

Keinton Mandeville Parish Council

Minutes of the meeting of the parish council meeting held on Tuesday 07 July 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: Councillor S Page and Kaye Elston (clerk) and three members of the public.

Item 1 26/27/074	Apologies for absence There were none as all councillors were present. Unitary councillor Stephen Page sent his apologies.
Item 2 26/27/075	Public Session - Member of the public wanted to thank the parish council for getting the kissing gate repaired and advised that Dave Ruddle. - Repairs on roads – member of the public asked if they get notified if there are road repairs taking place. Chair confirmed that notification only comes if there is to be a road closure. - Section 106 funding for Lakeview – member of the public asked if the developer had paid this money to Somerset Council yet. Chair advised that there has been a legal agreement and Councillor Page had confirmed that payments were being made but was unable to disclose how much has been paid to date. - Member of the public has sent an up to date email regarding the number of HGVs that pass through the village and what he believes are the problems with this. This has been an ongoing concern for many years. He has calculated that over 200 HGVs now pass through the village each day, which is more that was initially calculated in the Traffic Survey completed by an independent company over two years ago. Highways can put a diversion in place but will only do so if it is deemed that two lorries cannot pass by each other on a road. It is thought to be challenging for this to happen on Castle Street. Member of the public believes that traffic has increased by 60% in Keinton Mandeville since COVID. One course of action is to apply for a Traffic Restriction Order but it will need to be submitted with evidence, which can be obtained from speedwatch if they agreed to record HGVs going through the village and other surveys completed. To submit would also need the support of our Somerset County Councillor and local MP. Resident will also try to locate a vibration meter that would be located on one of the houses in the High Street. Action to be agreed under Highways agenda item. - Queen Street 30 planning 20/036/13/FUL – member of the public reported that there has been a change of ownership for this piece of land. A new owner may wish to change the approved application and therefore another application may be submitted. - Lakeview development – member of the public advised that the roads have still not been adopted by Somerset Council as Galion Homes have not yet completed them. There is a health and safety concern as the pavements are crumbling which may cause harm to pedestrians. As the roads have not been completed a number of people have reported damaging their tyres on the road. How can this lack of action be redressed? The only way to proceed at the moment would be a private legal action as the road is still owned by a private company. Parish council will consider if there are any further actions that can be taken in the other planning matters of this agenda.
Item 3 26/27/076	Declarations of interest - Mrs and Mrs von Bergen regarding SHOCK and Lakeview. - Mr C Lane for the Big Breakfast grant request - Mrs C Calcutt for the lease renewal for Happy Tracks and the Skatepark
Item 4 26/27/077	Minutes of last meetings 02.06.2026 Agree the parish council minutes as a true and accurate record of the meetings held. Proposed: Mr C Lane Seconded: Mrs C Calcutt All councillors present in agreement
Item 5 26/27/078	Actions and Matters arising - Vacancy – Somerset Council have advised that they have not received a response to trigger an election and therefore the parish council can now co-opt a new parish councillor. - All other matters on the agenda
Item 6 26/27/079	Report from Somerset Unitary Councillor – Stephen Page Information provided via email from Councillor Page

	- Section 106 payments agreed with developer for Lakeview are being made and if this continues the Village Hall can put a claim in for the s106 money in 2027. - General newsletter circulated to councillors.
Item 7 26/27/080	Judicial Review – next steps - There is no further preparation being completed for potential judicial review as planning application 22/01720/OUT as the case is now being returned to Area South Planning Committee. This is unlikely to be until at least September as there are further assessments to be carried out on the land. - Funding/pledges collected by SHOCK for potential judicial review – these residents have been contacted to ask if they want a refund at this stage but they have confirmed they are happy for it to be held by SHOCK at this time. - Next SHOCK meeting is on Wednesday 08 July.
Item 8 26/27/081	Planning applications None received.
Item 9 26/27/082	Determination of Planning. Receive the following notices: 26/01359/DOC1 Land OS Queen Street, Keinton Mandeville, Somerton – Discharge of Condition No's 8 (foul and surface water drainage scheme), 14 (access), 16 (surface water disposal), 17 (parking/turning space), 20 (cycle and footpath connections), 21 (street lighting), 22 (electrical vehicle charging points), 23 (covered cycle storage), 25 (highway design), 26 (refuse and recycling), 27 (lighting for bats), 30 (LEMP) and 31 (Biodiversity Enhancement Plan) of planning application 19/02211/OUT. 26/01159/HOU Westlake House, Cottons Lane, Keinton Mandeville, Somerton TA11 6DT – Demolition of structurally unsound outbuilding and replacement with new outbuilding. Permitted with conditions.
Item 10 26/27/083	Other planning matters. - Draft Neighbourhood Plan version 11 update – Version 11 has now been circulated. - Housing and Economic Land Availability Assessment (HELAA) – map from Somerset Council has been published which is the outcome of their 'call for all sites'. Councillors have looked at the sites and made the following comments: Site 1 is the current LVA site Site 2 is the current Queen Street 9 site Site 3 and 4 are not within Keinton Mandeville parish Site 5 is mostly within Keinton Mandeville parish Site 6 is the Glebe Field which is owned by the Diocese Site 7 is the current Queen Street 30 These sites will be noted in the Neighbourhood Plan. Mr von Bergen has circulated comments on the Local Plan Scoping Consultation for June 2026 to councillors who were in agreement for them to be submitted. - Lakeview development – resident in the public session has raised concerns in relation to the pavements and road that have still not been completed so that the Somerset Council can then adopt. Councillors agreed that an email could go to Galion Homes raising a health and safety issue and copy in Somerset Council councillor, Stephen Page. ACTION: Clerk - Approved planning application 22/02720/OUT, Land South of B3153 in Keinton Mandeville – this application is being presented to the Area Planning Committee again and the parish council have asked if they are able to make representation again. Somerset Council have confirmed that the parish council will be able to make presentation at that repeated Committee event. 24/00983/FUL Cotton Lane potential breach of planning control – member of the public has reported a suspected breach of planning control on land at the north end of Cottons Orchard in relation to protecting the biodiversity of the site and to safeguarding local residents. Resident believes there is still a reptile survey underway by ecologists and therefore clearance of the site should be delayed until this has been completed. This breach has been reported to Somerset Council. - Name for Queen Street 9 development – the parish council put forward the suggestion of Queen Close but Somerset Council felt this was too close to the Queen Street name. Therefore the development will be known as Well Stone Close.
Item 11 26/27/084	Environment Champion Update. - Newt Ponds at Lakeview update – there are no further updates. - Swift brick in new builds proposal to recommend as part of planning applications by Keinton Mandeville Parish Council – the parish council confirmed they could make a comment on planning applications that are presented to them but they do have the ability to enforce this request. - Dark skies policy – councillors agreed this could be covered within the Neighbourhood Plan.

Item 12 26/27/085	Finance and Payments (RFO – Clerk) Payments • Kaye Elston (salary) £227.86 • Ian Matthews (grass cutting) £91.10 • SCRAPP (annual membership fee) £150 • Big Breakfast (grant for insurance) £124.08 • Albert Goodman (Payroll Fees) £99 • Lee Holmes Garden Machinery (paid to Mr T Ireland) £81 • Dave Ruddle (maintenance) £1775	
Item 13 26/27/086	Receipts: • There were none	
Item 14 26/27/087	Other finance matters • Account balances as at 24.06.2026 Community account £1000 Business Savings £47 058.49 Business Savings £5371.44 • Section 106 re Lakeview and Galion update – see Minute 26/27/079 above. • External audit to PKF Littlejohn was submitted within timeframe. • Barclays Bank online account setting up for Mr K Sturgess – Mr Sturgess has not received his card reader and the clerk will chase this with the bank. • Quote for emptying the bins – this has been quoted for 2026-27 in the sum of £3244.80 (net £2704). Councillors were in agreement to continue the contract with Somerset Council. Ideally would like to have one of the bins at the skatepark taken away as not really required. Somerset Council to be advised. ACTION: Clerk • Annual subscription to SCRAPP – agreement to join the group that brings parish councils together across Somerset to work together regarding planning and concerns around Somerset Council Planning department practice. The bank account for the organisation has now been set up and the fee in the sum of £150 is now due for payment. Councillors in agreement to pay the fee. Proposed: Mr K White Seconded: Mrs C Calcutt All councillors in agreement • Request for new laptop – clerk has advised that the current laptop will not support updates on Microsoft and would like councillors to explore the cost of a replacement. Agreed to get a quote from Somerton Computing for the next meeting. The cost is estimated to be between £600 and £700. • Invoice for rent increase for Happy Tracks and Skate Park in the sum of £420 which was previously £300. Councillors were in agreement to pay this amount. Proposed: Mr C Lane Seconded: Mrs D von Bergen All councillors in agreement except Mrs C Calcutt who was not part of the discussion due to a conflict of interest.	
Item 15 26/27/088	Grant requests. Receive the following grant requests: • Request from Community Transport up to £195 – this has already been granted and the group wanted to thank the parish council and confirm that other parishes approached have also been generous with means they can now have a small surplus for any unexpected expenses. • Keinton Mandeville WI grant used for Frist Aid sessions feedback – the clerk has received an email thanking the parish council for making the grant in the sum of £140. The sessions have now taken place and there was a good response from the community. Photographs of the session have been circulated to councillors. • Big Breakfast request for funding to cover their public liability insurance in the sum of £124.08. Mr C Lane left the meeting for this item to be discussed and then returned. Councillors were in	

	agreement to grant the funding so that this community event could go ahead. Clerk to request bank account details so the grant can be paid direct to them. Proposed: Mr K Sturgess Seconded: Mr K White 6 councillors still present in agreement ACTION: Clerk When returning to the meeting Mr Lane advised it maybe the last time that the parish council are asked for this grant as unfortunately no one has come forward to take over leading the Big Breakfast for 2027.
Item 16 26/27/089	Highways. Consider the following and agree any actions arising Update / Items to report • Reports of issues in the village Drains on the side of the road in the High Street have been filled in with tarmac and Highways have advised this is because the drains have collapsed. Residents need to monitor this situation as if there is heavy rainfall then there is a risk of flooding. • Drains and gullies work to be completed update – quotes being obtained. • Fingerpost replacement update – the new finger post has been ordered. • 20mph speed limit installation update, including additional signage and next steps – Somerset Highways have now put in place additional signs including painting on the road to remind drivers they are now entering a 20mph speed zone. The invoice for this work now it has been completed will follow from Somerset Council. • Pole for CCTV camera to be put on – this would be a cost of £350 and councillors were in agreement for this to be ordered. Clerk to place order. Proposed: Mrs C Calcutt Seconded: Mr K Sturgess All councillors in agreement ACTION: Clerk • Request for mirror to be placed on Queen Street opposite the junction to Chistles Lane – Somerset Council advised they do not put these mirrors in place but would consider double yellow lines around the junction to increase visibility. Councillors do not want to consider this currently as it would make it challenging for homeowners on Queen Street to park their cars near their house. • Request 7.5 tonne weight environment limit on B3153 – following discussion in the public session at Minute 26/27/074 it was agreed to contact Unitary Somerset Councillor, Mr S Page, to confirm what is the process to request a Traffic Restriction Order. ACTION: Clerk Speed Indicator Device Report and location of devices • SID device updates - the first recordings have now been completed with the device set at 20mph. The majority of traffic is still travelling at 30mph. Community Speedwatch Report (CC) – update • The team are continuing to get out and record the traffic.
Item 17 26/27/090	Parish Paths. Update / items to report. • Row Lane – this needs to be strimmed as a matter of urgency. Mrs von Bergen agreed to seek a price from a contractor and pass details to chair and clerk. ACTION: Mrs von Bergen • Quotes for Babcary Lane have been obtained and the work has been planned in for September 2026. • Mower maintenance – the mower has been repaired and back in use. The cost was £81 and it was agreed that it needs to go for a service prior to each season going forward.
Item 18 26/27/091	Play Areas. Happy Tracks / Skatepark • Inspection Report – Mrs Calcutt has advised that the most recent report is in accurate as areas of attention identified has been noted in the previous report, but have now been actioned. This has been raised to Somerset Council and clerk awaiting a response. Clerk to chase again. ACTION: Clerk • Meadow is overgrown currently and work will commence to tidy this up.
Item 19 26/27/092	Castle Street Playing Field • Mr Sturgess has completed the process to become a signatory in this process. • Solicitor has requested information on the timeline of the Playing Field and Mr Ireland and the chair of the Playing Field Trust will meet to put this information together.

	ACTION: Mr Ireland
Item 20 26/27/093	Maintenance. - Row Lane strimming at mentioned above at Minute 26/27/090. - Work instructed at the last meeting for Bab Cary Lane and the Kissing Gate have now been completed and the invoice was for the same amount as the quote in the sum of £1775.
Item 21 26/27/094	Village Hall Report (CC) - Considering putting at shading in place for the terrace. - New wiring has been installed and a new projector.
Item 22 26/27/095	Councillor training SALC training newsletter circulated
Item 23 26/27/096	LCN Meetings No notes to circulate currently.
Item 24 26/27/097	Correspondence. Receive the following correspondence and agree any actions arising: None to report
Item 25 26/27/098	Correspondence. Circulation - NALC publication and updates - Somerset Wildlife Trust
Item 26 26/27/099	PR. Items for inclusion in the next edition of the Parish Magazine, for the website and social media sites. 20mph speed limit progress to date and consideration of next phase.
Item 27 26/27/100	Future agenda Items Approval of Standing Orders
Item 28 26/27/101	Any other reports There were none.
Item 29 26/27/102	Date of next meeting: Tuesday 01 September at 1930

Meeting closed at 2150

	JULY MEETING		
26/27/083	Lakeview pavements and roads concerns over health and safety – remail Councillor Page	Clerk	
26/27/087	Quote for emptying bins from Somerset Council – advise removal of one and reinstalment of one by the shop	Clerk	COMPLETED
26/27/088	Obtain Big Breakfast bank account details to pay the grant	Clerk	COMPLETED
26/27/089	Order pole from Somerset Council Highways for the CCTV camera pole	Clerk	COMPLETED
26/27/089	Requesting a restriction on 7.5 tonne vehicles in the village – email Councillor Page to ask about the process	Clerk	COMPLETED
26/27/090	Strimming of Row Lane – quote to be obtained	DvB	COMPLETED
26/27/091	Happy Tracks Inspection Report – chasing response regarding inaccuracies	Clerk	COMPLETED
26/27/092	Legal work for Castle Street Playing Field – Mr Ireland to meet with chair of committee	TI	ONGOING
	JUNE MEETING		
26/27/045	Contact Somerset Planning to ask if the parish council and others will be able to make representation at the Area Planning Committee if the application is discussed again.	Mr T Ireland	COMPLETED
26/27/053	Naming for the Queen Street 9 development to be submitted to Somerset Council by 19 June 2026	Clerk	COMPLETED
26/27/060	Obtain quotes for footpath on Bab Cary Lane and Row Lane	Mr Ireland	COMPLETED
26/27/061	Take mower for repairs	Mr Ireland	COMPLETED
