

Keinton Mandeville Parish Council

Minutes of a meeting of the above-named Parish Council held on

Tuesday September 7th, 2021, at 7.30 p.m. at Keinton Mandeville Village Hall

Present: Chris Lane CL (CL took the Chair to item 4.1) Chris Calcutt CC, Helen Beal HB. Tom Ireland from item 4.2

In attendance: Dean Ruddle DR (County Councillor) Tony Capozzoli TC Charlie Hull CH (District Councillor) Sue Graham Clerk, 6 members of the public

Public Session

Members of the public raised the following:

Road closures (e.g. Common Lane) taking place with no notification. Also roadworks with temporary traffic lights on Queen St and no prior warning. TC reported that utility companies were under no obligation to inform parishes. The PC would write to Wessex Water and British Gas.

21/02479/HOU Small double garage within the front garden of a new bungalow Sunningdale Barton Road

The agent spoke on behalf of neighbours who objected to the application

- Whole development currently enjoys an open aspect
- This garage would affect the residential amenity of Ascot Place contrary to policy EQ2 of SSDC local plan - sited just 5.8m from front windows it will obscure their outlook, and will be overbearing - Ascot Place is located 2m forward of Sunningdale, closer to the proposed garage and it would be 1m from the shared boundary.
- The fact that all buildings forward of the principal elevation of a dwelling require Planning Permission (do not have Permitted Development Rights) recognises the potential impact that requires specific assessment.
- This garage would be too prominent in a street scape largely devoid of frontage buildings. Those that do exist are extremely well screened.
- This proposal would fail to “reinforce local distinctiveness and respect local context”
- Neighbours had hoped to negotiate a compromise regarding the proximity of the garage and the red roof tiles and so sought amendments but have not been successful
- Concerns about the proximity of the garage to underground mains services affect their ability to use planting to screen the garage

Applicant:

Have made efforts to negotiate with neighbours.

Have made the garage as small as possibly can.

Garage is required for electric car and a golf buggy (both needed for health reasons) and these can only be kept in a garage.

Main issue for the neighbouring property has been the colour of the roof tiles. However, the whole garage would sit inside boundary of Sunningdale.

District Councillors:

CH and TC reported the following:

SSDC had not been provided with any update on progress with regard to the phosphates issue or likely timescale in which it would be resolved.

Unitary arrangements were dominating discussions.

County Councillors: DR reported the following:

Currently the highest covid rates in country are being seen in Sedgemoor

Parish Elections – PC will be consulted but highly likely next year will see elections with a 5 year term of office
One Somerset proposal will likely result in a reduction in councillors to 85, there will be no consultation on the boundary review, it will be part of structural change order. It is likely that four area planning committees will remain.

Chris Lane took the Chair until item 4.1 and handed over to Tom Ireland.

1.0	Apologies Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Kevan McHale, Scott Fischer, Trevor Ryder, Kate Ridewood, Richard Sutton. Tom Ireland would be late. Dean Ruddle would be late.			
2.0	Declarations. Receive declarations of interests There were no declarations			
3.0	Minutes of last meeting 3 August 2021 Resolved: The minutes were agreed as a true and correct record of the meeting held.			
3.1	Actions and matters arising from the minutes not covered by items on this agenda.			
	Minute	Owner	Due	Update
	Public session – write to DLA to ask to cut field	Clerk	ASAP	The field had been cut that afternoon
	4.0 20/03613/FUL. Write to Galion in response to their letter	TR & Clerk	ASAP	Complete
	4.2 Neighbourhood plan – receive map from Ordnance survey and agree area for plan	TR	Next meeting	Complete
	8.0 SID - Quote for solar powered & Bluetooth sign	Clerk	Next meeting	Complete – on agenda
	9.0 Annual play area inspection report – create project plan	Clerk	Next meeting	On agenda
	11. Request KM connected update	Clerk	Next meeting	On agenda
	13. Bus improvement service consultation– respond	Clerk	ASAP	Complete
	13. Breakthrough training – advise booking arrangements	Clerk	ASAP	Complete. The clerk would ask Councillors to inform her if they booked a course.
	Further matters arising: Actions 8.1 – ranger asked to cut back Common Lane and Combe Hill	Clerk	ASAP	Complete, and work completed.
	Grant budget – publicise on website.	Clerk	ASAP	To do
4.0	Planning. Consider the following applications and make recommendations to the planning officer: 21/02479/HOU/ Small double garage within the front garden of a new bungalow. Sunningdale Barton Road Keinton Mandeville. The plans were considered and comments made as follows: <ul style="list-style-type: none"> • Building will dominate the street scene - it is close to the verge, an intrusion on the street scene and there is no screening proposed in the application • The property opposite will be looking at a grey wall • This will not add to the street scene, it will be too prominent and the plot too crowded. Comments made by immediate neighbours acknowledged and it was noted that other neighbours perceived approval as being inevitable • The design and positioning is contrary to the features of the rest of the road. • Acknowledged that two of the other properties have garages however the positioning is less prominent and more in keeping with the streetscene. Indeed, one is extremely well hidden behind a hedge. • The red roof is imposing and will sit in the view • However, some sympathy with the applicant - these houses should have had garages included in the original design. The Parish Council commented at the time of the original application that there were too many houses. Fewer houses would have allowed space for garages which are appropriate for properties of this size and type. This was ignored by SSDC and the application approved. 			

	<ul style="list-style-type: none"> The Parish Council has recently commented on application 21/01034/REM. Reserved matters application of access, appearance, landscaping, layout, and scale following outline approval 19/00709/OUT for the erection of five dwellings. Land At Sycamore Farm Barton Road Keinton Mandeville and have queried the reason that only two of the proposed properties have garages – noting that more garaging would be appropriate on this development. It will be interesting to see whether this comment is acknowledged by SSDC <p>The chair noted that the discussion above indicated that a proposal to recommend refusal of the application would be made. This proposal was not considered appropriate. All three councillors voting on the application explained that in spite of the problems with the design and positioning, they recognised the need for garaging. As such they did not feel it was appropriate to make a recommendation either way and wished to abstain from a vote.</p>
4.1	<p>Determination of Planning. No notices had been received.</p>
4.2	<p>Other planning matters.</p> <p>20/03613/FUL S106 Leisure Contribution Consultation for the 29 New Dwellings Proposed.</p> <p>The leisure contributions document was considered and discussed including the following:</p> <ol style="list-style-type: none"> Happy tracks park- the park has a good range of equipment already and there is no room for further apparatus. However, part of the longer-term plan at the village hall site (on which the Happy Tracks Park is located) is to develop a trim trail and level the field. Funding for these projects would be more appropriate. Castle Street Playing field site - noted that allocation for a new pitch adjacent to the existing site has been mentioned in the proposal. As far as the Parish Council is aware, the field in question remains in its original ownership and it would not be in a position to develop this. This funding would be better allocated to improvements to the changing rooms at the playing field site. <p>Noted there are also plans to extend the village hall and if this falls within the criteria it would be appropriate for funding for this.</p> <p>In conclusion, if the application is approved the parish council would recommend contributions to the following planned projects in the village</p> <ul style="list-style-type: none"> Trim Trail at village hall recreation site Levelling of recreation field to rear of village hall Changing rooms at Castle Street playing field Village hall extension <p>Neighbourhood Plan Update. The request to have Keinton Mandeville Parish designated as a Neighbourhood Area had been agreed on 2nd September 2021</p> <p>Affordable Housing in Major Developments in Keinton Mandeville.</p> <p>National Planning Policy Framework (NPPF) Annex 2 Affordable Homes – statement on type of affordable housing that we feel would be appropriate to include in any future major developments should they be approved.</p> <p>The PC discussed a proposal document and concluded that it agreed with the content and the recommendation that until the 5-year land supply is re-established, the affordable housing element of any such development should include a much larger proportion of First Homes and shared ownership property. This would be in line with government objectives to promote home ownership and more appropriately reflect local need, this should be in the ratio of 80:20 First Homes/shared ownership to social rented. Resolved: It was proposed and unanimously agreed to adopt the document.</p> <p>Further discussion took place about ensuring that local people were prioritised for this type of property. CH noted that the Charltons were trialling a scheme whereby a local list was maintained by the Parish Council, this could be something to try in the future. The demand for bungalows and the benefits of self-build houses were also noted.</p> <p>The following Advice of appeal submission was received: APP/R3325/D/21/3275447 21/00705/HOU. Proposed extension to rear of property. Castle Cottage Castle Street Keinton Mandeville</p>

5.0	<p>Environment Champion Update. TR had attended a Carbon Literacy conference and had circulated a briefing paper. In summary the message was that the impact would be similar to WW2, it's happening now and Somerset is at high risk. The Parish Council would consider projects and this would be further discussed at the next meeting. Discussion took place about insisting on green energy features in planning approval conditions. At the moment this could not be enforced as it was not policy</p>														
6.0	<p>Finance and Payments (RFO – Clerk) Resolved: It was proposed and unanimously agreed to approve the following payments: Payments</p> <table border="0" data-bbox="284 521 1359 745"> <tr> <td>Salaries August 2021</td> <td style="text-align: right;">£262.52</td> </tr> <tr> <td>NEST Pensions Direct Debit</td> <td style="text-align: right;">£19.53</td> </tr> <tr> <td>HMRC</td> <td style="text-align: right;">£0.00</td> </tr> <tr> <td>Maintenance</td> <td style="text-align: right;">£156.00</td> </tr> <tr> <td>SALC training</td> <td style="text-align: right;">£25.00</td> </tr> <tr> <td>SALC training</td> <td style="text-align: right;">£60.00</td> </tr> <tr> <td>SSDC Parish Ranger</td> <td style="text-align: right;">£186.48</td> </tr> </table>	Salaries August 2021	£262.52	NEST Pensions Direct Debit	£19.53	HMRC	£0.00	Maintenance	£156.00	SALC training	£25.00	SALC training	£60.00	SSDC Parish Ranger	£186.48
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7.1	<p>Receipts. £100.00 had been received from The Green Group -ref the solar streets initiative. This needed to be ring fenced for sustainability projects. It had been suggested that the involved villages might be able to take part in a joint project.</p>														
7.2	<p>Review of Accounts. Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed, and signed by Councillors. The accounts for month 5 2021-22 were reviewed. The balance at the end of July was £48,898.86. Payments in August totalled £388.25, and receipts were £100.00. The balance was £48610.61. The bank statements showed a balance of £48716.61. There were two outstanding payments totalling £106.00. Taking this into account the balance was £48610.61. The summary of accounts, budget and reconciliation information were circulated, checked and agreed by councillors. It would be necessary for the finance committee to meet over the next month. Clerk to contact members.</p>														
7.3	<p>Asset register check. This was in hand; CL was in the process of checking the assets.</p>														
7.4	<p>Grant requests. Receive the following grant requests Keinton Mandeville Village Hall had asked in principle whether the PC would be prepared to make a grant towards installation of an external 32amp socket. This would allow the fish and chip van to remain visiting the village hall and would also be used as an additional 'facility' to the hall which would be used at special outside events etc. The PC agreed in principle that this was acceptable. St Margaret's Hospice – this request would be carried forward to the January meeting</p>														
8.0	<p>Highways. Update / Items to report Recent road closures without notification (as per discussion in public session) Clerk to contact utility companies. Cast Iron signpost – confirmation had been received that this would be replaced. Damage to road at Castle Street (at Cottons House building site) query whether this can be repaired at expense of developer SID signs and poles, updated quote. Consider and agree actions arising. Revised quotes had been received from Westcotec for a solar powered sign. This was discussed and it was agreed that the benefits were not sufficient to spend the additional money. The battery powered blue tooth option was considered to be the most appropriate. Clerk to order. Community Speedwatch. CC reported the following:</p> <ul style="list-style-type: none"> • Sessions continued on random days and times in various locations. Additional locations were being considered. • Over 500 traffic movements in one hour were not uncommon. • Noise levels - as high as 86 decibels has been recorded • The possibility of recording air quality had been discussed • The number of HGVs, tractors, and vans was being recorded 														

	<ul style="list-style-type: none"> The impact of the sessions is positive with traffic slowing down noticeably and several High St residents had commenting as such. There were currently 5 volunteers with another showing an interest
8.1	<p>Parish Paths. Update / items to report. Cottons Lane to Combe Hill had been strimmed. TI had received some quotes to improve the bridleways off Cottons Lane. These were in the region of £2000 per bridleway. Discussion took place about the cost in relation to the benefits. It was agreed that improvements to popular walking routes in the village would be beneficial. TI would obtain more quotes.</p>
9.0	<p>Happy Tracks / Skatepark Receive inspection report. The clerk reported that she was in discussion with Simon Williams from Play UK about prioritising repairs.</p>
10.0	<p>Maintenance. Consider and agree requirements. There were no suggestions other than ongoing maintenance tasks.</p>
11.0	<p>Broadband Provision in Keinton Mandeville – update Richard Culley had reported that he was still awaiting approval for the DCMS application. DCMS had been inundated with applications over recent months so it was taking a lot longer to progress. He continued to chase Openreach but had had no definite timescales confirmed as of yet.</p>
12.0	<p>Village Hall Report CC reported that the hall was being very well used during week and there were plenty of bookings for the weekends</p>
13.0	<p>Defibrillator- lighting, consider whether additional lighting is required and agree any actions arising. It was noted that the relevant streetlight was now working. TI would check whether additional lighting was required to effectively use the keypad when it is dark.</p>
14.0	<p>Correspondence. The following correspondence was considered and noted. From Colin Winder: Local Government Re-organisation in Somerset – Local Community Networks From SALC re: Future Parish Election dates Local Government Reorganisation - SSDC briefing slides</p>
15.0	<p>Correspondence. Circulation. The following correspondence had been received and circulated during August. SCC corona Virus advice / updates, SWP briefings, SSDC corona virus advice / updates, Bus Back Better Consultation Information, Various local council re-organisation information. SALC – potential change of date for Parish Elections, SCC Bus Back Better update meeting, SSDC Get Sussed Newsletter</p>
16.0	<p>PR Items for inclusion in the next edition of the Parish Magazine, for the website and social media sites.</p> <ul style="list-style-type: none"> Community Speedwatch Neighbourhood Plan – designated area agreed.
17.0	<p>Future agenda Items Youth Group grant</p>
18.0	<p>Any other reports Flower Competition Winners Front garden 4 Chistles Lane. A well-arranged and attractive garden with a variety of plants giving both texture and colour. Hanging baskets 1 Manor Place, Queen Street. A well filled range of baskets whose contrasting colours work well against the stonework of the property. Containers 2 Manor Place, Queen Street. These luxuriant, colourful, well placed and attractive containers make good use of the space.</p> <p>The judges had commented that many people had invested considerable time and effort in their gardens, perhaps all the more so this year when we have all had to remain nearer to our homes! It is nice for villagers to be able to see and to enjoy everyone's hard work. The clerk would ensure the 'trophies' were delivered.</p>
19.0	<p>Date of next meeting. 5 October 2021.</p>

Minute	Owner	Due
Public session – contact utility companies	Clerk	ASAP
7.1 Solar streets receipts. Ringfence funding and consider joint projects	Council	Ongoing
7.2 Finance committee meeting	RS and SF	Sept / October
8.0 SID – Order sign	Clerk	Next meeting
8.0 Highways. Report damage to Castle Street	Clerk	ASAP
8.0 Community Speedwatch update in Parish Magazine	CC	24 September
8.1 Quotes to improve bridleways	TI	Next meeting
9.0 Annual play area inspection report – create project plan	Clerk	Ongoing
13.0 Defibrillator: additional lighting – check if required	TI	ASAP