

## Keinton Mandeville Parish Council

Minutes of a meeting of the above-named Parish Council held on  
**Tuesday July 6th 2021 at 7.30 p.m.** at Keinton Mandeville Village Hall

Present: Tom Ireland TI, Trevor Ryder TR, Chris Lane CL, Chris Calcutt CC, Scott Fischer SF, Kevan McHale KM, Helen Beal HB

In attendance: Dean Ruddle (County Councillor) Charlie Hull (District Councillor) Sue Graham Clerk. 5 members of the public.

Dean Ruddle reported the following

- Decision on the Somerset Councils options will be made before 22 July 2021. The County Council was confident that the One Somerset model would be successful in spite of the local poll result. It was possible that elements of the Stronger Somerset proposal would be adopted
- SCC cabinet was looking to liaise with SALC, SSDC and Parish Councils for future relationships.
- There would be a shadow authority and an election for two councillors for a county division, the new arrangements would be gradually implemented

Councillors asked about the status of the Local Plans. DR hoped local plans would continue to be locally based. Local planning authorities would continue.

Charlie Hull reported the following:

- He felt that Stronger Somerset option was preferable
- SSDC would hold its first full council meeting the following week The agenda would be mostly procedural.
- There would be an Area East meeting the following Wednesday.
- There had been no movement on the phosphate issue.

Partners of Land Value Alliances could not attend due to sickness, their presentation had been moved to 20 July via zoom.

<b>1.0</b>	<b>Apologies</b> Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Richard Sutton, Tony Capozzoli.
<b>2.0</b>	<b>Declarations.</b> Receive declarations of interests. Scott Fischer declared an interest in Planning Application 21/01063/FUL
<b>3.0</b>	<b>Minutes of last meetings 8 June 2021</b> Resolved: It was proposed and unanimously agreed to approve the minutes as a true and correct record of the meeting 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>	<b>Planning.</b> Consider the following applications and make recommendations to the planning officer: 21/01762/FUL/David Kenyon (Specialist) The erection of 7 No. dwellings and associated access, parking, and landscaping works (revised application of 20/01609/FUL) Land East of Manor Park Keinton Mandeville. Comments were invited and observations made as follows: <ul style="list-style-type: none"> <li>• The only change from the previous application appears to be a reduction from three storeys to two storeys in some properties along with a head of agreement for a s106 agreement about planting</li> <li>• The issues regarding traffic, infrastructure, access, design (not in keeping) and location remain the same as for the previous application (20/01609/FUL) which was recommended for refusal by the Parish Council and Planning Officer as well as being refused on appeal.</li> <li>• The application makes some questionable assertions about the amount of traffic this development will generate.</li> <li>• Issues with access remain – the road is not suitable for two vehicles when one is a large vehicle such as a waste truck (without sacrificing a pavement.)</li> <li>• There are still no green energy features</li> <li>• The application refers to the lack of a five-year housing supply, this issue should not carry significant weight in determining the application. Firstly because SSDC have a five-year housing</li> </ul>

	<p>supply in place. Secondly, because the original application was rejected even though there was not a five-year housing supply in place at that time.</p> <p>Resolved: It was proposed and unanimously agreed to recommend refusal and the PC wished to reiterate to the Planning Officer its comments made for application 20/01609/FUL</p> <p>21/01063/FUL Installation of a new outdoor manege 50mx25m and the relocation of existing stables (on skids) onto a new concrete slab to make as permanent structure. Castle House Nursing Home, Castle Street, Keinton Mandeville. Scott Fischer had declared an interest and did not take part in the discussion or vote.</p> <p>Comments were invited and observations made as follows:</p> <ul style="list-style-type: none"> <li>• Letters from residents had been received noting concerns about access and heritage features of the field – notably ridge and furrow. These points were acknowledged.</li> <li>• Access off Blind Lane (public footpath) would be an issue, especially during the building phase as this was a public footpath, not a road, or even a bridleway</li> <li>• Discussion took place as to the rights of access for properties with boundaries on Blind Lane. It was established that these rights were for specified purposes rather than general rights of vehicular access for any other reasons.</li> <li>• However, the implication from the application was that access during the building phase would be via Castle House.</li> <li>• This application would only be acceptable if the access during both the construction phase and once completed was via the side of Castle House and not Blind Lane</li> </ul> <p>Resolved: It was proposed and unanimously agreed to recommend approval on the condition that vehicular access (during construction and when complete) is only via Castle House.</p> <p>21/02026/TPO/Phillip Poulton (Specialist) For information only. Application to carry out tree surgery works to No.01 tree within the South Somerset District Council (KEMA 1) 2014 Tree Preservation Order. Oakwell House Barton Road Keinton Mandeville. Noted that this involved some pollarding.</p> <p>Our Ref: 21/01740/HOU. The erection of a two-story extension and additional porch. Norcroft, High Street, Keinton Mandeville. Comments were invited and observations made as follows:</p> <ul style="list-style-type: none"> <li>• No objections from neighbouring properties received to date</li> <li>• No obvious impact on other properties</li> <li>• No objections</li> </ul> <p>Resolved: It was proposed and unanimously agreed to recommend approval.</p>
<p><b>4.1</b></p>	<p><b>Determination of Planning.</b> The following notices were received</p> <p>19/02585/REM Application for Reserved Matters following approval of 18/01524/OUT at appeal for the erection of two detached dwelling houses and two detached garages/car ports, including details of access, appearance, landscaping, layout, and scale. - Land Behind Splinters Church Street Keinton Mandeville Application permitted with conditions.</p> <p>20/03361/FUL Erection of a building for the storage of animal feed, materials and machinery required to maintain the paddock. - Land At Bushmills House Castle Street Keinton Mandeville. Application permitted with conditions</p> <p>21/00201/HOU Erection of a single storey rear extension. - Champion House Barton Road Keinton Mandeville. Application permitted with conditions</p> <p>21/00391/HOU Proposed Dormer Loft Conversion. - Longacre Barton Road Keinton Mandeville. Application permitted with conditions</p> <p>20/03642/HOU Proposed insertion of rooflights and window - 10 Coombe Hill Close Keinton Mandeville. Application permitted with conditions.</p> <p>20/03643/HOU Proposed parking - 8 Coombe Hill Close Keinton Mandeville. Application permitted with conditions</p> <p>20/03644/HOU Proposed parking - 9 Coombe Hill Close Keinton Mandeville. Application permitted with conditions</p>

	<p>21/00202/FUL Conversion and extension of an existing outbuilding to ancillary domestic use and change of use of land to garden. - Champion House Barton Road Keinton Mandeville. Application permitted with conditions</p> <p>21/00705/HOU Proposed extension to rear of property - Castle Cottage Castle Street Keinton Mandeville. Application Refused</p> <p>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 Keinton Mandeville. Application permitted with conditions</p> <p>Erection of a single storey detached garden room to the rear of the dwelling house, in the location of a former garage. - The Hollies Queen Street Keinton Mandeville. Application permitted with conditions</p> <p>21/01182/COL Certificate of Lawfulness application for the proposed erection of a single storey rear extension. - Rose Cottage High Street Keinton Mandeville. Application Permitted</p>	
<b>4.2</b>	<p><b>Other planning matters.</b></p> <p>Neighbourhood Plan Update. TR reported the following:</p> <ul style="list-style-type: none"> <li>• Initial stage - designate areas to be covered by the plan. The PC role is to sign this off and then to apply for permission.</li> <li>• As the area designated is likely to be the parish boundary it is anticipated that the consultation period would not be lengthy.</li> <li>• This stage involved no cost</li> <li>• Neil Bain has completed a lot of research and found that the cost for a village the size of Keinton Mandeville were likely to come in at under£10k.</li> <li>• £10k could be recouped fairly quickly by CIL (in the event that development was allowed)</li> <li>• It was possible to pull out at any stage during the process.</li> </ul> <p>Resolved: It was proposed and unanimously agreed to designate the area to be covered by the Neighbourhood Plan.</p> <p>CH mentioned that it would be courteous to consult with neighbouring parishes: Barton St David, Charltons, Babcary and Lydford.</p> <p>Request for Conservation area. TR noted that he would be meeting with Tony Elbourn and other interested parties tomorrow to do a village tour – and identify whether there are any suitable sites to be designated as a conservation area.</p>	
<b>5.0</b>	<p><b>Environment Champion Update.</b></p> <p>TR reported that the Environmental group would be meeting next week.</p>	
<b>6.0</b>	<p><b>Finance and Payments (RFO – Clerk)</b> Resolved: It was proposed and unanimously agreed to approve the following payments:</p> <p><b>Payments</b></p> <p>Salaries June 2021</p> <p>NEST Pensions Direct Debit</p> <p>HMRC</p> <p>Maintenance</p> <p>Broxap - Litter Bin</p>	<p>£262.52</p> <p>£19.53</p> <p>£</p> <p>£162.00</p> <p>£304.74</p>
<b>7.1</b>	<p><b>Receipts.</b> Bank interest: £1.15</p>	
<b>7.2</b>	<p><b>Review of Accounts.</b> Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed, and signed by Councillors.</p> <p>The accounts for month 3 2021-22 were reviewed. The balance at the end of May was £51,857.38. Payments in June totalled £2,210.88 and receipts were £1.15. The balance was £49,647.65. The bank statements showed a balance of £50,957.65. There were two outstanding cheques: 201080: £150 and 201073: £1160. Taking these into account, the balance was £49,647.65. The summary of accounts, budget and reconciliation information were circulated and checked by councillors.</p>	
<b>7.3</b>	<p><b>Audit 2020-21</b></p> <p>Update. The clerk reported that notices to advertise the period for the exercise of public rights had been published on the website and noticeboard as required by the accounts and audit regulations. The relevant sections of the AGAR, significant variations, bank reconciliation and breakdown of</p>	

	reserves had been published on the website, as had the information required by the transparency code.
<b>7.4</b>	<b>Grant requests.</b> Receive grant requests No grant requests received
<b>8.0</b>	<b>Highways.</b> Update / Items to report A request was received from a local resident for the traffic survey to be extended to cover the right turn at Kingweston towards Reynolds Way. (Because Somerset Highways has said there is no evidence that HGVs use Kingweston as a short cut between the A39 at Ashcott and the A303) Discussion took place about whether this would provide influential conclusive data. It was doubtful that it would be accepted. This was outside of the Parish and the PC's primary aim was to introduce measures to calm existing traffic. The Chairman would reply and explain this.  SID – update. The clerk had requested the memorandum of understanding from SCC. This would be chased again.  Ownership of Chistles Lane to the village hall. No owner had been identified. The PC wished to put up a 10mph sign. Quotes for the signs would be sought and a vote taken at a future meeting.  CC reported that Speedwatch training would take place on 14 July with 5 volunteers
<b>8.1</b>	<b>Parish Paths.</b> Update / items to report. Consider quotes for improvements to footpath from Cotton's Lane to Lydford – This would be carried forward. Request for improvements to public rights of way Cottons Lane to Coombe Hill. RS and TI would look at the bridleway.
<b>9.0</b>	<b>Happy Tracks / Skatepark</b> Receive inspection report. The quarterly report had been received. P Williams had repaired the basket swing seat. The cone climber had been identified as having a problem. The clerk had queried this with the manufacturer – Wicksteed. There were a number of longer-term maintenance issues, including wood starting to rot. The clerk proposed that when the annual inspection was received that advice was taken from a local contractor about a project plan for replacing some of the equipment
<b>10.0</b>	<b>Maintenance.</b> Consider and agree requirements: bin installations – ranger
<b>11.0</b>	<b>Broadband Provision in Keinton Mandeville – there were no updates to report</b>
<b>12.0</b>	<b>Village Hall Report.</b> Bookings have restarted with a vengeance, including weekends. No parties were allowed presently but this was likely to change after the 19 <sup>th</sup> July All canvas chairs were being cleaned. Fish and chip van would be able to use the car park until bookings for parties resumed. The van was negotiating an alternative location in the village. Some of the boundary hedging had been taken out around the Lakeview development (including newt barrier) The village hall committee would be discussing with Galion There had been reports of some anti-social behaviour at the hall, this was a police rather than a village hall matter.
<b>13.0</b>	<b>Correspondence. Receive the following correspondence and agree any actions arising:</b> The Queen's Platinum Jubilee Beacons - 2nd June 2022. Correspondence had been received from SALC noting that this was likely to be the last chain of Beacons to be lit in the reign of Her Majesty the Queen and urging communities to take part. It was agreed to pass on this correspondence to local adventure groups.
<b>14.0</b>	<b>Correspondence. Circulation</b> SCC corona Virus advice / updates, SWP briefings, SSDC corona virus advice / updates, SSDC Extension of Construction Site Working Hours, An update on local government reorganisation in Somerset, Somerset Community Foundation Trustees Opportunities, Town planning training.
<b>15.0</b>	<b>PR</b> Items for inclusion in the next edition of the Parish Magazine, for the website and social media sites.

	Calendar of waste collections and new bin arrangements Parish Council Grants available Lakeview Allotments – website
<b>16.0</b>	<b>Future agenda Items</b> Flower competition winners
<b>17.0</b>	<b>Any other reports.</b>
<b>19.0</b>	<b>Date of next meeting.</b> 20 <sup>th</sup> July via zoom presentation to PC Next PC meeting 3 August