

Keinton Mandeville Parish Council

Minutes of a meeting of the above named parish council held on
Tuesday October 5th at 7.30 p.m. at Keinton Mandeville Village Hall

Present: Tom Ireland, Richard Sutton, Trevor Ryder, Kevan McHale.

In attendance: Sue Graham (Clerk) Dean Ruddle (County Councillor) Tony Cappozzoli (District Councillor)
 3 members of the public.

Public session

School car park on Lakeview – ownership and responsibility queried. There did not appear to be any drainage in it. Noted that this would not be adopted by Highways and was likely to be the responsibility of the management company.

Tony Capozzoli -District Councillor

Query raised with him by a Parishioner about Splinters had been dealt with

Appeal dismissed on Castle Cottage, Castle Street

Phosphates: No planning applications being determined – discussion about the responsibility for this, and politics surrounding it were discussed together with the likely implications the longer it goes on.

Dean Ruddle – County Councillor

It had been established that SSDC had a 4 years and 7 months land supply. This potentially formed a stronger context in which to challenge planning applications

1.0	Apologies. Apologies were received and accepted from Chris Lane, Chris Calcutt, Scott Fischer, Kate Ridewood, Helen Beal, Charlie Hull.			
2.0	Declarations. There were no declarations			
3.0	Minutes of last meeting 7 September 2021 Agree the minutes as a true and correct record of the meeting held. There was only one Councillor present who had been present at the previous meeting. This would be carried forward to the next meeting.			
3.1	Actions and Matters Arising			
	Minute	Owner	Due	Update
	Public session – contact utility companies	Clerk	ASAP	Complete
	7.1 Solar streets receipts. Ringfence funding and consider joint projects	Council	Ongoing	On agenda
	7.2 Finance committee meeting	RS and SF	Sept / October	Complete
	8.0 SID – Order sign	Clerk	Next meeting	Complete
	8.0 Highways. Report damage to Castle Street	Clerk	ASAP	Complete
	8.0 Community Speedwatch update in Parish Magazine	CC	24 September	Complete
	8.1 Quotes to improve bridleways	TI	Next meeting	On agenda
	9.0 Annual play area inspection report – create project plan	Clerk	Ongoing	Ongoing
	13.0 Defibrillator: additional lighting – check if required	TI	ASAP	On agenda
4.0	Planning. Consider the following applications and make recommendations to the planning officer: 21/02738/S73. The erection of a building to be used as a farm shop and associated tea room. S73 application to vary conditions 2 and 4 of planning approval 19/02418/FUL to change the walling materials to match the existing house and other new developments in the village. Newlands Farm Common Lane Keinton Mandeville. The plans were considered and observations made as follows: <ul style="list-style-type: none">• Materials match the existing• No objections Resolved: It was proposed and unanimously agreed to recommend approval.			

4.1	Determination of Planning. The following notice was received: Appeal in respect of application decision reference: 21/00705/HOU Planning inspectorate appeal reference - app/r3325/d/21/3275447. Castle Cottage, Castle Street Keinton Mandeville. Appeal dismissed	
4.2	Other planning matters. Neighbourhood Plan. TR reported the following: The designated area had been approved and a team was now being assembled.	
5.0	Environment Champion Update. TR reported the following: <ul style="list-style-type: none"> The application for the annual tree giveaway had been successful. This would take place in January 2022. An environmental garden prize would be a new initiative for the village PC had adopted a zero carbon policy (reminder following discussions at previous meeting) Solar Streets – consider use of ring fenced funding. TR would contact Mary Philips to discuss options for this.	
6.0	Finance and Payments (RFO – Clerk) Resolved: It was proposed and unanimously agreed to approve the following payments: Payments Salaries September 2021 NEST Pensions Direct Debit HMRC Maintenance TEEC – website hosting SSDC Parish Ranger	£262.72 £19.53 £-0.20 £151.19 £186.48
7.1	Receipts. Bank interest: £1.22	
7.2	Review of Accounts. The accounts for month 6 2021-22 were reviewed. The balance at the end of August was £48,610.61. Payments in September totalled £709.53, and receipts were £1.22. The balance was £47,902.30. The bank statements showed a balance of £47987.30. There were two outstanding payments totalling £85.00. Taking this into account the balance was £47902.30. The summary of accounts, budget and reconciliation information were circulated, checked and agreed by councillors. <ul style="list-style-type: none"> Receive finance committee report. The Finance Committee had met and checked the accounts from April – July. Everything was in order and there were no issues to report.	
7.3	Asset register check. This had been completed by Chris Lane with no issues to report.	
7.4	Grant requests. Receive the following grant requests No requests had been received	
8.0	Highways. Update / Items to report A resident on Castle Street had been to see the clerk to express concern about the traffic on Queen Street and Castle Street. He was also concerned about inappropriate parking on Castle Street, restricting visibility as he exited his driveway. It was noted that the issues with Castle Street and Queen Street were well rehearsed. Measures to help with these included the planned SIS, CSW which was up and running, and a SID which had been ordered. It was noted that the parking that was restricting visibility should be reported to the police KM noted that he had recently queried the SIS and whether this included PC suggestions to address parking issues on the corner of Queen Street near the shop. He had been advised that the proposals would include an extension of double yellow lines, and creation of loading bay. This was not what the Parish Council had proposed and was likely to make the problem worse. He had been told that the PC would have the opportunity to comment on the proposals once the designs had been drawn up. Dean Ruddle stated that the County Council is unable to widen the footpath to make it safe for pedestrians and prevent cars parking by the junction, as doing so would create the need cars on High Street to pull out onto the wrong side of the road to go around the widened	

	<p>pavement. They worry that they may be liable for any subsequent crashes, however they would not be liable for crashes resulting from cars pulling out around parked cars, as they did not put said park cars in the way.</p> <p>SID signs and poles - the clerk reported that these had been ordered</p> <p>30mph gateway signs Common Lane – one had been knocked over and reported to highways, a replacement had been ordered</p> <p>Chistles Lane 10mph sign. TR provided a proof and quotes for the sign, Vale Signs and Print was agreed.</p> <p>Community Speedwatch. Chris Calcutt had sent the following report:</p> <ul style="list-style-type: none"> • The speed watch team would continue to monitor the three allocated sites and are hoping to gain permission to add two further monitoring sites. • There had been slightly less monitoring this month due to members of the team having other commitments.
8.1	<p>Parish Paths. Update / items to report. Modification order 2021 – The parishes of the Charltons and Keinton Mandeville – order to modify the definitive map and statement for the area. This related to a right of way between Keinton Mandeville and Charlton Adam. Concern was expressed that this was being presented as a consultation but it appeared that it had already been agreed. There were a number of issues including:</p> <ul style="list-style-type: none"> • Exit onto a tight corner of the A37 where a lot of cars crash off the road. The proponents of opening up this bridleway know the adjoining farmer and so will be able to ride over his land to avoid exiting onto the A37. The County Council will be putting other users at significant risk by opening such a dangerous right of way. • Maintenance responsibilities. The Council are not maintaining current rights of way and this new route will be expensive to clear and surface. The money would be better spent on existing rights of way. • The County Council will be creating a potential biosecurity risk for the poultry farm adjoining the proposed route and so may be liable for any losses incurred by the farmer. • Badger setts and wild flowers would be disturbed. The Council will need the relevant licences for disturbing the badger sets before they carry out clearance works and open the right of way. • The police opposed the plan of opening up a route between Combe Lane and the A37, which will be a security risk for adjoining landowners and an escape route for motor bikers. • It was noted that historically it may been a right of way, however it has not been used as such in living memory. <p>Comments would be forwarded to the rights of way team.</p> <p>Quotes to improve rights of way / bridleways. This would be carried forward to the next meeting.</p>
9.0	<p>Happy Tracks / Skatepark</p> <p>Receive quarterly inspection report</p> <p>Some of the equipment needed lubricating – RS agreed to look at this</p> <p>The clerk suggested that painting the skatepark needed to be a priority, it would be possible for the ranger to carry this out – this was agreed.</p>
10.0	<p>Maintenance.</p> <p>Consider and agree requirements</p> <ul style="list-style-type: none"> • Queen St road sign - cleaning and painting • Crossroads sign - replacement
11.0	<p>Broadband Provision in Keinton Mandeville – update. There was nothing further to update since the previous report.</p>
12.0	<p>Village Hall Report.</p> <p>Chris Calcutt had sent the following report:</p> <ul style="list-style-type: none"> • AGM was held last month • Plans to install the trim trail were ongoing - further details about costs were awaited. • The Fish and chip van would return to the village hall
13.0	<p>Defibrillator- lighting, consider whether additional lighting is required and agree and actions arising. Noted that the streetlights provided illumination for the keypad when they were on, but went off</p>

	after midnight. Light provision on the school wall was discussed and it was agreed that a low intensity solar powered light with a motion sensor would be appropriate. Clerk to contact school. The location of the defibrillator needed to be publicised on the website.
14.0	Correspondence. Receive the following correspondence and agree any actions arising: There was no correspondence for discussion
15.0	Correspondence. Circulation. The following correspondence had been circulated via email during September. Free emergency preparedness training for Somerset residents SCC corona Virus advice / updates, SWP briefings, SSDC corona virus advice / updates, Police Newsletter, Local Nature Recovery Strategies consultation, Somerset County Council emergency climate fund press release, Bus Back Better engagement updates, Levels Climate Forum SCOP26+ invitation, Climate Conference in Somerton 6 November, Wessex Floodwardens newsletter, South Somerset Outdoor Play and Youth Facilities Strategy - Information Event at 6pm on 4 October
16.0	PR. Items for inclusion in the next edition of the Parish Magazine, for the website and social media sites. Defibrillator
17.0	Future agenda Items Christmas Tree, Christmas Tree Service, Queens Platinum Jubilee (email from SSDC Communities with suggestions) Meeting by zoom
18.0	Any other reports. Affordable Homes policy. Following the discussion at the previous meeting it was agreed to write to SSDC setting out the appropriate balance for the village and requesting recognition that the balance between discounted and rented housing can be shifted and reflected in a s106 agreement.
19.0	Date of next meeting. 2 November 2021

Minute	Owner	Due	
5.0 Solar streets receipts. Ringfence funding and consider joint projects	Council	Ongoing	
8.0 Highways. Report damage to Castle Street	Clerk	ASAP	Complete – awaiting response
8.1 Quotes to improve bridleways	TI	Next meeting	
9.0 Annual play area inspection report – create project plan	Clerk	Ongoing	
9.0 Lubrication of play equipment	RS	ASAP	
9.0 Skatepark Painting – ranger job	Clerk	ASAP	
13.0 Defibrillator: additional lighting	Clerk to contact school	Next meeting	
18.0 Affordable homes policy – write to SSDC request to adopt	Clerk	ASAP	