

## Keinton Mandeville Parish Council

Minutes of a meeting of the above-named Parish Council held on  
**Tuesday November 2<sup>nd</sup> at 7.30 p.m.** at Keinton Mandeville Village Hall

Present: Tom Ireland TI, Trevor Ryder TR, Chris Lane CL, Chris Calcutt CC, Helen Beal HB, Scott Fischer SF  
 In attendance: Sue Graham (Clerk) Dean Ruddle DR (County Councillor) Tony Cappozzoli TC and Charlie Hull CH (District Councillors)  
 1 member of the public.

### Public session

#### District Councillors. CH and TC reported the following:

Affordable housing – reference made to the recent correspondence between KMPC and SSDC about an affordable housing policy. CH noted the Charltons Parish Council was maintaining a local list of people who required affordable housing. TC outlined a proposed scheme to make it easier for first time buyer whereby the developer would pay the deposit and this would remain in the property for subsequent buyers.  
 Reference to discussion at previous meetings about green features in planning applications and significance of passive technology features  
 There was no update on the phosphates issue  
 There was no update on One Somerset. The boundary review would be taking place.  
 CH had taken up a position as a Governor at KM Primary School

#### Members of the public raised the following:

Parking on Queen Street to the south of the Chistles Lane junction. Request if possible to have a white line with cross hatching to ensure visibility splays are observed.  
 White lining needs repainting on the Queen St – Common Lane bend  
 Cherry Trees on Row Lane surrounded by Brambles encroaching onto pavement  
 Newt barrier has been removed in part of Lakeview development.  
 Wall has also been rebuilt between Lakeview and the proposed new development site  
 Verge ownership in the village- asset map requested  
 Query about additional classroom at the Primary School. It had not been made clear that this was dependent on planning approvals

DR

Structural Change order is awaited re One Somerset.  
 Local MPs were requesting an election delay for a further year until boundary review is complete  
 Rights of Way: there were too many orders to achieve the work  
 Budget – pressure on adult and children services

<b>1.0</b>	<b>Apologies</b> Apologies were received and accepted from Kevan McHale, Richard Sutton.		
<b>2.0</b>	<b>Declarations.</b> Receive declarations of interests CC declared an interest in item 7.3 Grant Requests: Village Hall		
<b>3.0</b>	<b>Minutes of last meetings 7 September, 5 October 2021</b> Resolved: It was proposed and unanimously agreed to approve the minutes as a true and correct record of the meetings held.		
<b>3.1</b>	<b>Actions and Matters Arising</b>		
	Minute	Owner	Due
	5.0 Solar streets receipts. Ringfence funding and consider joint projects	Council	Ongoing
	8.0 Highways. Report damage to Cottons Lane	Clerk	ASAP
	8.1 Quotes to improve bridleways	TI	Next meeting
			on agenda
			Complete – awaiting response
			On agenda – c/f to Spring

	9.0 Annual play area inspection report – create project plan	Clerk	Ongoing	Ongoing
	9.0 Lubrication of play equipment	RS	ASAP	Complete
	9.0 Skatepark Painting – ranger job	Clerk	ASAP	Complete
	13.0 Defibrillator: additional lighting	Clerk to contact school	Next meeting	On agenda
	18.0 Affordable homes policy – write to SSDC request to adopt	Clerk	ASAP	On agenda
<b>4.0</b>	<b>Planning.</b> Consider the following applications and make recommendations to the planning officer: No applications received			
<b>4.1</b>	<b>Determination of Planning.</b> The following applications were received 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. Application permitted with conditions  21/02026/TPO 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. Application permitted with conditions  21/02212/HOU Second storey extension over existing garage, utility room and w.c. - Spiridon Church Street Keinton Mandeville. Application permitted with conditions  21/02479/HOU Small double garage within the front garden of a new bungalow - Sunningdale Barton Road Keinton Mandeville. Application permitted with conditions  21/01740/HOU The erection of a two story extension and additional porch - Norcroft High Street Keinton Mandeville. Application permitted with conditions			
<b>4.2</b>	<b>Other planning matters.</b> Neighbourhood Plan – update. TR reported the following: A team had been formed and work would be starting shortly Affordable homes policy – receive update on correspondence with SSDC. There had been an exchange of correspondence with SSDC with SSDC. It was agreed that the policy needed to be incorporated in the village plan			
<b>5.0</b>	<b>Environment Champion Update.</b> Solar Streets – ring fenced funding joint projects. TR reported that there would be discussion with other villages about joint projects. <b>TR reported the following:</b> There were several offers of free trees including English native woodland trees: the plan was to try to find somewhere to have a community woodland and rewilding areas. Discussion took place about the location of current / former orchards and possibility of replanting trees			
<b>6.0</b>	<b>Finance and Payments (RFO – Clerk)</b> RESolved: It was proposed and unanimously agreed to approve the following payments:			
	Salaries October 2021			262.52
	NEST Pensions Direct Debit			19.53
	HMRC			
	Maintenance			-
	SALC affiliation			£300.49
	SALC – Neighbourhood plan training			£20.00
	Vale Signs and Print – Chistles Lane sign			£120.00
	Flower trophy engraving, reimburse clerk			£7.00
<b>7.1</b>	<b>Receipts.</b> Correspondence had been received from SSDC advising that a CIL Parish Council Payment in respect of:			£1,096.85

	Application for reserved matters following approval of 17/04728/OUT for the erection of 7 No. Bungalows to include details of appearance and landscaping. Land Rear Of Cottons House Cottons Lane Keinton Mandeville would be shortly received	
<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 7 2021-22 were reviewed. The balance at the end of September: was £47902.30. Payments in October totalled £619.92, and receipts were £nil. The balance was £47,282.38. The bank statements showed a balance of £47,553.86. There were three outstanding payments totalling £271.48. Taking this into account the balance was £47,282.38. The summary of accounts, budget and reconciliation information were circulated, checked, and agreed by councillors.</p>	
<b>7.3</b>	<p><b>Grant requests.</b> Receive the following grant requests</p> <p>Keinton Mandeville Village Hall. The grant request was read out and considered. Discussion took place with reference to the grants budget, and benefit to village residents. Resolved: It was proposed and unanimously agreed to make a grant of £1100.</p>	
<b>8.0</b>	<p><b>Highways.</b></p> <p>Update / Items to report</p> <p>2 queries were raised about Christians Cross:</p> <ol style="list-style-type: none"> <li>1. Weight Limit Charlton Mackrell. Purple-backed 7.5 tonne weigh limit signs had appeared at the Charlton Mackrell junction. Concern that this may be pushing large vehicles through Keinton Mandeville. It was noted that this was an official weight limit.</li> <li>2. The give way sign, coming from Marshall's Elm, has been rotated through 90 degrees and so cannot be seen by oncoming traffic arriving at the junction – report to highways</li> </ol> <p>Parking on the High Street.</p> <p>An email had been received by a resident expressing concerns about parking outside the shop, at the junction of Irving Road and opposite the bus stop, particularly, the parking on the corners of Queen Street and Irving Road. This is making it a hazard for other road users by preventing a clear view of traffic on the High Street, further exasperated when there are parked cars opposite Irving Road and/or opposite the bus stop.</p> <p>This was acknowledged as a problem and discussed, including the following</p> <ul style="list-style-type: none"> <li>• Potential for creation of parking spaces on the wide pavement by the shop - concluded this was not an option</li> <li>• Acknowledged that the parking described was a contravention of the Highway Code.</li> <li>• Enforcement options (Police and SCC) PC had previously been advised that this was not a police issue but an enforcement one. Enforcement Officers had visited many times, and unfortunately each time finding no offending vehicles. A request would be made again for this to be policed either by the police and or enforcement.</li> <li>• Large delivery lorries compounded this – alternatives discussed, but no acceptable alternative</li> <li>• Noted that the SIS was unlikely to address this problem</li> <li>• Reluctant to limit parking at the shop</li> </ul> <p>SID signs and poles. The clerk reported that the poles had been installed and the signs ordered.</p> <p>Community Speedwatch Report. CC reported the following:</p> <ul style="list-style-type: none"> <li>• 2 new speedwatch locations had been agreed - bottom of Queen St and Castle Street.</li> <li>• The speedwatch presence was having the effect of slowing down traffic.</li> <li>• Approx. 100 vehicles / hour were travelling on Queen St</li> <li>• Vehicles on the High St were being recorded at 400-500 vehicles / hour.</li> </ul> <p>Chistles Lane sign. TR reported that the sign had been received. The location was agreed, TR would arrange for it to be put up.</p>	
<b>8.1</b>	<p><b>Parish Paths.</b> Update / items to report.</p> <p>Quotes to improve rights of way / bridleways. TI reported that this would now take place in the spring, the cost was likely to increase because of the current poor state of the path.</p> <p>SCC (No. 12) Modification Order 2021 Objection. Receive response to objection and request to withdraw. This was discussed and it was concluded that the objection still stands.</p>	

<b>9.0</b>	<p><b>Happy Tracks / Skatepark</b> Receive inspection report. The clerk reported the following</p> <ul style="list-style-type: none"> <li>• The skatepark had been painted during October</li> <li>• Lubrication of play equipment. The play equipment had been lubricated as per the inspection report recommendations.</li> </ul>
<b>10.0</b>	<p><b>Maintenance.</b> Consider and agree requirements.</p> <ul style="list-style-type: none"> <li>• Row Lane brambles - maintenance</li> <li>• Bulb planting</li> <li>• Hedge cutting</li> <li>• Freestanding noticeboard replacement. The noticeboard on the corner of Chistles Lane was discussed. It looked scruffy and was not really fit for purpose. It was agreed to remove it.</li> </ul>
<b>11.0</b>	<p><b>Broadband Provision in Keinton Mandeville – update</b> Richard Culley had reported the following: The bulk of properties had been confirmed as being included. There are just over 20 properties not eligible. A website had been prepared for the voucher pledges. Provided that KM can reach the pledge target then the entire delivery would be fully funded and there would be no need for a contract with a legal entity. Openreach had advised they can send letters out to all properties, and would be happy to attend for drop in presentation/Q&amp;A sessions at the village hall. 26 November was a possible date for this. There would be a 90 day period to get all of the voucher pledges in place, and the clock would start on this process this coming week. It was extremely important to put all efforts into getting the message across to the entire village, presenting all of the information in relation to the FTTP scheme and answering as many questions as possible.  CL stressed the need for residents to know in layman's terms that they will not have to pay for this, they will not be tied into BT. There were many positives including increased property value. He would ask RC to draft something for social media.</p>
<b>12.0</b>	<p><b>Village Hall Report</b> CC reported the following: Weekday bookings are very strong Casual users are returning There have been some issues with the boundary between Lakkeview and the village hall which were being taken up with Galion The clerk reported that she had asked a plumber to look at the drinking fountain.</p>
<b>13.0</b>	<p><b>Defibrillator-</b> lighting. Agree purchase of light. Suitable lighting had been discussed over email. Concern was raised that the proposed lights would provide sufficient direct light to illuminate the keypad. The clerk was asked to contact the original suppliers to source an illuminated keypad.</p>
<b>14.0</b>	<p><b>Christmas Tree Service</b> This would take place on December 17<sup>th</sup> at 6pm. RS would make arranged for the tree.</p>
<b>15.0</b>	<p><b>Correspondence.</b> Receive the following correspondence and agree any actions arising: SSDC Communities: Queens Platinum Jubilee. TI would draft a piece for the Parish Magazine asking for local groups to consider leading this. CPRE – request to sign petition to save green fields at Castle Cary Station. Individuals could support this should they wish to do so. CPRE AGM – received and noted.</p>
<b>16.0</b>	<p><b>Correspondence.</b> The following correspondence and been circulated via email during October 2021:SCC corona Virus advice / updates, SWP briefings, SSDC corona virus advice / updates, Police Newsletter, SALC Points of Light, Safety advice for those holding public office, SSDC update for Town and Parish Councils, scheme to improve mobile phone coverage in rural parts of Devon and Somerset, Bus Partnership – reps needed.</p>
<b>17.0</b>	<p><b>Zoom meetings.</b> Clarification of legal position for holding / attending meetings via zoom. The clerk had circulated the legal position. The council could not meet virtually. If Councillors attended remotely it would be as an observer only.</p>

<b>18.0</b>	<b>PR.</b> Items for inclusion in the next edition of the Parish Magazine, for the website and social media sites: Broadband Platinum Jubilee Christmas Tree Service
<b>19.0</b>	<b>Future agenda Items</b> Steel remembrance soldier Christmas tree
<b>20.0</b>	<b>Any other reports</b> Remembrance Service. It was agreed for the clerk to order a wreath. TR would attend the service and lay the wreath on behalf of the PC
<b>21.0</b>	<b>Date of next meeting:</b> 7 December 2021

Minute	Owner	Due	
4.2 Neighbourhood plan; Include affordable Homes policy	TR	Ongoing	
5.0 Solar streets receipts. Ringfence funding and consider joint projects, remain on agenda	Council	Ongoing	Remain on agenda
8.0 Highways. Report damage to Cottons Lane.	Clerk	ASAP	Awaiting response
8.0 Highways – request enforcement re: parking issues	Clerk	ASAP	
8.1 Quotes to improve bridleways c/f to spring	TI	Next meeting	C/f to Spring
9.0 Annual play area inspection report – project plan	Clerk	Ongoing	Ongoing
13.0 Defibrillator: investigate replacement keypad	Clerk	Next meeting	