

Keinton Mandeville Parish Council

Minutes of a meeting of the above-named Parish Council held on
Tuesday August 3rd, 2021, at 7.30 p.m. at Keinton Mandeville Village Hall

Present: Trevor Ryder TR, Chris Lane CL, Chris Calcutt CC, Scott Fischer SF, Kevan McHale KM, Helen Beal HB
In attendance: Dean Ruddle DR (County Councillor) Tony Capozzoli TC (District Councillor) Sue Graham Clerk, 10 members of the public.

Members of the public raised the following:

Field behind Oriana needs cutting. PC would write to David Lawson Associates and ask for the field to be cut.

Item 4 Planning – letter from Galion. Noted that the PC had already recommended refusal of the application in question and this subsequent correspondence about a trade-off between a pre-school and affordable housing was inappropriate. PC was urged to recognise this.

Item 4 Planning: 21/02071/FUL Chestnuts.

- The Chestnuts is one storey to the north and so does not overlook the surrounding houses. The proposed house is noticeably higher than Chestnuts, and overlooks the surrounding houses and school, is visible from Queen Street and Chistles Lane.
- The design of the house with its huge floor-to-roof window is totally out of keeping with the surrounding houses.
- The proposed house is finished with render. If built, it should be completely finished with local blue lias stone. The garage should also be in stone not timber clad.
- The proposed house is nearer to the house behind and to the east than the previous planned house
- Refurbishing The Chestnuts as an alternative has not been thoroughly considered – British Heritage suggested it was saveable.
- The Chestnuts has three bedrooms. The proposed house has four double bedrooms and a large attic-room, (with an en-suite), which could be used as a fifth bedroom. The generously sized study actually has an en-suite shower room, so could be used as a sixth bedroom. There are enough large houses in the village
- Chestnuts sits neatly on the plot, without overlooking the surrounding houses, and fits in with them, unlike the proposed house
- The site is too small for two houses, and the driveway is too narrow.
- Visibility from Chestnuts' driveway is poor and there is a lot of traffic on Queen Street
- This application not clear if for one or two. Drawing of second house on the plan.
- This development would detract from the listed dovecot

Query about the LVA presentation to the PC. It was noted that this had not been a PC meeting but a presentation to the PC.

Tony Capozzoli reported the following:

- SWP collections were suffering because of a shortage of drivers. Measures to try to address this were being implemented.
- SSDC proposal for Stronger Somerset had lost with One Somerset being the preferred option
- Significant Planning Appeal decision: Manor Farm Templecombe ruled that SSDC do not have a five-year housing supply.

Questions were asked of TC and DR about what would happen with the planning authority with a Unitary Authority. DR talked about the possibility of local community networks which would operate much like current four local planning authorities.

No planning applications were being determined because of the phosphate issues. A solution was not expected, and it was hoped that Wessex Water would be forced to address this. Once the situation was resolved there would be a number of determinations ratified (applications were being considered and in principle decisions made in the interim)

1.0	Apologies Receive apologies and consider acceptance of the reasons. Apologies were received and accepted from Tom Ireland, Richard Sutton, and Charlie Hull.
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2.0	<p>Declarations. Receive declarations of interests CC declared an interest in 20/03613/FUL</p>
3.0	<p>Minutes of last meetings 6 July 2021 Resolved: It was proposed and unanimously agreed to approve the minutes as a true and correct record of the meeting held. 1st KM 2nd CL</p>
3.1	<p>Matters arising from the minutes not covered by items on this agenda. There were no matters arising.</p>
4.0	<p>Planning. The following applications were considered: 20/03613/FUL SSDC 30 dwellings and a new pre-school. Consider letter received from Galion Homes in relation to provision of new pre-school as opposed to affordable housing. The letter was discussed with comments made as follows:</p> <ul style="list-style-type: none"> • The letter appeared to misrepresent the Parish Council (and community) position • The letter was inviting the Parish Council to make a choice between a pre-school and affordable housing which was inappropriate • This position had not been made explicit in the original application, the PC was not aware that the proposal for a preschool had been made at the expense of affordable housing • Important to recognise the distinction between a Parish Councillor individually acknowledging the need for a pre-school and the Parish Council's decision as a corporate body which was to recommend refusal of the application without reference to preference for a pre-school / affordable housing • It would be irresponsible of the Parish Council to support a position that forgoes affordable housing, indeed a percentage should be affordable. Reference was made to affordable housing definitions in the NPPF which covered a number of options, some of which would be suitable for local developments. The PC should not be unsupportive of affordable houses <p>Resolved: It was proposed and unanimously approved to write to Galion with strongly worded letter expressing the above.</p> <p>21/02071/FUL Demolition of existing dwelling and replace with new detached 4 bedroom dwelling with attached garage - The Chestnuts Queen Street Keinton Mandeville. The plans were considered, and observations made as follows: The application is for one dwelling with reference to another property on the plot planned for the future. In theory this is no different to the previous application</p> <ul style="list-style-type: none"> • Point of access is very narrow for one house, let alone two. • The plot is too small even for the proposed single dwelling which is potentially a six bedroomed property. It would be a very small space for two houses. • Concur with comments made by residents of neighbouring property (Harwen) • Necessary to query the height of the building and extent to which it would overlook the school playground • The proposed design is not in keeping with other properties on the village. Development of the plot would result in a lack of open space. • Planning permission had been granted previously for demolition of the existing, the decision is therefore accepted in principle • An application for one house circumvents the phosphate issue because this is a like for like replacement, the second house would be a future application. <p>Resolved: It was proposed and agreed to recommend refusal. Vote: For: 5, abstain: 1 The reasons that the Parish Council recommended refusal for previous applications on this site remained relevant and were reiterated.</p> <ul style="list-style-type: none"> • The height of the proposed dwelling is an issue – the upper floors will overlook existing properties and the school playground • The dwelling is being presented as a 4-bedroom property, but the design indicates a six-bedroom property. This is too large for the plot and results in no open space. • Access onto Queen St is inadequate via a narrow driveway with limited visibility • There is an explicit reference in this application of the intention to build a second property on the plot which would exacerbate the above and result in an even more overcrowded plot

	<ul style="list-style-type: none"> The design and materials are not in keeping with the village and surrounding properties (height, style, render and timber, as opposed to blue lias.) The lack of green technology features is a concern <p>21/02212/HOU Second storey extension over existing garage, utility room and w.c. Spiridon, Church Street Keinton Mandeville. The plans were considered and observations made as follows: No objections from neighbouring properties received No objections Resolved: It was proposed and unanimously agreed to recommend approval.</p> <p>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. The plans were considered and observations made as follows:</p> <ul style="list-style-type: none"> Use of blue lias is in-keeping and a positive feature Query about the reason that only two of the proposed properties have garages – the PC would like to see more extensive garaging on this development Pleasing to note the use of integrated solar tiles on one of the roofs. Ideally the Parish Council would like to see this on all of the properties, together with additional use of green technologies such as green heating systems <p>Resolved: It was proposed and unanimously agreed to recommend approval taking account of suggested amendments / conditions above.</p>																
4.1	Determination of Planning. Receive the following notices: No notices had been received																
4.2	Other planning matters. Neighbourhood Plan Update TR reported the following: He had drafted a letter setting out the proposed neighbourhood plan area. He had requested a bespoke map (highlighting the parish boundary) from Ordnance Survey to inform this.																
5.0	Environment Champion Update. TR reported that he would be attending the Carbon Literacy training course. He also noted the following Environment group activity: <ul style="list-style-type: none"> Plans to carry out a survey asking resident about features special to the village environment to highlight these features on map as well as to identify possible conservation area. Plans to run a competition for the biggest contribution to wildlife / conservation Display boards featuring footpath map and areas of special interest in the village (e.g. footpath near SSI site) 																
6.0	<table border="0"> <tr> <td>Finance and Payments (RFO – Clerk)</td> <td></td> </tr> <tr> <td>Resolved: It was proposed and unanimously agreed to approve the following payments:</td> <td></td> </tr> <tr> <td>Salaries July 2021</td> <td>£262.72</td> </tr> <tr> <td>NEST Pensions Direct Debit</td> <td>£19.53</td> </tr> <tr> <td>HMRC</td> <td>£-0.20</td> </tr> <tr> <td>Maintenance</td> <td></td> </tr> <tr> <td>ICO Data protection fee</td> <td>£40.00</td> </tr> <tr> <td>Play Inspection Company, Annual Inspection</td> <td>£66.00</td> </tr> </table>	Finance and Payments (RFO – Clerk)		Resolved: It was proposed and unanimously agreed to approve the following payments:		Salaries July 2021	£262.72	NEST Pensions Direct Debit	£19.53	HMRC	£-0.20	Maintenance		ICO Data protection fee	£40.00	Play Inspection Company, Annual Inspection	£66.00
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7.1	Receipts.																
7.2	Review of Accounts. Presentation of summary of accounts, bank reconciliation and budget to be considered, agreed, and signed by Councillors. The accounts for month 4 2021-22 were reviewed. The balance at the end of June was £49,647.65. Payments in July totalled £748.79, and receipts were £nil. The balance was £48,898.86. The bank statements showed a balance of £48,898.86. The summary of accounts, budget and reconciliation information were circulated, agreed, and checked by councillors.																
	Grant Requests No grant requests have been received. The clerk was asked to publicise the grant budget.																
7.3	Audit 2020-21																

	The period for the public rights had finished on 23 July and there had been no requests to inspect the accounts.
8.0	<p>Highways. Update / Items to report SID update – the memorandum of understanding including the new locations had been signed. Quotes for supply and installation of the poles had been received. The clerk was asked to enquire about a solar power and Bluetooth sign. CC reported that the Speedwatch scheme up and running -</p> <ul style="list-style-type: none"> • There had been 5 sessions so far, various days times and locations. • Many drivers had been observed to slow down so it was having a positive effect • Volume of traffic varies depended on time of day and day of week. There had been over 400 vehicles in an hour on one day • 32 drivers had been reported for traveling at over 36mph including some travelling at over 40 some over 44, one reaching 51 mph. <p>Chistles Lane 10mph sign. TR reported that he was waiting for a quote. Wording for the sign was agreed. – 10mph, not a public highway, pedestrians have right of way.</p>
8.1	<p>Parish Paths. Update / items to report. Following a report that it was very overgrown, the Ranger would be asked to cut back the right of way running between Cottons Lane and Coombe Hill</p>
9.0	<p>Happy Tracks / Skatepark Receive inspection report. The Annual Inspection Report had been received. The clerk would prepare a project plan to complete the work identified.</p>
10.0	<p>Maintenance. Consider and agree requirements</p>
11.0	<p>Broadband Provision in Keinton Mandeville – update. There was nothing to report. The clerk would request an update for the next meeting.</p>
12.0	<p>Village Hall Report. CC reported the following:</p> <ul style="list-style-type: none"> • Regular hirers have returned • Casual bookings returning slowly • Fabric chairs and curtains have been cleaned • Plans for the trim trail are progressing • Complaints policy is being developed • AGM will take place in September.
13.0	<p>Correspondence. Receive the following correspondence and agree any actions arising: SALC neighbourhood planning training – TR would be attending this. SCC - Bus Back Better consultation. Suggest that bus times on 667 should marry up with working day and train times. Training events with Breakthrough Communications – it was resolved and agreed that members could book themselves onto courses. National Resilience Strategy - call for evidence. It was agreed not to take part in this consultation given the number of in-depth questions.</p>
14.0	<p>Correspondence. Circulation SCC corona Virus advice / updates, SWP briefings, SSDC corona virus advice / updates, SSDC Bus Improvements Briefings, Invitation to participate in DCMS survey about rural network coverage (mobile) Invitation to progress pilots for locality agreements – Stronger Somerset, CPRE circulars, Secretary of State announcement – Joint Statement from the Leader of Somerset’s four district councils, SCC: An update on local government reorganisation in Somerset, Somerset Rivers Authority Annual Report, Solar Street Update</p>
15.0	<p>PR Items for inclusion in the next edition of the Parish Magazine, for the website and social media sites. Link about SWP on PC website. Grant requests (supplement with notice in shop window) Flower competition winners</p>
16.0	Future agenda Items
17.0	Any other reports

	<p>Action log to be included in the minutes in future.</p> <p>CC expressed concern about the Defibrillator. This was routinely checked every week, however it had still not been confirmed that it was registered on 'The Circuit.' CL had made enquiries and was hoping for confirmation shortly. The new system appeared to be less rigorous than the previous one.</p> <p>The lighting around the defibrillator was also a concern. Whether the streetlights provided sufficient illumination was in doubt. It was possible that a small motion sensor light would be appropriate. Quotes for this would be required as well as liaison with the school (previously there had been a requirement to use a specific contractor)</p>
18.0	Date of next meeting, 7th September 2021

Actions

Minute	Owner	Due
Public session – write to DLA to ask to cut field	Clerk	ASAP
4.0 20/03613/FUL. Write to Galion in response to their letter	TR & Clerk	ASAP
4.2 Neighbourhood plan – receive map from Ordnance survey and agree area for plan	TR	Next meeting
8.0 SID - Quote for solar powered & Bluetooth sign	Clerk	Next meeting
9.0 Annual play area inspection report – create project plan	Clerk	Next meeting
11. Request KM connected update	Clerk	Next meeting
13. Bus improvement service consultation– respond	Clerk	ASAP
13. Breakthrough training – advise booking arrangements	Clerk	ASAP