

Keinton Mandeville Parish Council

Minutes of the meeting of the parish council meeting held on Tuesday 02 June 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 C Lane and Mr K White

Also in attendance: Syed Shah , Public Liason Officer for Somerset Council (until 1850), Councillor S Page and Kaye Elston (clerk) and four members of the public.

Item 1 26/27/044	Apologies for absence There were none as all councillors were present.
Item 2 26/27/045	Public Session - Syed Shah (Public Liaison Officer for Somerset Council) – Mr Shah came to the meeting to introduce himself as a point of contact for public concerns around the work to take place at A37 at Lovington due to commence in September 2026. The traffic lights need to be replaced and most of the work will be completed whilst temporary 4-way traffic lights are in place. But there will be some dates when the road will need to be closed during the Autumn school term, which will be confirmed nearer the time of the work commencing. Chair raised that this could be quite disruptive for school buses in September. Mr Shah asked if this can be emailed to him separately. ACTION: Clerk - Scooters on Trim Trail at Happy Tracks – member of the public asked if this has been followed up. Clerk confirmed this has been reported to the PCSO. - SHOCK update – the legal adviser, Tim Taylor, for the parish council and SHOCK has received a response to the letter that was sent to Somerset Council advising them of areas of concern with the approval of the planning application 22/1720/OUT. Somerset Council have advised there is likely to be a re-run of the Area Planning Committee that has already reviewed this application and approved it at the time. It is unknown if the parish council or anyone else will have the opportunity to present any technical input to the meeting. Mr Ireland agreed to write to Somerset Council planning to ask if the parish council could make representation at the Area Planning meeting. ACTION: Mr T Ireland The response letter has picked up all the outstanding concerns raised in the letter sent to them. Wessex Water have advised that they have no comments to make. The parish council's legal adviser has confirmed that this is unusual practice for the Area Planning Committee to bring this application again to be discussed. At the last Area Planning Committee meeting the decision by panel members was close at the application was only approved by a difference of one vote. The committee that sits next time will have different people on the panel. It is understood that the applicant is completing a full suite of ecological surveys and this process takes several months. - Planning application 26/01159/HOU – applicant came to the meeting to talk through the details of the application prior to the parish council discussing later at the agenda. Explained why the current garage needs to come down as there are issues of water rising through the foundations. The replacement will be larger and have windows. A member of the public who lives near to the planning application has raised objections to the application and submitted them to Somerset Council planning with a copy to the parish council. Chair advised it would be discussed later on the agenda. - Overgrown hedges in Queen Street – one house has a very overgrown hedge that restricts pavement space. Councillors agreed to speak to the house owner. - Road surface by the methodist chapel is disintegrating – resident reported that the road is deteriorating outside the chapel. Mrs Calcutt advise that the parish council have already reported this to Somerset Council Highways. - Pavement outside the methodist chapel is not in good condition which makes it challenging for wheelchair and pram users to walk on it. Often they take the route onto the road instead. Mrs Calcutt confirmed that this has also been reported to Somerset Council Planning. - Parish Council rent to the Village Hall for the rent of Happy Tracks – treasurer of Village Hall Committee advised this will be due in July and the increase will be calculated running CPI. - Section 106 funding – the Village Hall were unable to access this funding from Somerset Council as the developer Gallion Homes had not submitted it to Somerset Council. But they needed to go ahead with installing the solar panels and putting in a new kitchen and have therefore asked for a deviation from the standard policy which does not normally allow for retrospective applications.

	Bin outside of the shop – this has been removed and it is unclear who has done this, but it is not the shop owner. Clerk to ask Somerset Council if they have removed and if so what would be the cost of reinstating. ACTION: Clerk
Item 3 26/27/046	Declarations of interest - Mrs and Mrs von Bergen regarding SHOCK and Lakeview. - Mr T Ireland for planning application 26/01159/HOU as a nearby neighbour.
Item 4 26/27/047	Minutes of last meetings 05.05.2026 - Agree the Annual Parish Council minutes as a true and accurate record of the meetings held. <i>Proposed:</i> Mr C Lane <i>Seconded:</i> Mrs C Calcutt All councillors present in agreement - Agree the normal parish council minutes as a true and accurate record of the meetings held. <i>Proposed:</i> Mr K Sturgess <i>Seconded:</i> Mrs D von Bergen All councillors present in agreement
Item 5 26/27/048	Actions and Matters arising 26/27/09 Vacancy for parish councillor public notice – this has been completed. 26/27/028 Insurance renewal – clerk confirmed this has been completed and documents received for 2026-27. - All other matters on the agenda.
Item 6 26/27/049	Report from Somerset Unitary Councillor – Stephen Page - Section 106 funding from Gallion Homes – the first two instalments have been paid to Somerset Council under the new agreement which includes the legal costs and interest incurred by Somerset Council. - Pavement in Queen Street noted in Minute 26/27/45 – Councillor Page has also raised this with Somerset Highways.
Item 7 26/27/050	Judicial Review – next steps - Legal council for judicial review – two other names have been identified for a potential change but there are other actions taking place currently that need to take place prior to this being considered in more detail. If the parish council do decide to switch to another legal adviser then there would be a cost of approximately £3500. - The original planning application agreed at the Area South Planning Committee is now going back to through the same process again (see minute 26/27/045 above). Therefore it would be sensible to know the outcome of this process before reviewing legal advisers in place. - SCRAPP – there are now 19 parish councils who have agreed to become members.
Item 8 26/27/051	Planning applications 26/01159/HOU Westlake Houe, Cottons Lane, Keinton Mandeville, Somerton TA11 6DT – Demolition of structurally unsound outbuilding and replacement with new building. Discussion by councillors who by majority decided to approve the application. 4 councillors approve the application 2 councillors confirmed they were neutral 1 councillor had left the room as they had a declared interest
Item 9 26/27/052	Determination of Planning. Receive the following notices: 26/00414/S19 Linlea, Castle Street, Keinton Mandeville, Somerton TA11 6DT – S19 application to accept conditions 03 (Dining Room, replacement fire surround), 04 (partition between the Dining Room and Kitchen), 05 (removal and replacement of uPVC pipework) and 06 (French doors to the Kitchen) already implemented in relation to approval 16/05473/LPC for internal and external alternations to dwelling. Application Permitted. 26/01024/DOC1 Castle House Nursing Home, Castle Street, Keinton Mandeville, Somerton TA11 6DA – Discharge of Conditions No. 10 (Bat Lighting) of planning consent 23/03086/FUL. Conditions Discharged.
Item 10 26/27/053	Other planning matters. - Draft Neighbourhood Plan version 10 update – this version has now been circulated and a meeting is taking place on 16.06.2026 to review any amendments. - Naming of Queen Street 9 development – clerk has received an email from Somerset Council to ask the parish council for an input into the name for the development of 9 dwellings in Queen Street. One of the suggestions by Somerset Council has Mews in the title, which the parish council do not feel is right as the development is not a Mews. Suggestion from parish councillors is for it to be named Queens Close as it is a development off Queen Street. Submission to be made by 19 June 2026. ACTION: Clerk

Item 11 26/27/054	Environment Champion Update. - 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. - Dark skies policy – KEG has asked if the parish council would consider adopting a Dark Skies policy. Councillors were open to the idea, although they felt lights would need to be left on near to junctions. Agreed to ask KEG to draft a policy and return to the parish council for review and how they would take this forward.	
Item 12 26/27/055	Finance and Payments (RFO – Clerk) Payments - Kaye Elston (salary) - HMRC (PAYE) - David Odgers (repairs) - Khift Ltd (legal) - Somerset Council (bins) - Community Transport (grant)	£227.86 £152 £200 £1305 £1926 £195
Item 13 26/27/056	Receipts: There were none	
Item 14 26/27/057	Other finance matters - Account balances as at - Community account £1000 - Business Savings £50 637.87 - Business Savings £5356.18 - Summary of income and expenditure – end of year have been circulated to councillors. - Section 106 re Lakeview and Galion update – see Minute 26/27/049 above. - Barclays Bank online account setting up for Mr K Sturges – Mr Sturges has not received his card reader and the clerk will chase this with the bank. ACTION: Clerk - Internal audit update – no further updates. - Consider a new noticeboard by the shop – this was discussed at the last meeting and the key has now been located as they have one in the shop. Agreed to close this item.	
Item 15 26/27/058	Grant requests. Receive the following grant requests: Request from Community Transport up to £195 – this group provides transport to appointments for people in the village. The request is to cover the cost of mobile phone servicing and general running costs. Nearby parishes have also been asked to contribute as they use the service as well. Councillors were in agreement to make a grant in the sum of £195 and hope that other parishes are able to contribute as well. Proposed: Mr C Lane Seconded: Mr K White All councillors in agreement ACTION: Clerk to set up payment	
Item 16 26/27/059	Highways. Consider the following and agree any actions arising Update / Items to report - Reports of issues in the village See Minute 26/27/045 above. Visibility coming out of Chistles Lane can be limited when there are cars parked by the houses. Councillors agreed to request a mirror to be installed opposite the junction on Queen Street. - Drains and gullies work to be completed update – quotes to be obtained. - Fingerpost replacement update – Mrs Calcutt has sourced a contractor who can make the post to attach the fingers onto. Pictures have been sent to the contractor and councillors agreed the post needs to be 118 inches as it was a tall one before. The cost of the post would be £1700 and councillors were in agreement for this work to be commissioned. Proposed: Mrs C Calcutt Seconded: Mr K Struges All councillors present in agreement ACTION: Clerk to commission the work	

	20mph speed limit installation update, including additional signage and next steps – Somerset Highways have responded and advised they are chasing the contractors who would put in the additional 20mph repeaters and the roundels. - Pole for CCTV camera to be put on – this needs to be ordered from Somerset Highways. - Parking on Castle Street at the nursing home update – member of the public has contacted the clerk as concerned about the cars parked on the pavement. Mr Ireland has already spoken to the owners of the nursing home and it is hoped that once the development work at the home has been completed which is very soon the situation will improve. Councillors to monitor. - Yellow signs on the road – these need to be removed by someone who has the tools as the developer has been asked and a period of time has passed without them removing them. Speed Indicator Device Report and location of devices - SID device updates - the device is back in place and able to record speeds exceeding 20mph. Currently situated in Queen Street. Some people still think it is 30mph but there are many people who have reduced to 20mph. At the Somerton end of the village there are often recordings of 2500 vehicles coming in. Community Speedwatch Report (CC) – update - The team are continuing to get out and record the traffic.
Item 17 26/27/060	Parish Paths. Update / items to report. - Bab Cary Lane – there is work that will need to be done on the path which needs to be considered in the winter. Mr Ireland will follow up with a contractor if they are able to complete this work with a small digger. Potential to ask for a quote for Row Lane as well. ACTION: Mr Ireland - Quote received for the jobs identified at the last parish council meeting and has been received in the sum of £950. Councillors were in agreement to accept the quote and request the work to be completed. Proposed: Mr C Lane Seconded: Mr H von Bergen All councillors in agreement - Footpath near the Village Hall which is at the edge of Dickenson Trust – Mrs von Bergen has spoken to the trust and they have agreed to look at the area when they are next in the area.
Item 18 26/27/061	Play Areas. Happy Tracks / Skatepark - The mower needs to go in for a repair and Mr Ireland will arrange for this to happen. ACTION: Mr Ireland - Flower Meadow – this is looking good with some new saplings beginning to grow - New oak steps have been put in place on the slide. - Matting that needed to be removed that was identified in the last inspection has now been completed.
Item 19 26/27/062	Keinton Mandeville Playing Field No further updates.
Item 20 26/27/063	Maintenance. Blue Lias sign – this work has been completed.
Item 21 26/27/064	Village Hall Report (CC) - Grant has been applied for to purchased two picnic tables for the porch - Full safety inspection recently completed and overall grading at low risk - Secondary battery has been installed for solar panels - Sunflower project – children have planted - Blood kit sign on the door to divert people to the location
Item 22 26/27/065	Councillor training - SALC training newsletter circulated - Mrs Calcutt has completed AI training which she said was very interesting.
Item 23 26/27/066	LCN Meetings No notes to circulate currently.
Item 24 26/27/067	Correspondence. Receive the following correspondence and agree any actions arising: 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.
Item 25 26/27/068	Correspondence. Circulation - NALC publication and updates - Somerset Wildlife Trust

