

Keinton Mandeville Parish Council

Minutes of a meeting of the above-named Parish Council held on
Tuesday 7 July 2020 at 7.30 p.m. via zoom

Present: Tom Ireland TI, Chris Lane CL, Chris Calcutt CC, Trevor Ryder TR, Jean Maynard JM, .Richard Sutton RS

In attendance: Tony Cappozzoli TC Charlie Hull CH (District Councillors) 4 members of the public

Public session

Local residents in attendance spoke about the planning application at item 6

The following points were raised

- A similar application on the same plot was refused on appeal 6 years ago and nothing has changed other than a reduction in the number of dwellings (now less than 10.)
- The development would open up an area of open countryside for development which would harm the character of the village
- Plea to the Parish Council to take account of all the points made by the Inspector when the appeal was refused
- The reason for the appeal dismissal is still relevant– ‘that the scale and siting of the proposed development would produce sufficient material harm to the character of Keinton Mandeville and its setting within the landscape to outweigh, demonstrably and significantly, those benefits. That impact is sufficient to weigh against the development even where a five year supply of available housing land in South Somerset has not yet been conclusively demonstrated.’
- This application would take development outside of the natural line of village development
- The vehicle surveys used in the application are outdated and any recent traffic observations will not be valid given reduced movement during lockdown
- Permission has been granted for two houses already but building has not started.
- The application appears to intentionally leave scope for further development with the positioning of the estate road
- The infrastructure in the village is not able to support this amount of extra housing. The top of Queen Street is often blocked and too narrow for 2 vehicles to pass safely
- The applicant appears to wish to extend the building line and using the 2 houses that already have planning permission as the first step in their development plan, why else create road width 'field' access big enough for vehicles. If the access road positioning was changed this would remove the possibility of further development.
- 3 storey 'town' houses are not in keeping with the character of the village
- The design and proposed materials are not in keeping with the existing houses on Manor Park or houses in Keinton Mandeville in general

District Councillor Reports:

The District Councillors reported the following:

- Area East meeting scheduled to take place on 8 July
- SSDC would be shortly signing off its electric charging policy. There would be charging points in Wincanton, Ilminster and Ilchester
- SSDC was consulting on rural transport and residents of Northstone were encouraged to take part in this.
- The Octagon and Westlands Theatres would be opening soon
- SSDC had supported local businesses with £40m in grants
- The leader of SCC was pushing for a unitary authority, there have been calls for a referendum.
- The leader of SSDC was not supporting the proposal for a unitary authority

1.0	Apologies. Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Helen Beal. Trevor Ryder’s intermittent internet connection interrupted his attendance at the meeting.
2.0	Declarations. Receive declarations of interests. JM declared an interest in item 6 planning 20/01609/FUL
3.0	Fill Parish Councillor Vacancy by co-option

	Two applications had been received. Councillors considered the applications and Scott Fischer was co-opted to the council by a majority vote.
4.0	Minutes of last meetings: 2 June 2020, 23rd June 2020 The minutes were agreed as a true and correct record of the meetings held.
5.0	Matters arising from the minutes not covered by items on this agenda. There were no matters arising
6.0	<p>Planning. Consider the following planning applications and make recommendations to planning officer: 20/01609/FUL. Erection of 7 No. dwellings, associated access, parking and landscaping works - Land East Of Manor Park, Keinton Mandeville. The plans were considered and comments and observations made as follows:</p> <ul style="list-style-type: none"> • Pertinent comments have been submitted by a local resident Mr Jackson • This proposed development is neither necessary nor desirable • This development would remove any concept of a building line –it seeks to extend the development line well to the east with 7 large houses, including three storey houses that are not inkeeping with other houses in the village • Nothing has changed since the 2014 appeal decision relating to a similar proposal (apart from the significant increase in traffic on Queen Street.) • There are no green features in any of the designs • Sustainability is questionable - these properties are unlikely to attract people who will work in the village, thus car journeys to work will be increased. It is highly unlikely that the resident of a 4-5 bedroom house would use the (poor) local bus service • Additional housing is not required in Keinton Mandeville, and even if more housing was desirable, this development is in the wrong place. • Queen Street cannot accommodate the additional traffic, the north end of the street is a bottleneck, at the southern end the junction onto the A37 is poor. The application makes no proposal to improve either of these junctions. It is unfortunate that when commenting on planning applications, the Highways remit appears not to extend beyond the immediate vicinity of the development and consequently fails to acknowledge the wider impact. • The development is not in-keeping with the linear character of the village and it is situated beyond the building line into open countryside. • The development is a poor design in the wrong place. • In the most recent local survey of village residents, the limited support for development indicated a need / preference for 2-3bedroom houses. The village has already accommodated a number of large properties on the Lakeview Quarry development and more large houses are not required. • Even if the PC was minded to recommend approval of 2-3 bedroom properties, nothing has changed in the planning remit since the previous application appeal decision with regard to the unsuitable location. • The design of the properties is not in keeping with the village. Brick features in very few houses in the village • The courtyard design is inappropriate and an inaccurate representation of a traditional farmyard courtyard featuring a single manor house surrounded by single storey farm buildings <p>It was proposed and unanimously agreed to recommend refusal of the application for the following reasons:</p> <p>Impact on the landscape / character of the village: The principle against development has not changed since a similar development was refused at appeal in 2014. It is important that decision makers are aware that the Council did not have a five year housing supply in place at the time of the appeal decision. There was some confusion at the Parish Council meeting with Toby Capozzoli suggesting that things had changed because the Council no longer have a five year housing supply. The Appeal Decision states ‘The scale and siting of the proposed development would produce sufficient material harm to the character of Keinton Mandeville and its setting within the landscape to outweigh, demonstrably and significantly, those benefits. That impact is sufficient to weigh</p>

	<p>against the development even where a five year supply of available housing land in South Somerset has not yet been conclusively demonstrated.’ The previous application was for a slightly greater number of houses, however the current application is for taller three storey houses that will have a greater impact on the landscape. Hence the current application should be refused on the same grounds as the appeal.</p> <p>Design: As well as the landscape impact, the Parish Council were concerned about the design of the proposed houses. In the last village survey, the majority of residents who thought more houses could be accommodated, thought that the need was for two and three bed starter homes. Gallion Homes are currently building an estate of large 4/5 bed houses on Lake View Quarry, which will satisfy the local need for such houses. If development were to be allowed here, then it should be two bed starter home cottages. Perhaps single storey dwellings that will impact slightly less on the landscape. The design of any houses should incorporate renewable energy features as per the Parish Council’s adopted environmental policy. They should also be in blue lias and certainly not in red brick, which is very out of keeping with the village.</p> <p>The field currently has an agricultural access off Blind Lane to the north, so there is no need to retain another access to the field through the proposed development.</p> <p>Finally, the development will exit onto Queen Street, which runs up to the cross roads with the B3159 to the north and down through Common Lane to the A37 to the south. Both of these junctions are substandard. The road leading to the crossroads is narrow and around a blind corner. At the junction of Common Lane and the A37 the visibility is blocked by the hedges on either side. Also the curvature of the splay appears very tight, so that cars turning in often end up on the wrong side of the road. It is important that the highways authority look beyond the immediate entrance to this site and in particular at the two junctions just discussed.</p> <p><i>3 members of the public left the meeting</i></p> <p>The following TPO application was 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 Old Rectory, Church Street, Keinton Mandeville</p>	
6.1	Determination of Planning. No notices had been received	
6.2	<p>Other planning matters 17/04801/REM. Land north of the Light House, Barton Rd, Keinton Mandeville. Follow up with reference to concerns raised at December meeting. There was nothing to report at the moment.</p> <p>Consider request for conservation area in village. TI noted that a local resident had made a request for a conservation area in the village and asked the District Councillors about the process. It was noted that the Charltons were also working on this and it was suggested that the PC contact Tim Cook at SSDC for initial advice about the process.</p>	
6.3	<p>Environment Champion Update Discussion paper – consider preferred projects in paper prepared by Trevor Ryder and agree any actions arising. SSDC Community grant opportunities for environmental projects. These two items would be discussed when Trevor Ryder was available (his attendance at the meeting had been continually interrupted by poor internet connection)</p>	
7.0	<p>Finance and Payments (RFO – Clerk) The following payments were agreed: Payments Salaries June NEST Pensions Direct Debit Maintenance Grant, Short Mat Bowls Club</p>	<p>£255.55 £19.01 £118.90 £200.00</p>
7.1	Receipts. £10.72 bank interest	

7.2	Review of Accounts. Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed and signed by Councillors. The accounts for month 3 2020-21 were reviewed. The balance at the end of May was £48,331.28. Payments in June totalled £590.72 and receipts were £10.72. The balance was £47,751.28. The bank statements showed a balance of £47,751.28. The summary of accounts, budget and reconciliation information would be circulated and checked by Councillors at the next proper meeting.
7.3	Grant requests. There were no grant requests. A thank you note from the short mat bowls club was received.
7.4	Other finance matters Audit – update. The clerk confirmed that the Annual Governance and Accountability return had been submitted to the external auditors and the notice for the period of public rights had been displayed as required on the website and noticeboard. Jon Sparks was checking the assets <i>Tony Capozzoli and Charlie Hull left the meeting.</i>
8.0	Highways. Update / Items to report. The surface dressing on Coombe Hill and Barton Road was of poor quality and the chippings were already becoming displaced by vehicles manoeuvring on Barton Road. Overhanging shrubs restricting highway. There were still issues with overhanging shrubs in the village. Poor condition of the pavement on Castle Street (on the north side) poor condition of pavements on Queen Street. Community Speedwatch - this had not progressed during lockdown. TI noted that the speed van / motorcycle had been in the village recently. JM asked about the possibility of a 20mph speed limit at the school after seeing recent publicity that such limits would be reinstated. This would be raised with the County Councillor when he next attended. Speed Indicator Device – the clerk reported that this could be progressed once the legal agreement between SCC and the PC covering the use of SIDs on the highway was agreed. SALC had advised that the current document was being revised and recommended waiting for the new version. Receive notice of Road Closure TTRO 363192SS - Ilchester Road, Charlton Mackrell- Temporary Road Closure: Ilchester Road, The Charltons 7 July. This notice was received,
8.1	Parish Paths. Update / items to report. TI thanked RS for strimming the footpaths. Update following meeting with SSDC about dog fouling. The clerk reported that she had met with a lady from SSDC who had put up some signs. She did not have any suitable signs to deter the unhelpful practice of bagging dog waste and then leaving it in the hedge. SSDC would look at usage of bins and assess whether there was scope for bins to be moved. The clerk had also mentioned the increase in population (and consequently dogs) associated with the new development in the village as a reason for having additional bins.
9.0	Happy Tracks / Skatepark Park reopening risk assessment. A risk assessment, and inspection had been carried out prior to Happy Tracks play area and the skatepark opening on 4 July. Signs had been displayed encouraging users to social distance and follow basic rules to minimise risks of spreading the virus.
10.0	Maintenance. Consider and agree requirements. Bus shelter cleaning, bench maintenance, finger post sign cleaning. It was agreed that the SSDC Parish ‘ranger’ could be used when Paul Williams was not available.
11.0	Youth Activity. There was nothing to report
12.0	Broadband Provision in Keinton Mandeville – there was nothing to report
13.0	Village Hall Report. Chris Calcutt reported that the village hall committee had met via zoom and provided the following update: <ul style="list-style-type: none"> • The committee planned to reopen the hall in September, instructions for users had been prepared and arrangements made for a deep clean prior to opening • A new boiler had been fitted and the Trustees wished to thank the PC for the grant.

	<ul style="list-style-type: none"> There were grant opportunities for village halls and the committee would be taking advantage of these.
14.0	Social Media. Website. Receive quote for website renewal. The clerk had discussed the possibility of needing a new website with John Light, quotes had been received and John was helping to assess the options.
15.0	Correspondence. Receive the following correspondence and agree any actions arising: SALC - Local Government Reorganisation. Discussion Paper. Consider and agree any actions arising. A report commissioned by SALC, SLCC and other interested parties as a contribution to the debate around local government reorganisation (LGR) in Somerset had been circulated. Views on this were sought by mid July. The PC agreed that it was concerned primarily with ensuring that any arrangement maintained Parishes' role in local decision making. Localism was important and PC's must continue to have a voice at a local level.
16.0	Correspondence. Circulation . The following had been circulated by email during June 2020: SALC corona virus advice, SCC corona Virus advice, CPRE future development advice paper, SALC – webinar on neighbourhood planning, SWP briefings, SSDC new planning enforcement process, SSDC corona virus advice, Letter from David Fothergill re plans for unitary authority, Correspondence from Babcary Parish Council- Breach diary re Ash View Farm Babcary, CPRE campaigns update; Rural Services Network, bulletin, Survey on transforming rail lines to cycling and walking routes; SSDC planning function changes, NALC/SLCC briefing recommending continuation of virtual meetings
17.0	Parish Magazine Items for inclusion in the August edition <ul style="list-style-type: none"> Bonfires – please show consideration to neighbours Overhanging shrubs Dog fouling – please bag dog waste and take it away as opposed to leaving the bag in the hedge
18.0	Council 'Reopening' Receive advice from NALC/ SLCC and agree any actions arising. Following the government announcement of further easing of lockdown restrictions from 4 July, both NALC and SLCC strongly advised local councils to continue to meet remotely. Any decision to hold a physical meeting would need to be underpinned by a decision log and risk assessment.
19.0	Future agenda Items Environmental projects Orchard – conservation area
20.0	Any other reports. Walking and Cycling Manifesto for Somerset. A revised draft had been prepared jointly by Bruton Safer Walking and Cycling Group and Taunton and Bridgwater Area Cycling Campaigns following the consultation. It was agreed to support this manifesto. Clerk to respond.
21.0	Date of next meeting. 4 August 2020