

Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council held on
Tuesday 6 March 2018 at 7.30 p.m. at Keinton Mandeville Village Hall.

Present: Brendan O'Hara BO'H; Keith Jacobs KJ; Richard Sutton RS; Tom Ireland TI, Kathy Low. KL; Helen Beal HB

In attendance: David Norris District Councillor, Dean Ruddle County Councillor, (from 8.20pm having had a commitment at another meeting) Sue Graham (Clerk) 11 members of the public

Public session

Members of the public commented as follows:

17/03797/FUL. Chesnuts

- Objection to demolition of the property. It is a historic property, unique in the village, there is no other property with the detail of the windows and barge boards, and it is a heritage asset. Noted that a building does not have to be listed to be of historic interest. Existence of other historic properties in the village should not be a reason to demolish it. It is unique, and contributes to the local character and identity of the village. The historic bee house also needs to be taken into account. A number of policies in the local plan and paragraphs in the NPPF make this proposal inappropriate (details were outlined and also provided in a letter to the planning officer, copied to the Parish Council.)
- The Chesnuts is built on higher ground than surrounding properties and can be seen as far away as Babcary Lane; it stands out in the village. It is a beautiful house, but the proposed dwelling will swamp existing cottages, and will have an impact in other parts of the village.
- The proposed garage is very large 31ft long, 20ft wide, and close to the bee house. The proposed render is not in keeping. The house is very large, the roof terrace remains and it is not in-keeping. The original property is charming and should be repaired.

17/04801/REM Barton Road

Matt Frost from Boon Brown Architects explained that he had intended to come to the original meeting at which this application was discussed, this had been missed as it had been an extraordinary meeting. The plans had been revised as a result of concerns raised at that meeting and discussions with the planning officer. He explained the changes as follows:

- Plots 5 and 6 next to The Lighthouse are now 3 bedroom bungalows, this helps mitigate the impact on The Lighthouse and creates more diverse mix.
- 3m gap between all properties to address massing
- Additional landscaping to rear.
- Large garages removed, only two remain.

He also noted concerns that he had not been able to mitigate:

- Position of the building line had not been addressed. The positioning and size of the site meant that observing the existing building line would result in no back gardens.
- A pavement had not been provided, there wasn't the possibility to link to the existing pavement as it did not run as far as the development site - this was a Highways matter and they had not objected to the site.

He reported that they had done their best to address concerns raised and felt the proposed development reflected local character.

Members of the Public commented as follows:

- Appreciate changes, much better than it was, concern remains about the development line but feel the outline decision was at fault. Still a lot squeezed onto a small site.
- Query about orientation of the elevations plans. This was the wrong way round. This was acknowledged by the architect.
- Site remains overdeveloped, the amended plans are an improvement but the village deserves better – this site is the gateway to the village and as such would have an impact.
- Design similar to that on Coombe Hill would be preferable.
- Site overdeveloped. Good quality, well designed bungalows would be better - recent development in Barton St David was an example of good design.

Emails from members of the public about the development were read out.

David Norris District Councillor reported the following:

Council tax would be rising by the maximum amount permitted. The rise would result in a bill of £1673 for a band D property.

D Ruddle, County Councillor reported the following:

Planning application for Area North Committee had been sent to the regulation committee which was not common practice and could reflect SSDC concern about the number of upheld appeals.

The Chairman wished for it to be noted that snow clearance at the weekend had been effective, efficiently carried out and well done, this had been much appreciated.

1.0	Apologies. Receive apologies and consider acceptance of the reasons. Resolved: It was proposed and unanimously agreed to accept apologies from Chris Lane and Jon Sparks.
1.2	Parish Council Vacancy - Receive resignation from Beverley Goodall. The Chair reported that Beverley Goodall had resigned from the Parish Council to devote time to other village causes. He wished to acknowledge her commitment to the parish council over many years and proposed a vote of thanks to her. This was endorsed by all present. The vacancy had been advertised in accordance with section 87 of the LGA 1972 and if no request for election was received the position would be filled by co-option.
2.0	Declarations. Receive declarations of interests Richard Sutton declared a personal interest in item 4 Planning 17/03797/FUL. .
3.0	Minutes of last meeting February 6th 2018 Agree the minutes as a true and correct record of the meetings held. Resolved: It was proposed and unanimously agreed to approve the minutes as a correct record of the meeting held.
3.1	Matters arising from the minutes not covered by items on this agenda. There were no matters arising.
4.0	Planning. Consider the following planning applications and make recommendations to planning officer Amended application. 17/03797/FUL. Demolition of existing dwelling and outbuildings and erection of replacement 2.5 storey dwelling with associated garage. The Chesnuts, Queen Street, Keinton Mandeville. Amendments consisted of changes in design of front elevation and fenestration. RS declared a personal interest and did not take part in this part of the meeting. The plans were considered, observations invited and comments made as follows: <ul style="list-style-type: none"> • Previous comments stand, nothing in amended plans addresses previous concerns • The roof terrace still overlooks the school • It would be preferable for the original dwelling to remain. Resolved: it was proposed and unanimously agreed to recommend refusal, comments submitted for previously amended plans remain. 17/04801/REM Amended Application for reserved matters for the 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. Additional information with amendments: changes in layout, increased space between dwellings; plots 5 & 6 bungalow; triple garage removed, single garage for plot 6. The plans were considered, observations invited and comments made as follows: <ul style="list-style-type: none"> • The amended plans are an improvement and go some way to addressing original concerns. The bungalows are more favourable, have less of an impact on 'The Lighthouse' and the gaps between properties have been widened to an extent. • The proposal remains too high density and it is a concern that with it being a reserved matters application, objections are limited. • The impression of a solid block of houses remains as far as the other four properties are concerned. If the total number of properties was reduced to 5 it would alleviate the bulk, and would be more in-keeping with the street scene. Bungalows would be preferable (it was acknowledged that bungalows have a bigger footprint.) • Use of Keinton stone would be preferable to reconstituted stone and would be more in-keeping.

	<ul style="list-style-type: none"> • Acknowledged that there was a similar house and garage pattern to the proposed on the opposite side of road. • Density of the development is a concern. Bungalows on the southern end are an improvement, but overall appearance is still quite intrusive, and close to the road. • Reference was made to the development on Combe Hill which was lower density with greater space between properties, used natural stone, and was attractive. • A more diverse mix of properties would be preferable, there was a need for smaller 3 bedroom houses in the village as referenced in the recent housing survey, the agreed development at Lakeview Quarry would provide predominantly large houses. Larger houses were already well catered for. <p>Resolved: It was proposed and unanimously agreed to recommend approval of some of the amendments, notably the inclusion of two bungalows as this represented an improvement. However, some smaller houses including a pair of three bedroom semis and / or additional bungalows would reduce the bulk and would be preferable to the four large detached houses. In addition, use of natural stone would be preferable on facing walls.</p> <p>The Parish Council expressed disappointed that the pavement was not being extended.</p>								
4.1	<p>Determination of Planning. Receive the following notices: 17/04728/OUT. Outline application for the erection of 7 no. bungalow including formation of new access road to the west of Cottons House and associated works. Land rear of Cottons House, Castle Street, Keinton Mandeville. Refuse permission APP/R3325/W/17/315578 in respect of application 17/02981/FUL Formation of vehicular access and off road parking in front of the dwelling. Briary, High Street, Keinton Mandeville. Appeal allowed subject to conditions.</p>								
4.2	<p>Other planning matters. Consider the following and agree any actions arising Planning conditions at Lakeview Quarry – update. It was confirmed that the construction management plan had not yet been submitted. This application had been allocated to a different planning officer- D Heath Coleman.</p> <p>It was noted that with reference to the affordable housing provision considered at the previous meeting, the Strategic Housing Unit had indicated that it would now accept the layout as the application had been approved. This was despite it being inconsistent with the their original requirement for affordable homes to be dispersed to more than one location on the site.</p>								
5.0	<p>Finance and Payments (RFO – Clerk) Payments. Resolved: It was proposed and unanimously agreed to approve the following payments.</p> <table border="0" style="width: 100%;"> <tr> <td>Salaries February</td> <td style="text-align: right;">£234.41</td> </tr> <tr> <td>Clerk additional hours- housing survey data input and analysis 10 hours@£10.09</td> <td style="text-align: right;">£100.90</td> </tr> <tr> <td>NEST Pensions Direct Debit</td> <td style="text-align: right;">£17.44</td> </tr> <tr> <td>Maintenance</td> <td style="text-align: right;">£48.00</td> </tr> </table>	Salaries February	£234.41	Clerk additional hours- housing survey data input and analysis 10 hours@£10.09	£100.90	NEST Pensions Direct Debit	£17.44	Maintenance	£48.00
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NEST Pensions Direct Debit	£17.44								
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5.1	<p>Receipts. There were no receipts</p>								
5.2	<p>Review of Accounts. Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed and signed by Councillors. The accounts were reviewed. The balance at the end of January was £31,473.89 Payments in February totalled £1473.28 and receipts were £0. The balance was £30,000.61. The bank statements showed a balance of £30,814.39. Cheques 871: £12.74 and 874: £801.04 were outstanding. The summary of accounts, budget and reconciliation information were circulated and checked by Councillors.</p>								
5.3	<p>Grant requests Receive the following grant requests. No grant requests had been received.</p>								
5.4	<p>Other finance matters</p> <ul style="list-style-type: none"> • PAYE report, receive report. The report had been submitted. • Finance committee report. The finance committee had met in January, reviewed and checked the accounts and systems of internal control and reported no concerns. 								
6.0	<p>Highways. Update / Items to report</p>								

	<p>Speed Indicator Devices. The PC had been advised that the cost of installing these would be £100 per location per installation. The guidance was ambiguous about what this involved for Parishes. The clerk was asked to note that the PC would be interested but needed clarification of the precise cost.</p> <p>A303 Sparkford to Ilchester Dualling Scheme – Consultation. The PC felt that this was a sensible route and did not wish to respond to the consultation</p> <p>Receive notice of road closure Langport Road, Kingsdon and diversion. This notice was received.</p>
7.0	<p>Parish Paths. Update / items to report.</p> <p>It had been reported to the clerk that kissing gates had been installed in unexpected locations. The Chair noted that an extra gate had been installed but was considered to be preferable to a stile.</p>
8.0	<p>Happy Tracks / Skatepark</p> <p>Receive inspection report. There was nothing to report.</p>
9.0	<p>NHW / Police. Receive monthly report. The PCSO had attended during public session and presented a report. Thefts from sheds and outbuildings and theft of tools from vans was commonplace in the area, residents were being encouraged not to leave tools overnight in vans and to keep outbuildings secure.</p>
10.0	<p>Maintenance. Consider and agree requirements.</p> <p>Consider replacing Parish Council noticeboard. The noticeboard was no longer fit for purpose. The clerk would obtain quotes for replacements. KJ would obtain a quote to have one made.</p> <p>It was suggested that the former Phone box on Castle Street could become an information point.</p>
11.0	<p>Youth Activity. There was nothing to report.</p>
12.0	<p>Village Hall</p> <p>Receive village hall report. KJ reported the following:</p> <ul style="list-style-type: none"> • Quotes for groundworks for a pavilion were being sought. • Redecoration of the hall was in progress with painting being started this week. <p>Village Hall Field - Defibrillator Update. There was nothing to report.</p>
13.0	<p>Correspondence. Receive the following correspondence and agree any actions arising:</p> <p>SALC advice documents. Consider legal advice regarding donations to church. Advice concerning the relevant powers to donate to the church had been circulated, it could be necessary to reconsider future donations to the church. The clerk was asked to gain specific advice from SALC.</p> <p>Consultation on Crime and poor performance in the waste sector (This includes fly tipping). The council did not wish to respond to the consultation.</p> <p>SALC Advice documents – receive advice on GDPR. The clerk had circulated advice and a toolkit regarding implementation of the GDPR. This was a significant piece of work. It was important for all members to be aware of the new data protection regulation and the responsibilities associated with this. All organisations had to appoint a data protection officer, and it was likely that clerks could not be appointed to this role. Further advice from SALC / NALC would follow.</p>
15.0	<p>Correspondence. Circulation Items circulated in hard copy or by email received during February 2017</p> <p>Rural Services Network Bulletin; St Margaret's Hospice newsletter; SWP briefing; Clerks and Councils Direct Circular, GDPR information, SALC briefings; Annual Town and Parish Council Meeting.</p>
16.0	<p>Parish Magazine</p> <p>Items for inclusion in the April edition:</p> <ul style="list-style-type: none"> • Opportunist thefts sheds, outbuildings, power tools in vans • Snow clearance – thank you to tractor driver who undertook this task • Thanks to villagers who gritted junctions • Litter pick • Annual Parish Meeting
17.0	<p>Future agenda items.</p> <p>Audit</p>
18.0	<p>Any other reports. There were no other reports</p>
19.0	<p>Date of next meeting. April 3rd 2018. Annual Parish Meeting April 17th 2018</p>