

Keinton Mandeville Parish Council

Minutes of a meeting held on

Tuesday July 5th 2022. at Keinton Mandeville Village Hall

Present: Tom Ireland TI Chair, Gary Jennnings GJ, Ken White KW, Hayley Warrens HW.

In attendance: Sue Graham- Clerk, County Councillors Dean Ruddle DR and Tim Kerley TK, 3 members of the public.

Public session. The following were raised by members of the public:

Heritage assets suggestions:

- Victorian Postbox coach house
- Cast Iron Fingerposts
- Phoneboxes
- Bank house – flagstone pavement

Blind Lane / Babcary Lane junction shield broken

Coombe Hill – land currently for sale –do the trees have preservation orders? Could the Tree Officer do a survey?

Pleasing to note that playing field sign is reinstated

County Councillors

Tim Kerley

Tim introduced himself. He is a member of the Somerset Waste Partnership, an SSDC and Somerton Town Councillor and sits on the Fire Authority.

Dean Ruddle

Reported that there is a shortfall of approx. £40m for the coming year at Somerset County Council. He anticipated that this would not improve with the unitary authority. His advice to parishes was to ensure the budget / precept was sufficient as County Council services and funding were likely to reduce.

Councillors asked about the following:

- Highways projects and likely costs. DR advised it was best to speak to Andy Barron the Highways Officer for advice.
- Phosphates update: DR and TK advised that a report was likely to be presented to SSDC in September. The mitigation was likely to be charged at least £1500 per house. A query was raised about the agricultural phosphates. It was noted that this constituted 70% of the problem. It was acknowledged that the focus was disproportionately centred on developers, and possibly for political reasons.

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| 1.0 | Apologies. Apologies were accepted from Charlie Hull (District Councillor) Chris Lane, Trevor Ryder and Chris Calcutt. | | | |
| 2.0 | Declarations, receive completed business interests forms. TI declared an interest in item 6 planning: 22/01455/S73A. Business interest forms received from GJ and HW | | | |
| 3.0 | Minutes of last meeting: 7 June 2022 Resolved: It was proposed and unanimously agreed to approve the minutes as a true and correct record of the meeting held. | | | |
| 4.0 | Actions and Matters arising: | | | |
| | Minute | Owner | Due | Update |
| | 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 | Funding received. Project plan to be presented to August meeting |
| | 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 | | TR had confirmed the owners of the Firs and Rosemead farm were willing to have their Shield Walls nominated. There is a possibility that the Firs' walls were already listed. TR would complete the nomination on behalf of the owners |
| | 8.0 Highways. Report damage to Cottons Lane. Awaiting response from Mendip 8.0 Highways update on fingerpost replacement | Clerk Clerk TI | Awaiting response ASAP | Highways update. Insurance claim being pursued. Clerk to ask for replacement to be ordered asap whilst claim ongoing. These are a PC asset – add all to asset register. Meeting had taken place with Highways Officer, he would consider options. |
| | Priority change Queen St Common Lane, Church St– await further information. | | | |

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| | Streetlighting Chistles Lane – ask again for this to be addressed. GJ would check this. | GJ | | First new streetlight on left before car park does not work. |
| | Order roundels pair for Coombe Hill and pair for Barton Road. | | | Highways officer update: Coombe Hill is not suitable because of proximity to street lights and associated rules. Reported under SID results summary below |
| | SID data – look at comparisons pre and post SIS. KW to liaise with Neil Bain | KW | | |
| | 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 Babcary / Blind Lane fingerpost Lakeview Footpath issues – raise with Galion. Strimming – arrangements. | TI TI - TI Clerk | Ongoing | On agenda TI had raised this with Galion Ranger had attended and strimmed footpaths. |
| | 10.0 Annual play area inspection report – project plan. Awaiting outcome of funding request | Clerk | Ongoing | On agenda |
| | Playing field Land Registry Request quote from Holly and Steer. | TI to chase | | On agenda |
| | Audit: Reserve spending plan | Ongoing | | |
| | Remembrance soldier order from RBL | Clerk | Nov 2022 | |
| 5.0 | Parish Representatives Youth representative – it was agreed that this would be reconsidered if the need for a Youth Parish Councillor arose. Environment Champion. HW would join Trevor Ryder in this role. | | | |
| 6.0 | <p>Planning. Consider the following applications and make recommendations to the planning officer: S73A application to vary condition 2 (approved plans) of approval 19/03139/FUL for construction of 1no. 5 bed dwelling inc. garage, landscaping and associated works, in respect of amendment to footpath running parallel to highway, retention of hedgerow along southern and eastern boundaries, erection of fencing on western boundary, and use of permeable pavements for parking/turning area. - Land East Of Cottons House Castle Street Keinton Mandeville Somerton Somerset TA11 6DX</p> <p>TI declared an interest and did not take part in the discussion or vote. The plans were considered and comments made as follows:</p> <ul style="list-style-type: none"> • No comments received by PC from neighbouring properties • Concern about potential height of hedge and vegetation interfering with the visibility splay onto the B3153. The vegetation and the ash trees are wider than line of sight. • This would result in a change in the street scene with changes to the proposed footpath. <p>Resolved: It was proposed and unanimously agreed to recommend approval, but for comments about the visibility splay to be raised with Highways for their comments.</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</p> <p>The plans were considered and comments made as follows: No comments received by PC from neighbouring properties The proposal represents a considerable extension to the habitable volume of the house, with no remediation for the additional embedded and ongoing energy usage. Concern that the side extension and the associated glass wall could interfere with the residential amenity of neighbouring property Impact of embodied emissions is a concern and renewable heating technologies would be desirable to mitigate this impact. Resolved: It was proposed and unanimously agreed that the applicant should be asked to consider amending the plans to include renewable energy features. This recommendation is made in respect of the Parish Council Zero Carbon Policy section C.</p> <p>22/01785/HOU Proposed two storey rear extension and first floor side extension - 10 Chapel Close Keinton Mandeville Somerton Somerset TA11 6EY</p> <p>The plans were considered and comments made as follows: No comments received by PC from neighbouring properties. Suggest bat survey would be appropriate given the alterations to roof space Mirrors existing footprint of the house and so the garden is not reduced.</p> | | | |

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| | <p>No mention of renewables in the application to offset the embodied carbon in the extension, plus the increased energy usage of the larger house. Resolved: It was proposed and unanimously agreed that the applicant should be asked to consider amending the plans to include renewable energy features. This recommendation is made in respect of the Parish Council zero Carbon Policy section C.</p> | |
| 6.1 | <p>Determination of Planning. Receive the following notices: There were no determinations</p> | |
| 6.2 | <p>Other planning matters. Neighbourhood Plan – project plan and update on grant funding Neighbourhood plan working group. Minuted under item 4.0 Matters arising Receive notice of public meeting of SHOCK (Stop Housing Obliterating the Character of Keinton) group 12 July 2022- this notice was received.</p> | |
| 7.0 | <p>Environment Champion Update. TR had sent the following report:</p> <ul style="list-style-type: none"> VH hall committee had agreed to discuss wildflower planting and Queen’s Green Canopy project and TR would approach ‘Reimagining the Levels’ for planting advice The appeal for residents to nominate other rewilding areas via FB, Parish Mag etc had been less successful | |
| 8.0 | <p>Finance and Payments (RFO – Clerk). It was proposed and unanimously agreed to approve the following payments:</p> <p>Salaries June 2022</p> <p>NEST Pensions Direct Debit</p> <p>HMRC</p> <p>Maintenance</p> <p>Maintenance Paul Williams</p> <p>SSDC Parish Ranger</p> <p>WI grant</p> <p>Reimburse C Calcutt speedwatch meeting refreshments</p> <p>Keinton Mandeville Village Hall Hire (speedwatch meeting)</p> | <p>£290.85</p> <p>£21.94</p> <p>£4.20</p> <p>£80.00</p> <p>£88.00</p> <p>£192.07</p> <p>£150.00</p> <p>£6.88</p> <p>£34.00</p> |
| 8.1 | <p>Receipts</p> <p>Groundwork UK Neighbourhood Plan Grant</p> <p>Bank interest</p> | <p>£8878.00</p> <p>£4.06</p> |
| 8.2 | <p>Review of Accounts. The accounts for month 3 2022-23 were reviewed. The balance at end of May was £54889.50. Payments in June totalled £3130.45 and receipts were £8882.06. The balance at the end of June was £60641.11. The bank statements showed a balance of £60691.11. There were outstanding payments to a total of £50. Taking this into account, the balance was £60641.11. The summary of accounts, budget and reconciliation information was checked by Councillors.</p> | |
| 8.3 | <p>Other finance matters New signatory – update. The mandate change form had been sent to the bank and it was hoped that the council would be notified when the new arrangements were in place. Audit 2021-22. The period for the exercise of public rights had been advertised as per the accounts and audit regulations and would run until 22 July 2022.</p> | |
| 8.4 | <p>Grant requests. Receive the following grant requests. No grant requests received. A thank you letter from KM WI was received.</p> | |
| 9.0 | <p>Highways. Update / Items to report</p> <ul style="list-style-type: none"> Temporary Road Closure: ttr0334181SS – Wales and West Utilities - Church St, Keinton Mandeville from 2 August for 4 days. <p>Meeting with Highways Officer - feedback. TI had met with the Highways Officer Andy Barron (AB) the following had been discussed:</p> <ul style="list-style-type: none"> Fingerpost replacement: update provided under matters arising Combe Hill Roundels – update reported under matters arising. Width of pavement at Queen St / High Street – AB had advised that this could be pursued on grounds of safety of pedestrians as it is very narrow, there was also a possibility of extending it in a dome shape in order to increase visibility when crossing the road on the Queen St, High St, Castle St junction Queen Street, Church Street, Common Lane junction priorities. AB would consider options SID locations. The missing poles had been reported to AB. (Discussion took place in the PC meeting about an additional location in Queen St, including the possibility of using the existing pole at the end of Blind Lane as a SID location.) Common Lane 30mph limit. AB who would look at options. <p>Community Speedwatch Report. Chris Calcutt had sent a report. Speedwatch was ongoing. Nothing further to report.</p> | |

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| | <p>SID Report Summary. Neil Bain had sent the following summary: Location: B3153 Village Entrance (Somerton end), monitoring east-bound traffic Dates: Evening of 7th June to evening of 21st June (14 days) Total Vehicle Count: 33,964 vehicles (Average of 2,426 per day) Speed below which most drivers felt comfortable (85th percentile): 38.5mph Maximum speed recorded: 75mph Monitoring occurred after installation of the traffic calming measures at the village entrance. Average speeds are remarkably consistent at all times of day (overall average 31.2mph) with a slight increase in the early hours (c. 37mph) but, as always, there are a few significant outliers. 3,670 vehicles (average of 262 per day) were recorded at, or above, 40mph; 333 (24 per day) were recorded at, or above, 50mph. KW had disaggregated the data and created graphs / charts to enable comparisons. The initial, albeit limited data showed that speeds were greater at the western end (on average around 40mph approaching from Somerton) than the eastern end (around 34mph approaching from Lydford.) Weekend and weekday comparisons showed minimal differences in speed of traffic. Discussion took place about the likely ineffectiveness of the speed improvement scheme (SIS) Concern was raised that the data showed speeding vehicles at as much as 60-65mph at school times.</p> <p>HW offered to calculate a rough emissions proxy for these traffic volumes. KW had sourced information from the Somerset County Council website about traffic calming measures and their effectiveness on various roads (eg 30mph / 20mph restricted areas.) Their research indicated that signs / paint on road are ineffective without other physical measures. In addition road markings to indicate narrowing of the lane do not reduce speed. Priority chicanes and speed cushions reduce speed and discourage HGVs. With the volume of HGVs and speed of vehicles in Keinton Mandeville physical measures would appear to be the most appropriate. The likely cost of such measures were not known and further information was required about whether the PC could request and fund this. DR suggested raising this with Andy Barron.</p> |
| 9.1 | <p>Parish Paths. Update / items to report.</p> <ul style="list-style-type: none"> • Improvements work for Cottons Lane and Babcary Lane had been instructed • Path to the rear of the village hall near the stile had been improved • The stone shield at the junction of Babcary Lane / Blind Lane was broken. Clerk to seek quote to replace and install. <p>Receive quotes for rights of way improvements and agree any actions arising. TI would follow this up</p> <p>Request for the “step through” stile at the south end of the Lakeview path to be replaced with a gate. The current arrangement was reported as not user-friendly (particularly for those with mobility issues) and the path was being more heavily used. TI to raise with Galion.</p> <p>Suggestion from Trevor Ryder to publicise footpaths in the Parish ‘jurisdiction’ he had received a complaint that the paths beyond the Village Hall has not been cut and had to point out they are actually in Kingweston. Clerk to upload footpath map to website.</p> |
| 10.0 | <p>Play Areas. Playing field registration with Land Registry- update. Consider whether to instruct Holley and Steer to undertake this work. The clerk had had a conversation with Charles Fleming (solicitor) who had acted for the PC in relation to a playing field matter in 2002 whilst working for Porter Dodson. He was prepared to undertake this work and he reported that it would cost in the region of £750. The previous (2002) paperwork was required and the clerk had written to Porter Dodson requesting it. Resolved: It was proposed and unanimously agreed to instruct Holley and Steer.</p> <p>Happy Tracks / Skatepark Receive inspection report. There were a number of issues that required monitoring. These would all be addressed if and when equipment was replaced as per the below s106 funding application. Annual play area inspection report – project plan, replacement equipment S106 funding application update. The clerk would chase this again as 6 weeks had passed since submission of the application.</p> |
| 11.0 | <p>Maintenance. Consider and agree requirements</p> <ul style="list-style-type: none"> • Phoneboxes painting • Weeding side of roads • Strimming lower end of Babcary Lane to railway bridge, edge of village hall field to High Street footpath • Clean road signs |
| 12.0 | <p>Broadband Provision in Keinton Mandeville – update. An email had been sent to all residents who had expressed an interest in ‘pledging’ encouraging them to register their vouchers</p> |
| 13.0 | <p>Village Hall Report. CC reported the following: There had been a consultation event at the village hall about the proposed new extension. Residents had been able to view the drawings and representatives from the village hall committee were available to answer questions and discuss the proposals.</p> |

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| 14.0 | Correspondence. Receive the following correspondence and agree any actions arising: Email from resident of High Street with 2 new proposals- the resident had asked for this to be deferred to a future meeting – next agenda. |
| 14.1 | Correspondence. Circulation SCC updates, SWP briefings, SSDC updates, SSDC Environment, Neighbourhood Police Newsletter, SALC: Chief Executive's Summer Update, SALC climate emergency correspondence, South East Somerset Local Community Network (LCN) Pilot event - 29th June, Concern about bonfires from local resident, UK Shared Prosperity Fund Consultation, Councillor Training from SALC - June Update, Keinton Mandeville Village Hall, pre application public consultation on planned extension, SSDC get sussed newsletter, From SALC, first census results summary information. |
| 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"> • Flower competition results • Cost of living grants information • Parish footpaths map and link • Planning applications advice in relation to zero carbon policy (website). General discussion took place about Parish Council information. The possibility of a parish twitter account was raised. GJ would look into this. |
| 16.0 | Future agenda Items 20mph Queen St and Church St (September) |
| 17.0 | Any other reports There were no other reports |
| 18.0 | Date of next meetings: August 9th 2022 |
| 19.0 | Closed Session. Resolved: It was proposed and unanimously agreed to exclude the press and the public as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted Consider SSDC correspondence agree any actions arising. Correspondence was discussed. Minuted in closed minutes |

| Minute | Owner | Due |
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| Local Heritage list – send nominations – refer to list in previous minutes, plus: Victorian Postbox coach house, phoneboxes, flagstone pavement outside Bank House | TR | Future Meeting |
| 8.0 Highways. Report damage to Cottons Lane. Awaiting response from Mendip | Clerk | Awaiting response |
| 8.0 Highways update on fingerpost replacement. Clerk to ask for replacement to be ordered asap whilst claim ongoing. These are a PC asset – add all to asset register. | Clerk | ASAP |
| Priority change Queen St Common Lane, Church St. Meeting had taken place with Highways Officer, he would consider options.– await further information. Await update on other issues raised with Highways Officer: Pavement at High St / Queen St; Common Lane 30mph, missing SID locations. | | Ongoing |
| Calculate emissions proxy | HW | |
| Streetlighting Chistles Lane – First new streetlight on left before car park does not work, ask again for this to be addressed. GJ would check number. | GJ | |
| 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 Babcary / Blind Lane fingerpost | TI | |
| Strimming – arrangements. Longer term plan Sheild replacement Babcary / Blind Lane, clerk to seek replacement Request Lakeview Footpath Stile (Church St end) to be replaced with gate. Upload rights of Way map to website | TI - Clerk TI Clerk | Ongoing Next meeting Next meeting ASAP |
| 10.0 Annual play area inspection report – project plan. Order equipment when funding confirmed | Clerk | Ongoing |
| Playing field Land Registry: instruct Holly and Steer. | Clerk | |
| Audit: Reserves spending plan | Ongoing | |
| Remembrance soldier order from RBL | Clerk | Nov 2022 |
| 20mph Queen St on September agenda | | |