

Keinton Mandeville Parish Council

Minutes of the meeting of the parish council meeting held on Tuesday 3 March 2026 at 1930 at Keinton Mandeville Primary School.

Present: Mr T Ireland (Chair), Mrs C Calcutt, Mr T Ryder, Mrs Von Bergen, Mr K Sturgess and Mr K White

Also in attendance: three members of the public, Councillor S Page and Kaye Elston (clerk)

Item 1 25/26/281	Apologies for absence Mr C Lane and these were accepted.
Item 2 25/26/282	Public Session <ul style="list-style-type: none"> • SHOCK update – letter has been received from Somerset Council regarding the concerns raised when they approved the planning application 22/01720/OUT. They have not admitted to anything being incorrect. Therefore the parish council and SHOCK will need to wait until Somerset Council issues full planning permission and then the judicial review can be applied for. • A member of the public raised concerns in relation to the newt ponds at Lakeview that have been filled in. A licence would be required to complete this action and it is believed that Gallion do not have that licence in place to fill in the ponds. Newts have a protected status and if there was not a licence in place then there has been a breach of the law and potentially a criminal offence, as well as breaching planning law. There was an ecological survey completed at outline planning permission stage • Queen Street 30 – a resident has reported that the field has been scarified and question raised if this was permitted. There is nothing in that area that has a special status and therefore this has not breached any rules and therefore no redress available. • Pothole in Queen Street – this is after the Common Lane junction. Mrs Calcutt agreed to report. ACTION: Mrs Calcutt • 20mph speed limit signs – question raised if anymore can be placed on Queen Street. Unfortunately not as they have to be placed on metal poles and it is limited where they can be located.
Item 3 25/26/283	Declarations of interest <ul style="list-style-type: none"> • Mrs Von Bergen declared an interest in SHOCK and Lakeview.
Item 4 25/26/284	Minutes of last meeting 03.02.2026 <ul style="list-style-type: none"> • Agree the minutes as a true and accurate record of the meetings held.
Item 5 25/26/285	Actions and Matters arising <ul style="list-style-type: none"> • Keinton Mandeville Playing Field – Mr White has met with them and supported them to complete an application for funding for a new mower through the Football Association. • Councillor T Ryder resignation in May – Mr Ryder has advised that he will be resigning in May due to other time restraints and commitments. But he is still willing to work on projects as required for the parish council. Will need to follow up on Mr Sturgess becoming an authorised signature at the bank. Clerk to speak to Mr Lane as he will need to instruct the bank. ACTION: Clerk
Item 6 25/26/286	Report from Somerset Unitary Councillor – Stephen Page <ul style="list-style-type: none"> • Somerset Council Budget – this was set on 4 March and the council tax increase from Somerset Council will increase by 4.99%, which is the maximum. The council have been given permission by the central government to see off assets and potentially this could generate 30 million. 70% of the budget will be spent for adult and children services. • Special Educational Needs funding – the government is taking over this provision in all local authorities in the country and will write off 90% of the debts that have accumulated. • Local Government Boundary Commission has given its final recommendations for Somerset, but it will also go to parliament to be passed. In Somerset the number of councillors will reduced from 110 to 96. In most locations there will be a single councillor even if there were two before. The parties will begin to approve candidates that can step forward for the May 2027 elections. • Lakeview 106 outstanding payment by developer, Galion Homes – this is being chased through the legal route as the payment is still outstanding. • Somerset Council Public Health consultation – request for residents to access the consultation and submit responses by 27.04.2026.

	<ul style="list-style-type: none"> Flooding issues in Somerset – there was a symposium held on 27 February led by local MP, Sarah Dyke at Keinton Mandeville Village Hall. This was attended by parish councils, members of the public and representatives from the Environment Agency and Wessex Water. 						
Item 7 25/26/287	Judicial Review – next steps <ul style="list-style-type: none"> See Minute 25/26/282 above. 						
Item 8 25/26/288	Planning applications <ul style="list-style-type: none"> 25/02825/S73A 1 Furze Cottages, Keinton Mandeville - application to vary Condition 09 (Footpath) of planning permission 19/00709/OUT. A permissive footpath has now been granted as an interim measure as the process for a permanent footpath is taking 3-4 years due to a backlog at Somerset Council. Councillors have no objection. 						
Item 9 25/26/289	Determination of Planning. Receive the following notices: <ul style="list-style-type: none"> 25/00723/PAMB Land OS 2900 and 2478, Combe Lane, Keinton Mandeville, Somerton TA11 7AY – conversion of existing barns to form No.2 dwellings. Appeal is allowed with conditions. 25/01960/REM Land OS 9987, Queen Street, Keinton Mandeville, Somerton – Reserved Matters Application seeking the approval of appearance, landscaping, layout and scale relating to outline planning consent 19/02211/OUT. Residential development of 9 dwellings with all matters reserved except access. Application permitted with conditions. 						
Item 10 25/26/290	Other planning matters. <ul style="list-style-type: none"> Draft Neighbourhood Plan update – currently working on version 10 which is in draft form following feedback from our independent consultant and the lead at Somerset Council. Awaiting a new version of the National Planning Framework in the Spring which will need to be considered prior to finalising version 10. The independent consultant has two days of work still allocated to Keinton Mandeville and this is being utilised to read through the draft and amend where necessary and advise in relation to potentially sensitive information. Jo Wilkins who is the Somerset Council lead on Neighbourhood Plans has advised that the housing allocation for Keinton Mandeville up to 2045 is predicted to be 74 dwellings (minimum) and this does not include the LVA approved 100 houses. The Labour government has doubled the housing target in Somerset but as the Five Year Land supply has not yet been confirmed this could change. Contact from a resident asking if an area in the village could be designated a conservation area but this does not come under the remit of a Neighbourhood Plan. The village could consider requesting that Castle Street becomes a conservation area. National Planning Policy Framework (NPPF) Consultation – closing date 10.03.2026. This has been completed and submitted by Mrs Von Bergen on behalf of Keinton Mandeville Parish Council and circulated to councillors. Keinton Environment Group have also submitted a response 						
Item 11 25/26/291	Environment Champion Update. <ul style="list-style-type: none"> Copse Agreement – this has been completed Mrs Von Bergen left the meeting for the discussion regarding newt ponds and returned for Item 12 Newt ponds at Lakeview - Newt Ponds at Lakeview have potential been filled in without a licence – see Minute 25/26/282 above. If this information is correct then there is a route to report to the police and Somerset Council. Councillors agreed to contact Gallion Homes and ask if they had a licence to complete this action prior to the next meeting where it will be placed on the agenda for further discussion. ACTION: Clerk 						
Item 12 25/26/292	<table border="0"> <tr> <td>Finance and Payments (RFO – Clerk)</td> <td></td> </tr> <tr> <td>Payments</td> <td></td> </tr> <tr> <td> <ul style="list-style-type: none"> Kaye Elston (salary) Kaye Elston (clerk ex) SALC (training) CPRE Annual fee HMRC (PAYE) </td> <td> £227.68 £6.68 £40.00 £75.00 £152.00 </td> </tr> </table>	Finance and Payments (RFO – Clerk)		Payments		<ul style="list-style-type: none"> Kaye Elston (salary) Kaye Elston (clerk ex) SALC (training) CPRE Annual fee HMRC (PAYE) 	£227.68 £6.68 £40.00 £75.00 £152.00
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Item 13 25/26/293	Receipts: <ul style="list-style-type: none"> None received 						
Item 14 25/26/294	Other finance matters <ul style="list-style-type: none"> Account balances <table border="0"> <tr> <td>Community account</td> <td>£1000</td> </tr> <tr> <td>Business Savings</td> <td>£42 048.18</td> </tr> <tr> <td>Business Savings</td> <td>£5342.65</td> </tr> </table> Summary of income and expenditure – the spreadsheet has been circulated to councillors. 	Community account	£1000	Business Savings	£42 048.18	Business Savings	£5342.65
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	<p>Mr White asked if we have made the Microsoft subscription payment and clerk agreed to look into this.</p> <p>ACTION: Clerk</p> <ul style="list-style-type: none"> • New website update – new emails up and running. More documents to be uploaded to the new website. • Section 106 re Lakeside and Gallion update – see Minute 25/26/ 286 above. • Barclays Bank online account setting up – clerk and two signatories now able to use the online banking system. Payments agreed tonight to be set up from online banking. • Lease cost for Happy Tracks review – to be discussed in June once the price indexes have been released. • Internal audit update – auditor has been contacted and clerk has arranged to drop the accounts to her after the next meeting on 08.04.2026. • IT Policy – councillors in agreement with the policy. To be placed on the website. <p>ACTION: Clerk</p> <ul style="list-style-type: none"> • CPRE renewal – this has come in since the agenda was published but is a standing commitment that the parish council agreed to continue annually at their Annual Parish Council meeting. Councillors agreed to pay the £75 subscription fee.
Item 15 25/26/295	<p>Grant requests. Receive the following grant requests:</p> <ul style="list-style-type: none"> • Keinton Mandeville Playing Fields grant request for new mower – see Minute 25/26/285 above.
Item 16 25/26/296	<p>Highways. Consider the following and agree any actions arising</p> <p>Update / Items to report</p> <ul style="list-style-type: none"> • Reports of issues in the village Pothole by the village shop has been report - 885433 • Drains and gullies work to be completed update – Kier have not responded to several emails so councillors agreed to explore quotes from other companies. Clerk to review the list from Barton St David and seek quotes. <p>ACTION: Clerk</p> <ul style="list-style-type: none"> • Fingerpost replacement update – fingers have been collected but the post is still not made. Clerk to enquire if there are any other companies that can make the post. <p>ACTION: Clerk</p> <ul style="list-style-type: none"> • 20mph speed limit installation update, including additional signage and next steps – no further update at this stage. Invoice not yet received from Somerset Council. <p>Speed Indicator Device Report and location of devices</p> <ul style="list-style-type: none"> • Data circulated to councillors. • SID device needs to be reset when placed in the new 20mph speed limits in the village. There is currently a fault on the device and will need to be sent away for repair. The cost to send back is £55 carriage plus VAT and the the assessment will be £40 plus VAT. Councillors in agreement for the device to be sent away for assessment. Mrs Calcutt will arrange. <p>Proposed: Mrs D Von Bergen Seconded: Mr K Sturgess All councillors present in agreement ACTION: Mrs Calcutt</p> <p>Community Speedwatch Report (CC) – update</p> <ul style="list-style-type: none"> • The team is back out and monitoring.
Item 17 25/26/297	<p>Parish Paths. Update / items to report.</p> <ul style="list-style-type: none"> • Humps and Hollows footpath (16/1) update – Mendip Ramblers have had dealings with the landowners in the past and are not keen to take this forward. Therefore this will now come off the agenda. • Quotes for kissing gates – these are currently being drafted. • Pathway at Lakeview – quote for this is also currently being drafted.
Item 18 25/26/298	<p>Play Areas.</p> <p>Happy Tracks / Skatepark</p> <ul style="list-style-type: none"> • Public Spaces Protection Orders for Dog Fouling and Dog Control – information circulated prior to the meeting. Do not believe there are any orders in place at Keinton Mandeville at the moment. Respond to Somerset Council to advise there are none in place. There are signs at Happy Tracks to advise no dogs are allowed within the play area. <p>ACTION: Clerk</p>

	<ul style="list-style-type: none"> Quote for quarterly inspections from Somerset Council for 2026-7 - quote has been received in the sum of £81.48 for the whole year. Councillors were in agreement to accept the quote for three inspections. Clerk to seek an annual inspection quote. <p>Proposed: Mrs C Calcutt Seconded: Mr K White All councillors present in agreement Clerk to contact Somerset Council to confirm. ACTION: Clerk</p>
Item 19 25/26/299	Keinton Mandeville Playing Field and Village Hall <ul style="list-style-type: none"> Ownership of the Field legal work update - will need to find a new authorised signature as Mr Ryder is resigning in May.
Item 20 25/26/300	Maintenance. <ul style="list-style-type: none"> None currently outstanding.
Item 21 25/26/301	Village Hall Report (CC) <ul style="list-style-type: none"> The kitchen is currently being refurbished and will hopefully be completed within four weeks.
Item 22 25/26/302	Councillor training <ul style="list-style-type: none"> SALC training newsletter circulated
Item 23 25/26/303	Correspondence. Receive the following correspondence and agree any actions arising: <ul style="list-style-type: none"> LCN email regarding concerns of agricultural vehicles driving through villages at speed. Unfortunately there are no councillors available to attend the meeting date proposed.
Item 24 25/26/304	Correspondence. Circulation <ul style="list-style-type: none"> NALC publication and updates Somerset Wildlife Trust CPRE Newsletter Road closure on Barton Road from 09.03.206 for 14 days – this has been posted on social media.
Item 25 25/26/305	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"> Request to ask people to clear away any dog waste from their dogs when they are out walking.
Item 26 25/26/306	Future agenda Items <ul style="list-style-type: none"> Annual Parish Meeting – councillors agreed to hold this on the same evening as the normal meeting and the Annual Parish Council meeting which will be May 5 and potentially commence at 1900. Mr Sturgess gave his apologies for these three meetings.
Item 27 25/26/307	Any other reports <ul style="list-style-type: none"> There were none.
Item 28 25/26/308	Date of next meeting: 08.04 2026 at 1930 – NOTE CHANGE OF DATE <ul style="list-style-type: none"> Mr Sturgess gave his apologies for all three meetings in May