KINGSTON ST MARY PARISH COUNCIL
MINUTES OF THE ORDINARY PARISH COUNCIL MEETING
HELD ON 19th JULY 2021

Item No	Item	Action By
1.0	**Attendance -** In attendance: Cllr P Townsend (Chairman) Cllr T Bedford Cllr S Hancock Cllr A Simpson Cllr D Stripp Cllr D Taylor Cllr A Wilcox Mrs K Gibbins (Parish Clerk) Cllr R Williams (SCC) Cllr D Darch (SWT) Apologies: None 4 members of the public attended the meeting	
2.0	**Councillors' Declarations of Interest – N**one	
3.0	**Approval of Minutes of Ordinary Meeting held on 14th June 2021 -** **Resolved:** The minutes were approved and will be signed as a true record at a future date.	
4.0	**Councillor Resignation -** The Council noted and resolved to accept the resignation of Councillor Nick Townsend. The Council recorded it thanks to Cllr Townsend.	
5.0	**Planning –** **a) Applications:** **Case Ref: 20/21/0017** – Construction of 2 No. subterranean garages to the front of 9 and 10 Parsonage Cottages, Parsonage Lane, Kingston St Mary. The Council considered the above planning application and resolved to support the application but would like to see the colour of the finishes sympathetic and in keeping with the surrounding area. **Case Ref: 20/21/0019** - Erection of an agricultural building to be used for butchering/preparation of meat reared on the farm and for general storage of agricultural commodities at Church Lane Farm, Church Lane, Kingston St Mary (resubmission of 20/21/0002) (retention of works already undertaken). The Council considered the above planning application and resolved to fully support the application. **Case Ref: 20/21/0020** - Replacement of extensions to the side and rear with realignment of roof and replacement of cedar shingles with slate/slate tiles at Treetops, Parsonage Lane, Kingston St Mary The Council considered the above planning application and resolved to fully support the application. **Case Ref: 20/21/0023/CQ -** Prior approval for proposed change of use from agricultural building into 1 No. dwelling (Use Class C3) and associated building operations at Nailsbourne Farm, Nailsbourne. The Council considered the above planning application and resolved to fully support the application.	
6.0	**Tree planting within KSM conservation area –** The Chair welcomed a representative from the Quantocks AONB and asked for his comments on this agenda item.	Chairman

	The representative advised the Council that concerns had been raised with the AONB about the planting of a Leylandii hedge on a private property which lies within the AONB and KSM's conservation area. He went on to say the AONB has been asked what it can do about this. The representative said the AONB also has concerns about the Leylandii hedge but has no enforcement powers to do anything about trees planted on private land. The Council discussed the planting and the concerns as members of the local community have also raised the matter with the Council. It is felt that in time the growth of these trees, if not properly managed, will spoil the historic setting of the Church and the amenity view over the Quantock Hills AONB. The trees are non-native and can grow to very tall heights. The Council have contacted the SW&T Tree Officer who has advised there is no legislation that can prevent people from planting Leyland Cypress trees on their land. The Council also discussed the path from Lodes Lane to the Church and whether there may be scope to re-route the footpath. The possible options here remain open for discussion. The Parish Council resolved to write to the landowner expressing the concerns raised by the community and to include the comments of the AONB in the correspondence. It is hoped the landowner will be prepared to discuss the matter with the Council.	
7.0	**Boundary Commission Proposal for Tiverton and Minehead Constituency -** The Chair talked to the Council about his note on the boundary commission proposal. His main concern with the proposal is the name of the constituency. Both Tiverton and Minehead are towns located more towards the west of the new constituency, so the name is of little relevance to rural villages in and around the Quantocks. He suggested the Council propose a new name of West Somerset and Mid Devon Constituency. The Council discussed the pros and cons of the proposal with SW&T Cllr Darch and SCC Cllr Williams. There were mixed views on the proposal. It was felt renaming was appropriate and it would be more happily received by KSM if renamed. The Council wasn't happy about the Constituency crossing county borders and felt it didn't fit with local government reorganisation nor the proposed unitary model. It was also felt that KSM residents identify with the constituency they are currently in, and many of the existing services come from Taunton. The Council resolved to respond to the consultation and put forward its views on the proposal.	Chairman
8.0	**Surface Water Drainage –** The Chair asked Cllr Taylor to talk to the Council about this item. Cllr Taylor reminded the Council of the recent very heavy rainfall (Saturday, July 3rd) and went on to say the drainage work that was done at the bottom of Lodes Lane was very successful and he wanted the Council to recognise this. He also advised the Council that residents were out on the Kingston Road clearing gullies. There was significant water coming down Church Lane and the gullies under the road as well as the silt trap interceptor on Church Lane near the Churchyard were not working properly. Cllr Taylor told the Council he felt this was a maintenance problem as it didn't appear the gullies were regularly cleared, and therefore this needed to be addressed. SCC Cllr Williams said there is a schedule which varies between once a year and once every 4 years and agreed to find out the clearing schedule both in terms of frequency and timing. SCC Cllr Williams asked Cllr Taylor to provide him with the locations of the drains and silt traps which required inspection. The Council discussed the flooding problems and ways of supporting the local community when flooding was a possibility. The Council agreed as the climate crisis gets worse this is likely to happen more and more. Cllr Bedford said it would be good to try to look at ways to mitigate surface water flooding and help make the community more resilient. SW&T Cllr D Darch said she is involved in the West Somerset Flood Board which is working in partnership with other stakeholders to look at natural flood solutions and drainage. Cllr Bedford advised the Council he had recently attended a Parish Council Carbon Literacy Training Event and one of the areas discussed was a carbon mitigation action	Cllr Taylor/SCC Cllr R Williams/ Cllr Bedford/ Cllr Stripp

	plan. Cllr Bedford and the Council agreed it would be worth considering an adaptation/contingency action plan for flooding and heat in Kingston and Nailsbourne. The Council resolved to work on putting a plan together over the coming months and Cllr Bedford agreed to take the lead. Cllr Stripp said he was happy to get involved as well.	
9.0	**Staplegrove (West) Garden Community development – Integrated Constructed Wetland proposal –** The Chair asked SW&T Cllr Darch to talk to the Council about integrated wetlands. SW&T Cllr Darch said she understands the integrated constructed wetlands are good at soaking up water, carbon and phosphate. She said the key here is taking land out of intensive agriculture and creating a wetland which equals a gain in terms of phosphate reduction. The Chair went on to say this proposal relates to the Staplegrove development, and the developer is wanting to construct wetlands in KSM parish to neutralise the phosphates which will be produced by the development. The wetlands are proposed in several locations one being the southern end of Nailsbourne and a second in Yarde. SW&T Cllr Darch said she didn't believe the proposal had been agreed yet by Natural England as an effective solution. It is likely the land will be set aside for 99 years and there is still a question over who will maintain the wetlands. Cllr Stripp raised the concern about whether this may increase the risk of flooding in Nailsbourne as the dam(s) will be constructed in the course of a stream(s) which is taking water away from the village. SW&T Cllr Darch said the idea is that this should alleviate flooding. The Chair suggested that as the wetland was being proposed for development in the KSM parish the Council may want to request an allocation to unblock any planning applications being held up because of the phosphate matter. He went on to say it would appear the calculation is for more than the number of houses being proposed (West Development) and so there will be an excess. The Council resolved to write to the Project Officer to request an allocation of the excess phosphate mitigation for KSM planning applications.	Chair
10.0	**SCC £500k Opening Up Fund –** The Chair talked to the Council about the Opening Up Fund which has been set up by SCC. SCC Cllr Williams brought this to the attention of the Council, and it will be available from September. The fund has been set up to help re-open community facilities post COVID. The Council resolved to consider applying for funding from the fund to help with the costs of reopening the playing field and pavilion.	Whole Council
11.0	**Model Publication Scheme – to review and adopt** The Chair explained that he and the Clerk hadn't had time to review the Model Publication Scheme document, so the Council agreed to carry it over to September.	Clerk/Whole Council
12.0	**Local Government Reorganisation and LCNs** The Council discussed the position with LCNs and the invitation to attend the LCN meeting organised by West Monkton. The Council felt it may be more appropriate to be part of a LCN formed by a cluster of rural parishes stretching along the Quantocks but it agreed it was a good idea to attend the meeting to obtain more information about LCNs in order to inform the way forward. The Council resolved to accept the invitation and Cllrs Taylor and Simpson and the Clerk agreed to attend.	Clerk/Cllr Taylor/Cllr Simpson
13.0	**Dog Waste Bins – update**	Clerk

	The Clerk advised the Council that she had ordered the new dog waste bin and advised SW&T Council that the dog waste bins in Kingston St Mary including the new bin to be sited at Mill Cross only required emptying once a week.	
14.0	**Happy to Chat Bench – update** The Chair asked Cllr Taylor if he had an update on this item. Cllr Taylor said he had identified 4 different possible suppliers and would ask each supplier to send details of a proposed bench to the Clerk and himself to consider the options. The Council agreed that the bench ordered needed to be sympathetic to the surrounding and could be properly fixed into position and not necessarily the least expensive option.	Cllr Taylor
15.0	**Active Travel Funding – update** The Chair asked Cllr Taylor if he could take the Council through the accident at Mill Cross. Cllr Taylor said it was a low-speed accident between a vehicle pulling out of Parsonage Lane and a vehicle travelling toward the village on the Kingston Road. Fortunately, no one was injured. Cllr Taylor went on to say it emphasises the potential for accidents at Mill Cross. He said the current position with the lower speed limits was SCC Cllr Williams is liaising with the Highways Officer who is on leave at the moment. Once the Officer is back a meeting will be arranged and it is hoped Cllr Taylor and SCC Cllr Williams will walk the course with the Officer and get into a level of detail about what will happen at Mill Cross and various other points in the village including the Village Green. The Chair advised the Council another concern had been raised about traffic travelling the wrong way around the Village Green. The Council agreed clearer signage was required at the Village Green.	Cllr Taylor /SCC Cllr Williams
16.0	**Climate Questionnaire – update** The Chair asked Cllr Bedford if he had any update for the Council on this agenda item. Cllr Bedford updated the Council on the questionnaire and the formation of a group. He said he has e-mailed all those interested in being part of a group and arranged a convenient time to meet to discuss climate change matters. Cllr Bedford told the Council a bit more about the training he had attended on Carbon Literacy for Parish Councillors. A lot of interesting things came out of this meeting including action planning strategy for climate mitigation and looking at the PCs levels of influence across the Parish. Cllr Bedford agreed to bring this back to the next meeting and discuss it with the Council in more depth.	Cllr Bedford
17.0	**Path from Lodes Lane to the Church – update** The path from Lodes Lane to the Church was discussed earlier in conjunction with agenda item 6.	
18.0	**Housing Needs Survey – update** The Chair asked Cllr Stripp to talk to the Council about the Housing Needs Survey. Cllr Stripp referred the Council to the papers he distributed earlier. He said he had been looking at the social impacts around housing since the last meeting and had identified one of the key issues was around the Council Tax Bands and the types of houses in KSM. What has become clear is that 40% of the housing stock in KSM falls into Council Tax Bands A-D and 60%, E and above. This position is converse to normal local situations nationwide. Cllr Stripp said he had also been looking through Census data and demographics and explained that between the 2001 and 2011 census' the number of people living in the Parish in the 30-44 age group had reduced significantly as had the number of school age children. He felt this change in demographics could surely relate back to the housing stock. The Housing Needs Survey did highlight the gap in 2/3-bedroom houses in Council Tax Bands A-D in the Parish. Cllr Stripp has produced a document summarising the results of the Housing Needs Survey which will be published in the August issue of Link Up. The report will inform residents of the changes happening in the Parish and the trends appearing around demographics and housing. Cllr Stripp advised the Council he would like to continue to investigate the findings of the Housing Needs Survey and asked the Council to consider the possibility of putting together a Neighbourhood Plan for Kingston St Mary.	Cllr Stripp/Whole Counci

	The Council resolved to discuss the pros and cons of a Neighbourhood Plan at the September meeting.	
19.0	**Kingston Community Partnership – update** The Chair asked Cllr Stripp to take the Council through the KCP activities and the Summer Fete. Cllr Stripp said the Summer Fete was the important activity and is planned for the 7th August. The afternoon session is being organised by the friends of the Children's Hospice Southwest. The Council have been talking about having a post lock down event so this will happen in the evening. The Swan will provide the food and a local band will provide live music. Cllr Stripp thought it would be a good idea to get the evening festivities started with a tug of war and suggested the Council put together a team. The Playing Field Committee will provide the teas and it was agreed it would be good to have a master of ceremony to referee the tug of war competition. Cllr Stripp went on to say the playing field pavilion is the only facility the village has available to it other than the Village Hall and it was felt that the residents should be asked to pay a bit more money for the facility through the precept. There is an improvement plan in place, and it is felt the Council should request support through the community as the playing field is not self-funding and any improvements to the facility may encourage more people to use it. Cllr Taylor suggested an operational budget should be put together and any funding required for the improvement plan included in the budget. It was also decided to look at the trust agreement to see if any action could be taken to change aspects of the original agreement. Cllr Stripp briefly discussed the other KCP activities, Guerrilla Gardening, Speed Watch, and KAPACC's organised cycle ride in September. He also said Good Neighbours have put together a welcome pack and that the Youth Club will hopefully start again in September with a new programme of events. Cllr Stripp advised the Council that the Neighbourhood Watch Scheme was looking for a new organiser as the current organiser wanted to stand down. The Chair reminded the Council that a budget of £1000.00 had been agreed to fund the activities of the summer fete. It was also agreed that the school should be approached about use of their car park for the fete.	Cllr Stripp/Whole Council
20.0	**Financial Matters -** • £187.20 – Somerset West and Taunton, dog bin waste collection twice weekly from 1st April – 30th June 2021 • £170.20 – HMRC, Clerk's PAYE payment for Apr/May/Jun 2021 • £248.80 – SALC Ltd, affiliation fee for April 2021 to March 2022 • £168.00 – Eagle Plant, 2 x portaloos for the KSM Summer Fayre **Resolved**: The Council agreed to make the above payments.	
21.0	**Items for Next Agenda –** Climate Mitigation Strategy Neighbourhood Plan - Pros and Cons The Chair asked the Council to pass any additional items for the September meeting on to the Clerk.	Whole Council
22.0	**Items for Link Up and KSM Website – The** Chair said the deadline for the July issue had already passed but he will make a submission for the August issue.	Chair
23.0	**Actions from March 2020 Meeting – Not discussed but to be carried forward to a future meeting.** a) **Natural environment –** The Clerk advised that a meeting had been scheduled for 23 March with SWT. b) **Council Reserves** - i. Clearing of roadside verge on Kingston Road by the Grange and the Spinney **ii.** Furniture for the Playing Field Pavilion	Whole Council
24.0	**Date of Next Meeting – 13th September 2021**	

	The meeting closed at 22.21	
Signed:	Dated:	