish Paths.</b> Update / items to report.</p> <p>The footpath between the playing field and Coombe Hill had been cut, the Parish Council noted its thanks to the resident who had carried out this work.</p> <p>From SCC – notification of authorisation of motor vehicle event was received</p>
8.0	<p><b>Happy Tracks / Skatepark</b></p> <p>Receive inspection report.</p> <p>Three quotes had been sought and two quotes for swing chain covers had been received. Resolved: It was proposed and unanimously agreed to accept the GB Sport and Leisure quote.</p> <p>A quote for repairing the Train had been received. This was not considered viable. It was agreed that it should be replaced with another piece of equipment. A toddler climbing wall was suggested and further ideas were welcome. The clerk reported that the Happy Tracks committee were willing to contribute to the cost of the new equipment, and would be consulted.</p>
9.0	<p><b>NHW / Police.</b> Receive monthly report.</p> <p>Receive details of new PCSO. Emma Reeves would be leading on Castle Cary and Northstone Wards. She had sent apologies for the meeting but had sent a report. There were no crimes for Keinton Mandeville.</p>
10.0	<p><b>Maintenance.</b></p> <p>Consider and agree requirements.</p> <p>Clean road signs</p>
11.0	<p><b>Youth Activity.</b> There was nothing to report</p>
12.0	<p><b>Village Hall</b></p> <p>Receive village hall report. The planning application for the pavilion had been received.</p> <p>Village Hall Field - Defibrillator Update There was nothing to report.</p>
13.0	<p><b>Correspondence. Receive the following correspondence and agree any actions arising:</b></p> <p>Improving lives strategy survey. CL offered to complete this survey.</p> <p>Email from resident – dog fouling. This had been reported to the dog warden, it was not clear if the dog warden had been made redundant. Clerk to enquire</p>
14.0	<p><b>Correspondence. Circulation</b> Items circulated in hard copy or by email received during June 2018</p> <p>Rural Services Network Bulletin; SWP briefing; SALC - responding to planning applications training event, Remembrance Day silhouette installation grants; Avon and Somerset Police - new PCSO Wincanton North; Somerset Rivers Authority annual report; Area East Bulletin, final edition; Legal briefing on Judicial review claim brought against Ledbury Town Council &amp; Code of Conduct training</p>
15.0	<p><b>Parish Magazine</b></p> <p>Items for inclusion in the September edition</p> <p>Dog fouling</p>
16.0	<p><b>Future agenda items</b></p> <p>Village consultation regarding Queen Street traffic.</p>
17.0	<p><b>Any other reports.</b> There were no other reports.</p>
18.0	<p><b>Date of next meeting.</b> 17 July 7 August 2018</p>

