

Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council held on
Tuesday August 9th 2022 at 730pm at Keinton Mandeville Village Hall

Present: Tom Ireland TI Chair, Trevor Ryder TR, Chris Calcutt CC, Hayley Warrens HW.

In attendance: Sue Graham- Clerk, County Councillor: Dean Ruddle DR, Tony Capozzoli District Councillor TC , 6 members of the public

Public session

District Councillor: Tony Capozzoli reported the following

- He had received a query about community buildings S106 22/01720/OUT contribution query. He had passed this to officers for reply.
- SSDC would shortly be returning to face to face meetings

County Councillor: Dean Ruddle reported the following:

- SCC has appointed new chief executive (also for new Authority)
- Finances for SCC are problematic, savings will be required with numerous departments having overspent
- Local Community Networks – there was no budget for these
- Liz Smith, head of Education SCC had confirmed that there was insufficient room on school site for another classroom (this had been raised in relation to planning application 22/01720/OUT)

Queries were raised by members of the public:

Q: Are planning application determinations likely to be further delayed because of financial difficulties? A: Problems are likely to continue because of a lack of staff

Q: How long is the phosphates issue likely to continue to delay planning applications (impact on building industry noted as a concern). General discussion took place about phosphates, including impact of agriculture, the role of Natural England to approve a mitigation strategy, and the need for central Government to become involved. Frustration was expressed about the delay with determining planning applications, even for those applications where a mitigation strategy had been proposed. Suggestion that applications could be determined but with conditions in relation to phosphates.

Belinda Simson and John Cook attended from the village SHOCK campaign group. They had applied to the Parish Council for a grant to help to pay for Philip Hanson (consultant) to conduct a Landscape Impact Assessment in relation to planning application 22/01720/OUT. Fletcher Robinson from (CPRE) had strongly advised this and the group had instructed Philip Hanson.

The SHOCK group would be contacting Somerset Climate action network – to help understand the carbon impact of development and how this would relate to the Climate emergency declared by SCC.

Other issues raised

Raw sewage encountered during flooding as a result of heavy rain. This indicated that the storm water drains were being overwhelmed. General discussion took place.

Lakeview: there were issues with the Allotments not being ready, the proposed Hub likely to be the subject of an amended planning application and issues with unfinished roads.

1.0	Apologies. Apologies were received and accepted from Chris Lane, Gary Jennings, Ken White, Charlie Hull		
2.0	Declarations of Interests. CC declared an interest in item 8.4 Grant requests – Shock campaign group TI 9.1 – letter from Carter Jonas, Rights of Way over Kingweston Estate		
3.0	Minutes of last meeting: 5 July and 12 July 2022, Closed minutes 5 July Resolved: It was proposed and unanimously agreed to approve the minutes as a true and correct record of the meetings held.		
4.0	Matters arising and Actions. Matters arising: July 19 Minutes. 22/01947/HOU Proposed replacement of previously approved garage/workshop/store (ref:90/01466/FUL) with double garage/annex. - Kent Lodge, Queen Street. Resident of neighbouring property had confirmed during public session that he had been approached by the applicant about the plans and had no objections. Correspondence had also been received from the applicant. This was noted. The Parish Council had discharged its duties in relation to this application and the applicant had a right of appeal in the event that the application was refused by SSDC. Actions		
	Minute	Owner	Due
	4.2 Neighbourhood plan; Include affordable homes policy Project plan for adoption by PC at Future Meeting once grant funding approved	TR TR	Ongoing Future Meeting
			Update All actions pending

	Local Heritage list – send nominations - Dog drinking fountain on Queen St, Orchards, Blue Plaque. Suggestions: cast iron fingerposts, Keinton Shields at Rosemead and The Firs. Dry stone walls with cock and hen tops. All remaining orchards. Ridge and furrow fields. Name plates on the Street. Compile a list and landowners will be approached. TR will provide summary of the implications of ‘agreeing’ to be on the list	Clerk / TR		Complete – remove from agenda?
	8.0 Highways. Report damage to Cottons Lane. Awaiting response from Mendip 8.0 Highways update on fingerpost replacement Agreement received from landowner – this had been forwarded to Somerset County Council (SCC) Priority change Queen St Common Lane, Church St– await further information. No Streetlighting Chistles Lane – ask again for this to be addressed. Order roundels pair for Coombe Hill and pair for Barton Road. SID data – look at comparisons pre and post SIS. KW to liaise with Neil Bain	Clerk Clerk TI/GJ Clerk Clerk KW	Awaiting response ASAP Requested	Response received: not viable. Remove from agenda. Reported Complete Established and Ongoing. Remove from agenda
	Parish Paths: Seek quotes to improve ‘Lydford’ bridleways. Lydford bridlepath was also affected in wet weather, TI would ask Lydford PC about funding this Repairs to Babcarry / Blind Lane fingerpost. Lakeview Footpath issues – raise with landowner. Next meeting Strimming – arrangements	TI TI TI Clerk	Next meeting Ongoing Next meeting	Next meeting Ongoing Landowner to be approached Ongoing
	10.0 Annual play area inspection report – project plan. Playing field land registry Request quote from Holly and Steer.	Clerk	Ongoing	Funding approved, equipment and installation ordered. Charles Fleming instructed
	Audit: Reserve spending plan	Ongoing		
	Remembrance soldier order from RBL	Clerk	November 2022	
6.0	<p>Planning. Consider the following applications and make recommendations to the planning officer: 22/02097/S73A. Application to vary condition 2 (approved plans) for repositioning and resizing of the pool house which will remain ancillary to the main dwelling and removal of leylandii hedgerow to the front of the dwelling, to be replaced with a new stone wall, and gate relating to Planning Consent 21/00733/HOU; Demolition of existing garage and replacement with two-storey side extension, two-storey/single storey rear extension, new porch, repositioning of swimming pool, new pool house and detached garage. Amberley Church Street KM. Correspondence from a local resident was received. The plans were considered and comments made as follows:</p> <ul style="list-style-type: none"> • No objection to pool house positioning • Pleasing to note that material for new wall will be blue lias, and that unsightly leylandii will be replaced • However, wall height of 2 metres is not in keeping with rest of street scene on Church Street where there are predominantly lower walls and wooden entrance gates. Equally, noted that in other areas of the village there is no precedence for wall height. • Preference for lower wall – 1.5m with native hedging behind • Existing hedge is overgrown and non-native – nevertheless there will be habitat and nesting birds, concern about habitat loss. There would be ecological value to replace in segments (outside of nesting season) with mix of hawthorn, hazel, and beech. 			

	Resolved: It was unanimously agreed that the PC's preference would be for a blue lias wall, of less than 2m, with native hedging planted behind if additional height is required.															
6.1	<p>Determination of Planning. The following notices were received:</p> <p>22/01645/HOU Proposed Single Storey side extensions and conversion of garage to living accommodation - Bushmills House Castle Street Keinton Mandeville Somerton Somerset TA11 6DX Application permitted with conditions</p> <p>22/01785/HOU Proposed two storey rear extension and first floor side extension - 10 Chapel Close Keinton Mandeville Somerton Somerset TA11 6EY Application permitted with conditions</p> <p>22/00060/HOU Removal of milking parlour building, erection of a garage, alterations to existing barn and dairy to form a store and a covered link to garage and works to extend driveway with new surface (partly retrospective application) - Coombe Hill Farm Coombe Hill Lane Keinton Mandeville Somerton Somerset TA11 6DG Application permitted with conditions</p>															
6.2	<p>Other planning matters.</p> <p>Neighbourhood Plan – project plan and update on grant funding, working group update. TR reported the following: A detailed draft project plan and draft terms of reference now available</p> <p>First phase - Publicity</p> <ul style="list-style-type: none"> • Social Media • Parish mag (By 19th August) • VH meetings will take place on 02/09/22 @ 19.30 and on 04/09/22 @ 19.00 <p>Before the above September Meetings:</p> <ul style="list-style-type: none"> • Establish provisional steering group • Create page on PC website – a record of actions / documents (this is needed to validate the Neighbourhood Plan) • Create database of village addresses for data gathering / dissemination of information. TR requested approval to request an official address database via the Post Office for use in developing the consultation in support of the Neighbourhood Plan. This is free for public sector organisations such as the PC. It was agreed that access should be requested in the PC name. <p>Following September Meetings:</p> <ul style="list-style-type: none"> • Community Survey (to identify key issues) • Data Gathering • Natural England – Ecological assessment + priority habitats • Homes provision (2021 census data where available) • Landscape character assessment – professional consultants? • Heritage Assessment – professional consultants? • Drainage – Environment Agency • Highways data (not a priority, but can be included) <p>It was noted that CPRE had recommended that the PC draft a Neighbourhood Priority Statement (alongside the Neighbourhood Plan) It was possible that this type of 'short form' neighbourhood plan could gain legislative status and become binding on the planning authority. TR would contact Fletcher Robinson of the CPRE directly for further information. HW asked about the proposed weighting of the statement. It appeared that there would need to be strong reasons to pass a planning application that deviated from the statement. The priority statement would not be dependent on District Council approval.</p>															
7.0	<p>Environment Champion Update. TR reported that he was hoping to coordinate several different groups who may be interested in the Queens Green Canopy, and a village wide pollinator – friendly planting group. The school was looking for money to re-establish flower boxes, the Environment Group would be running an event on 24 September and the Church were looking to re-establish a wild area. Together, these would meet the criteria for an SSDC community grant. It was also hoped that path through Lakeview could also be replanted but TR had not heard from developers</p>															
8.0	<p>Finance and Payments (RFO – Clerk). Resolved: It was proposed and unanimously agreed to approve the following payments:</p> <p>Payments</p> <table border="0"> <tr> <td>Salaries July 2022</td> <td style="text-align: right;">£289.25</td> </tr> <tr> <td>NEST Pensions Direct Debit</td> <td style="text-align: right;">£21.94</td> </tr> <tr> <td>HMRC</td> <td style="text-align: right;">£4.80</td> </tr> <tr> <td>Dave Ruddle Footpath Repairs</td> <td style="text-align: right;">£3180.00</td> </tr> <tr> <td>Information Commissioner. Data protection fee</td> <td style="text-align: right;">£40.00</td> </tr> <tr> <td>SSDC Parish Ranger</td> <td style="text-align: right;">£192.07</td> </tr> <tr> <td>KM Village Hall, lease of land</td> <td style="text-align: right;">£300.00</td> </tr> </table>	Salaries July 2022	£289.25	NEST Pensions Direct Debit	£21.94	HMRC	£4.80	Dave Ruddle Footpath Repairs	£3180.00	Information Commissioner. Data protection fee	£40.00	SSDC Parish Ranger	£192.07	KM Village Hall, lease of land	£300.00	
Salaries July 2022	£289.25															
NEST Pensions Direct Debit	£21.94															
HMRC	£4.80															
Dave Ruddle Footpath Repairs	£3180.00															
Information Commissioner. Data protection fee	£40.00															
SSDC Parish Ranger	£192.07															
KM Village Hall, lease of land	£300.00															
8.1	Receipts. There were no receipts															
8.2	Review of Accounts.															

	<p>Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed, and signed by Councillors. The accounts for month 4 2022-23 were reviewed. The balance at end of June was £60,641.11. Payments in July totalled £868.94 and receipts were £nil. The balance at the end of July was £59,772.17. The bank statements showed a balance of £60206.12. There were outstanding payments to a total of £433.95. Taking this into account, the balance was £59,772.17. The summary of accounts, budget and reconciliation information was checked by Councillors.</p>
<p>8.3</p>	<p>Other finance matters</p> <p>New signatory – update. The bank had asked for further paperwork to be initialled by Officials. This would be circulated and signed.</p> <p>Audit 2021-22. The clerk reported that she had received the notice of conclusion of the Audit for the year ending 31 March 2022. PKF Littlejohn had approved the annual return and accounting statements, and the notice of conclusion of Audit would be displayed on the noticeboard and website as required. The relevant sections of the accounts and annual return had also been published on the website.</p> <p>Finance Committee Meeting. This would be arranged outside of the meeting.</p> <p>Insurance arrangements for Highways assets. The clerk confirmed that the fingerposts had been added to the PC asset register as per the instruction at the previous meeting. The insurers had confirmed that they would be covered under public liability provided that they were regularly checked. The clerk would clarify the insurance position with Highways. Post meeting update – the traffic management department had confirmed that the fingerposts were in fact covered by SCC.</p>
<p>8.4</p>	<p>Grant requests.</p> <p>A thank you letter from the Big Tea was received and noted.</p> <p>SHOCK group (protest group re planning application for 120 houses) for consultation fees. The grant request was read out and considered.</p> <p>The clerk was asked to clarify the position about the PC ability / power to support such a request. Advice had been received from the Somerset Association of Local Councils. Such funding could be provided by the Parish Council under s137. However the PC should be careful about potential accusations of bias and predetermination. Should the matter come back to the PC it must be prepared to participate with an open mind, listen to all sides of the argument, and be prepared to change its position.</p> <p>The request was discussed in depth, including the following observations:</p> <ul style="list-style-type: none"> • Clarification of SHOCK acronym noted (Stop Housing Obliterating the Character of Keinton) • Reservations expressed about making a grant for this purpose: this is one of many planning applications facing the village. Concern that funding this consultant, commissioned to challenge one application specifically would set a precedent. PC could not be reasonably expected to grant fund consultant's fees for other applications. • An assessment of the impact on the landscape of all sites in the village would be more appropriate. This would also be consistent with the SHOCK acronym which indicates that the focus is on the whole village as opposed to a single application. • Potential for the proposed consultant's report to overlap with neighbourhood plan landscape character assessment • Bearing the above in mind, a consultant's assessment of the whole village, forming part of the neighbourhood plan would be a more appropriate use of Parish Council funds. • Another possible alternative would be for the PC to top up a grant should fundraising for the purpose be successful <p>John Cook, the SHOCK group chairman noted the following:</p> <ul style="list-style-type: none"> • The SHOCK constitution does not limit activities to any particular concern / planning application. • Its intention is to promote the interests of the village, to protect the environment and character of the village • This is not limited or specific to the LVA application. • SHOCK also intended to address the highways and traffic issues. • If the application goes to appeal, LVA appear to have a fund of £150-200k for this purpose. <p>Further PC discussion took place, with comments made as follows:</p> <p>Concern about pre-determination in the future if the PC was to support this. The Parish Council has completed its obligations as a consultee, it is possible that provision of financial support for a campaign group could have implications for future PC decisions and caution should be exercised</p> <p>The PC has voted unanimously to recommend refusal. Refusal of the application is the desired outcome. PC should avoid taking a decision that could backfire and undermine its position.</p> <p>Believe a landscape assessment would be beneficial but in conjunction with the neighbourhood plan -an impact assessment of designated development in Keinton Mandeville</p> <p>PC would then own it and it would be accessible via the website.</p>

	<p>Consultation period for the application has passed and it is doubtful that further submissions would be considered (noted by SHOCK chairman that it had been confirmed with him that the report <i>would</i> be considered) There is a notable absence of response from Natural England on the SSDC website – would expect damning report potentially consistent with SHOCK concerns.</p> <p>Resolved: It was resolved and unanimously agreed to refuse the grant but to consider commissioning a landscape impact assessment of designated development land in the village for the Neighbourhood Plan. There was a possibility that the PC would contribute to this (top up the Neighbourhood plan grant) TR would discuss with the Neighbourhood Plan committee and this would be further discussed by the PC as a future meeting agenda item.</p> <p>Big Breakfast Grant Request This request for money towards insurance for the event (likely to cost £153.81) was received and considered, taking account of the benefit to local residents and the grant budget. This event had not taken place for two years because of the pandemic. It was a longstanding and popular community event supported by many parishioners. A significant proportion of the money raised was used to support local groups. Bearing this in mind it was agreed to make a grant for the whole amount. This was considered to be commensurate with the benefit it would bring. Resolved: It was proposed and unanimously agreed to make a grant of £153.81. S137.</p>
<p>9.0</p>	<p>Highways. Update / Items to report Lakeview, status of unfinished road was queried. It was not clear if this was a Highways or Galion responsibility and whether it was going to be adopted. DR would query it. Road Closure, Main Street Barton St David, 23rd August 2022 for 2 days (07:00 - 15:30) to enable Wessex Water to carry out works to replace manhole cover & frame. Grit / Salt: make arrangements for storage for the winter. CC reported that some of it could be stored in the green container at the village hall. The arrangements were in hand.</p> <p>Speed Indicator Device report. The following summaries had been received: 1. Location: Queen Street (Outside Homestead), monitoring north-bound traffic Dates: 21st June to 11th July (20 days) Total Vehicle Count: 14,171 vehicles (Average of 709 per day, one way) Speed at which most drivers felt comfortable (85th percentile): 27.8mph. Maximum speed recorded: 40mph Points of Note Average speed was 22.8mph and top speed was 40mph. There were 250 vehicles travelling between 30 and 35mph; and 10 vehicles travelling between 35 and 40 mph. As with other locations, the SID is positioned at a point where the remainder of the speed limit is beneficial rather than attempting to record top speeds. With this in mind, it is worth noting that at the point where their speed is recorded, they are approximately 50m from the double bend, and 25-35m from blind entrances at Homeview, Homestead, and the Old Barn... and yet, at 40mph the breaking distance is approximately 36m (9 car lengths); at 35mph it is 21m. Drivers would not start their emergency stop at that point as they would not see the hazard at the point the speed is recorded!</p> <p>2. Location: High Street, monitoring west-bound traffic Dates: 11th - 26th July (15 days) Total Vehicle Count: 35,534 vehicles (Average of 2,369 per day [2,993 when last sited here]) Speed at which most drivers felt comfortable (85th percentile): 33.2mph (previously 33.4mph) Maximum speed recorded: 70mph (previously 75mph) Points of Note</p> <ul style="list-style-type: none"> • The SID had received a direct hit from a thrown milk-shake. This did not impair recording. • When previously sited here it was noted that Castle Street was closed for part of the collection period and the reduction in volumes was clearly demonstrated. It was also noted that the volumes had not recovered since the road re opened. Volumes remain lower than experienced before the closure (although, the closure may not be the cause). • Speeds were marginally lower than previously recorded. Excessive speed was considerably reduced with only 1 vehicle recorded over 60mph (70mph). • 464 vehicles (average of 31 per day) were recorded at, or above, 40mph. Previously this metric was 45 vehicles per day. <p>Councillors wished to thank Dave Ruddle and Neil Bain for doing the work associated with locating the SID, downloading and interpreting data. Community Speedwatch Report. CC reported that CSW continued. The group were tracking speeds of HGVs to get a picture and percentage. The fastest to date was 48mph travelling in an easterly direction. 4 drivers (including an HGV driver had been observed on a mobile phone)</p>

	Photographs had been taken of recent gridlock on Queen St / High St where vehicles waiting to turn right had to reverse as did those on Queen St.
9.1	Parish Paths. Update / items to report. Receive quotes for rights of way improvements and agree any actions arising. Carry forward to next meeting. Receive letter from Carter Jonas about Public rights of Way over the Kingweston Estate. TI declared an interest in this and TR took the Chair. The PC acknowledged letter and the issues described. It was agreed that this needed to be publicised on the PC website and on Facebook. CC would also raise at the village hall committee meeting. TI resumed the Chair. Pleasing to note that a local resident intended to cut back overgrowing trees / shrubs on Row Lane.
10.0	Play Areas. Happy Tracks / Skatepark Receive inspection report. Inspections were ongoing. There had been some wasps in the flower meadow and signs had been displayed along with a notice on FB to warn the public to stay away. Annual play area inspection report – project plan, replacement equipment S106 funding application update. The clerk reported that the equipment had been ordered and installation booked for w/c October 4th
11.0	Maintenance. Consider and agree requirements- Painting phone boxes
12.0	Broadband Provision in Keinton Mandeville – update There was no update on the Openreach project. An email from Gigaclear had been received noting their intention to start a 'build' in the area and that residents could register their interests. The clerk had advised them that the openreach scheme was progressing.
13.0	Village Hall Report. CC reported the following: <ul style="list-style-type: none"> • The hall has the trimtrail equipment and it needs to be installed. • Plans for extension being tweaked • Area in front of hall being weeded • Thank you to Paul Williams for watering, strimming • The hall had considered installing CCTV. However this would be costly and wouldn't cover whole area
14.0	Correspondence. Receive the following correspondence and agree any actions arising: Police report follow up. Further details had been requested about one of the items on the police report. The police had been unable to disclose any information as this was the subject of an ongoing investigation. Reassurance had been provided that appropriate action had been taken had been.
14.1	Correspondence. Circulation SCC updates, SWP briefings, SSDC updates, SSDC Environment, Neighbourhood Police Newsletter, SCC- Public health updates, SSDC briefing for members, A&S Police, Rural Affairs Unit information, Somerset County Council: Think Travel, online travel planner publicity information, NALC Short Term Holiday Lets Policy Consultation Briefing, Somerset Wildlife Trust - The Big Bat Count, Food resilience project information session, Flood resilience projects information session, Health and Wellbeing advisory network newsletter, Somerset Home Library Service information, Get Sussed: SSDC environment newsletter, Letter from applicant re 22/01947/HOU, email from neighbouring resident to subject of 22/01947/HOU, CPRE newsletters, Somerset Rivers Authority Annual Report, Environment Champion Event 13 August, Environment Agency: Nuclear Regulation Group, Public consultation on change to Hinkley Point C radioactive substances environmental permit
15.0	PR. Items for inclusion in the next edition of the Parish Magazine, for the website and social media sites. <ul style="list-style-type: none"> • Public rights of way Kingweston Estate • Flower competition winners, • SWP 'Fixy' Van • Thank you to Paul Williams • Dave Ruddle and Neil Bain thank you for work on SID • Neighbourhood plan meeting dates • Thank you to Mr Newbury who strimmed hedge on Chistles Lane
16.0	Future agenda Items 20mph Queen St and Church St (September) Defibrillator update. Proposal for information sessions and budget for replacement batteries and pads. Village heritage trail
17.0	Any other reports Funeral bier storage. It was noted that a village asset the funeral bier was currently being stored in the playing field container. The container was being removed and there was no longer anywhere to store this. The clerk was asked to contact the Rural Life Museum to ask if they would be interested in this relic.
18.0	Date of next meetings: September 6 th 2022

Minute	Owner	Due
4.2 Neighbourhood plan; Include affordable homes policy. Project plan for adoption by PC at Future Meeting once grant funding approved	TR	Ongoing
	TR	Future Meeting

8.0 Highways. Report damage to Cottons Lane. Awaiting response from Mendip 8.0 Highways update on fingerpost replacement Agreement received from landowner – this had been forwarded to Somerset County Council (SCC) Streetlighting Chistles Lane – ask again for this to be addressed.	Clerk Clerk TI/GJ	Awaiting response Awaiting outcome of SCC discussions with insurers Requested
Parish Paths: Seek quotes to improve 'Lydford' bridleways. Lydford bridlepath was also affected in wet weather, TI would ask Lydford PC about funding this Repairs to Bab Cary / Blind Lane fingerpost. Lakeview Footpath issues – raise with landowner. Strimming – arrangements	TI TI TI Clerk	Next meeting Ongoing Next meeting
Playing field land registry. Charles Fleming instructed	Clerk	
Audit: Reserve spending plan	PC	Ongoing
Remembrance soldier order from RBL	Clerk	November 2022
Funeral Bier: contact rural life museum	Clerk	ASAP