

Keinton Mandeville Parish Council

Minutes of the meeting of the parish council meeting held on Tuesday 05 May 2026 at 1930 at Keinton Mandeville Village Hall.

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

Also in attendance: One member of the public and Kaye Elston (clerk)

<p>Item 1 26/27/014</p>	<p>Apologies for absence Mr K Sturgess. These were accepted.</p>
<p>Item 2 26/27/015</p>	<p>Public Session</p> <ul style="list-style-type: none"> • Member of the public raised the 20mph speed limit in the village as in the main being successful but they feel it does not work in Castle Street as it is too narrow. There are due to be more 20mph repeater signs put in place by Somerset Highways. Phase 2 will consider putting roundals in places as well. • Planning application 26/00814/HOU - applicant wanted to advise he was present to answer any questions that councillors may have regarding the application which is later on the agenda. • Signpost as cross roads – member of the public asked if it will be put back in place. Councillors responded by advising this is an ongoing piece of work and there have been concerns with workmen who have been commissioned. • SHOCK update – Mr Cook has submitted a paper to the parish council which considers a potential change of legal council at this point of the process for planning approval 22/01720/OUT. Somerset Council are still negotiating the Section 106 and once this has been finalised then there is a six week window in which to lodge the request for a judicial review. Therefore now is the time to consider a change to legal council, one that has a stronger skill set and experience in public law. A change in council could bring the following: Fresh eyes on the case Stronger views about the aspects of the case More experience in these matters Possibly get more support from CPRE in terms of rural developments and could attract some funding from them. The additional cost would be approximately £3000. But there is a cost in this approach and the above is hopefully a compelling argument to do this. Recommend that the parish council consider this.
<p>Item 3 26/27/016</p>	<p>Declarations of interest</p> <ul style="list-style-type: none"> • Mrs C Calcutt regarding planning application 26/00814/HOU. • Mrs von Bergen regarding SHOCK and Lakeview as well as the consideration to co-opt a new councillor Hugh von Bergen, who is her husband.
<p>Item 4 26/27/017</p>	<p>Resignation of parish councillor and co-option of new parish councillor</p> <ul style="list-style-type: none"> • Resignation of Councillor Trevor Ryder – Mr Ryder gave notice that he would like to step down as he has time commitments. Mr Ireland thanked Mr Ryder for all his work over his time as councillor. Mr Ryder returned to the public for the rest of the meeting. • Vice-chair – Mr Ryder leaves the position of Vice-chair vacant and this will be covered later in the meeting. • Co-option proposal for Hugh Von Bergen as parish councillor - Mr Von Bergen has submitted an application and information to become a parish councillor and this has been circulated to councillors prior to the meeting. Mr and Mrs von Bergen left the meeting for this item. Councillors were in agreement to co-opt Mr von Bergen onto the parish council but also were aware that they need to be conscious when there could be conflicts of interest in the future as there are now a husband and wife as councillors. Councillors also agreed that if this situation should arise again in the future they would discuss each time to ensure they are aware of any potential conflict of interest. Proposed: Mr K White Seconded: Mr C Lane All councillors still in the meeting agreed Mr and Mrs von Bergen returned to the meeting. Mr von Bergen signed the Declaration of Acceptance to become a parish councillor. • The parish council will need to advertise the vacancy following Mr Ryder resignation. Mr von Bergen has filled a vacancy that has been ongoing for over a year which has already been advertised. Clerk to advertise.

	ACTION: Clerk	
Item 5 26/27/018	Minutes of last meeting 08.04.2026 <ul style="list-style-type: none"> Agree the minutes as a true and accurate record of the meetings held. <i>Proposed:</i> Mrs C Calcutt <i>Seconded:</i> Mr K White <i>All councillors present in agreement</i> 	
Item 6 26/27/019	Actions and Matters arising <ul style="list-style-type: none"> There were none that do not appear on the agenda. 	
Item 7 26/27/020	Report from Somerset Unitary Councillor – Stephen Page <ul style="list-style-type: none"> Somerset Council passed a balance budget in March 2026 with the maximum increase possible for household council tax just below 5%. Reminder that Somerton division has two councillors which are Stephen and Tim Kerley but they both have a county wide portfolios they hold. Celebration that Bridgwater will host the largest battery factory that will generate 4000 jobs and this is alongside Hinkley Point that offers good employment for the area. Leonardo in Yeovil have also secured a government contract. Each of these offers good opportunities for young people to remain the area. Concerns in relation to large rural developments as they can change the nature of our villages. There are also delays in developments due to the rising costs of building which hold up developers so this is an uncertain time. Local Community Networks (LCNs) – Councillor Page chairs the Avalon and Polden LCN, which Keinton Mandeville Parish Council belong to. LCNs are currently under review. Galion Homes section 106 payments – Councillor Page has been advised by Somerset Council legal team that Galion Homes have made a new agreement to make the payments through installments and the first one is due in April 2026. This agreement has been reached just before the case went to the High Court for non payment of the previous agreement. Councillor Page agreed to monitor this situation and feedback to the parish council. Councillors commented that they are very grateful of Councillor Page for following this up as it has been an ongoing challenge. 	
Item 8 26/27/021	Judicial Review – next steps <ul style="list-style-type: none"> In the public session above a recommendation has been made by SHOCK to consider changing legal council as this stage of proceedings. Councillors were in agreement. <i>Proposed: Mr C Lane</i> <i>Seconded: Mrs C Calcutt</i> <i>All councillors present in agreement</i> 	
Item 9 26/27/022	Planning applications <ul style="list-style-type: none"> 26/00814/HOU Westwood, High Street, Keinton Mandeville, Somerton TA11 6EF – Demolition of existing derelict stables and erection of garden room. Councillors agreed to support the application. 26/00932/HOU 10 Irving Road, Keinton Mandeville, Somerton TA11 6ET – Single storey side/read extension and raised patio to existing dwelling. Councillors agreed to support the application. 	
Item 10 26/27/023	Determination of Planning. Receive the following notices: <ul style="list-style-type: none"> 	
Item 11 26/27/024	Other planning matters. <ul style="list-style-type: none"> Draft Neighbourhood Plan version 10 update – Mr Ryder advised that the current version is almost ready to distribute. National Planning Consultation submission – Keinton Mandeville submitted a response. SCRAPP membership – Keinton Mandeville have agreed to be part of SCRAPP and will pay the membership fee when they are advised. 	
Item 12 26/27/025	Environment Champion Update. <ul style="list-style-type: none"> Newt Ponds at Lakeview update – clerk advised that the reports have been submitted to the police, Somerset Planning and the Environment Agency. The Environment Agency have opened a case for this and the police have acknowledged the submission. No response from Somerset Planning. 	
Item 13 26/27/026	Finance and Payments (RFO – Clerk) Payments <ul style="list-style-type: none"> Kaye Elston (salary) HMRC (PAYE) Chris Lane (battery for light on defib) D Ruddle (footpath repairs) 	<ul style="list-style-type: none"> £321.40 £151.00 £9.99 £880.00

	<ul style="list-style-type: none"> Zurich Insurance SALC training Westcotec (SID repair) Sara Saunders (auditor) 	<p>£1013.21 £80.00 £216.00 £150.00</p>
Item 14 26/27/027	Receipts: <ul style="list-style-type: none"> CIL second instalment for Land at Sycamore Farm 	£497.73
Item 15 26/27/028	<p>Other finance matters</p> <ul style="list-style-type: none"> Account balances <ul style="list-style-type: none"> Community account £1000 Business Savings £5356.18 Business Savings £51 942.33 Summary of income and expenditure – end of year have been circulated to councillors. Section 106 re Lakeview and Galion update – see Minute above. Barclays Bank online account setting up for Mr K Sturgess – this has been set up and will need to check that he has received his card reader. ACTION: Clerk Internal audit update – this has been completed with no recommendations. AGAR 2025-25 review and sign off Annual Governance Statement 2025-26 and Accounting Statements 2025-26 These were agreed by the parish council Proposed: Mr K White Seconded: Mrs D von Bergen All councillors present in agreement Insurance renewal 01.06.2026 – the quote is for a three year deal and the first year premium is £1099.33 and the third year will be £1013.21. Councillors in agreement to set up payment. ACTION: Clerk 	
Item 16 26/27/029	<p>Grant requests. Receive the following grant requests:</p> <ul style="list-style-type: none"> Clerk advised she has just received one that will need to go on the June agenda. ACTION: Clerk 	
Item 17 26/27/030	<p>Highways. Consider the following and agree any actions arising Update / Items to report</p> <ul style="list-style-type: none"> Reports of issues in the village Curb edge by the shop has now been completed. Drain dropping by the shop in the middle of the cross roads – this has been reported and Somerset Highways are currently looking into this. Drains and gullies work to be completed update – quotes to be obtained. Fingerpost replacement update – the fingers have been collected from Bristol Foundary and the task is now to try and find a new contractor to make the post. 20mph speed limit installation update, including additional signage and next steps – clerk to chase Somerset Highways again to see if there is a date for the additional repeater signs to warn of speed limit. ACTION: Clerk Once Phase A has been completed then Phase B needs to be considered in term of roundalls on the road. Costs to be explored. Parking on Castle Street at the nursing home update – Mr Ireland has spoken to the owner of the care home to ask if they could consider the parking as cars are often on the pavement which can reduce visibility and also make it challenging for pavement users. The work is due to complete soon and it is hoped this will improve the situation as they will have access to their carpark again. Yellow signs on the road – these have now been there more than six months and anyone who is able can remove. Galion have advised they are ready for removal. The one yellow sign at Copia needs to stay in place as the roads are not yet adopted by Somerset Council. <p>Speed Indicator Device Report and location of devices</p> <ul style="list-style-type: none"> SID device updates - this has now been returned and currently at the Somerton end of the village and can now be adjusted for the reduced speed limit of 20mph. <p>Community Speedwatch Report (CC) – update</p> <ul style="list-style-type: none"> The team are continuing to get out and record the traffic. 	

<p>Item 18 26/27/031</p>	<p>Parish Paths. Update / items to report.</p> <ul style="list-style-type: none"> • Work on pathways and gates agrees at the last meeting has been completed and an invoice for Repairs to kissing gate framework at northside of village hall. Upgrade to the footpath on the link to Lakeview with Cotswold gravel Mesh wire fitted to sleep bridge Fence repaired which is adjacent to steel kissing gate on west side of village. • Footpath near Newberry Farm update – concerns raised by resident as it had been blocked at one point. This has been reported to Somerset Council Footpaths team. • Babcary Lane – there is work that will need to be done on the path which needs to be considered in the winter. • Footpath by Westfield Farm – the latch does not have a pin. • Footpath to Lakeview – the stone has been removed and therefore should now be more accessible to pushchairs and wheelchair users.
<p>Item 19 26/27/032</p>	<p>Play Areas. Happy Tracks / Skatepark</p> <ul style="list-style-type: none"> • Inspection Report – the inspector has raised a concern that the end of the clatter bridge is a trip hazard and this has been referred to the manufacturer. Manufacturer confirmed this is not a problem. But the matting will be removed and filled in. Steps up to the slide possibly need to be removed and potentially removed with wooden sleepers instead.
<p>Item 20 26/27/033</p>	<p>Keinton Mandeville Playing Field</p> <ul style="list-style-type: none"> • Will need a new signature for the documents and clerk will send Mr Sturgess details as he agreed at the last meeting to take this on. ACTION: Clerk • One of the walls surrounding the Rec is beginning to fall down and ownership of this will need to be established prior to any repairs carried out.
<p>Item 21 26/27/034</p>	<p>Maintenance.</p> <ul style="list-style-type: none"> • Blue Lias - Mr Lane asked if the clerk could chase this as it was due to be put back in the Spring. ACTION: Clerk • Noticeboard at the shop – it is unclear who owns the second noticeboard at the shop alongside the parish council one. Consider purchasing a new one as it looks beyond repair. To be placed on next agenda but will need to try and track down who has a key to the current noticeboard. ACTION: Clerk
<p>Item 22 26/27/035</p>	<p>Village Hall Report (CC)</p> <ul style="list-style-type: none"> • The new kitchen has now been completed.
<p>Item 23 26/27/036</p>	<p>Councillor training</p> <ul style="list-style-type: none"> • SALC training newsletter circulated • Mrs Calcutt would like to apply for the AI training. Clerk to book in. ACTION: Clerk
<p>Item 24 26/27/037</p>	<p>LCN Meetings</p> <ul style="list-style-type: none"> • Avalon and Poldens LCN Meeting 23.04.2026
<p>Item 25 26/27/038</p>	<p>Correspondence. Receive the following correspondence and agree any actions arising:</p> <ul style="list-style-type: none"> • Scooters on Chistles Lane – a resident has contacted the parish council just before the meeting to advise they have witnessed these scooters on Chistles Lane and on the Trim Trail. Could consider some signage at the Trim Trail and also needs to be reported to the PCSO.
<p>Item 26 26/27/039</p>	<p>Correspondence. Circulation</p> <ul style="list-style-type: none"> • NALC publication and updates • Somerset Wildlife Trust • CPRE Newsletter
<p>Item 27 26/27/040</p>	<p>PR. Items for inclusion in the next edition of the Parish Magazine, for the website and social media sites.</p> <ul style="list-style-type: none"> • Chasing Somerset Highways to complete the 20mph signage.
<p>Item 28 26/27/041</p>	<p>Future agenda Items</p> <ul style="list-style-type: none"> • Noticeboard discussion
<p>Item 29 26/27/042</p>	<p>Any other reports</p> <ul style="list-style-type: none"> • Appointing a Vice-chair. Mr von Bergen confirmed he was willing to stand and councillors were in agreement Proposed: Mr K White Seconded: Mr C Lane All councillors able to vote in agreement To repair kissing gate framework northside of village hall. 2. To upgrade footpath with Cotswold gravel on link to lakeview 3. To repair fence adjacent to steel kissing gate on west side of village hall 4. To supply and fit wire mesh to sleeper bridge
<p>Item 30</p>	<p>Date of next meeting:</p>

26/27/043

- 02.06 2026 at 1930

Meeting closed at 2120