Keinton Mandeville Parish Council

Minutes of the meeting of the parish council meeting held on Tuesday 06 October 2026 at 1930 at Keinton Mandeville Village Hall.

Present: Mr T Ireland (Chair), Mrs C Calcutt, Mrs Von Bergen, 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 **26/27/132**	**Apologies for absence** • Mr K Sturgess – these were accepted.
Item 2 **26/27/133**	**Public Session** • A resident in Church Street who backs onto Queen Street 30 is concerned about the debris that is falling onto their property. Resident needs to look at Land Registry to determine where the boundaries of the property are. • Benches/seats – request from a resident for two benches to be put by the path around the Village Hall playing field. Consider recycled plastic ones that need little maintenance and taller ones that are easier to use. Councillor Calcutt will obtain quotes. • Missing bin by the shop – could the parish council put another one in place.
Item 3 **26/27/134**	**Declarations of interest** • Councillor D Von Bergen for the Church grant at Minute 15.
Item 4 **26/27/135**	**Minutes of last meetings 01.09.2026** • Agree the parish council minutes as a true and accurate record of the meetings held. ***Proposed:*** Councillor Calcutt ***Seconded:*** Councillor White ***All councillors present in agreement***
Item 5 **26/27/136**	**Actions and Matters arising** • Parking outside the school – the message around parking has been passed onto the school who regularly send messages out to parents. This also relates to a resident advising that staff are parking in the road outside the school. Staff are able to park where they choose providing it is safe, but the Head has spoken to them and encouraged use of the car park.
Item 6 **26/27/137**	**Report from Somerset Unitary Councillor – Stephen Page** • Devolution Programme – this document has been circulated to parish councils as the process is now coming down to parish councils after the town councils. • Promoting Strategic Mayor for Wessex – information has been circulated which provides details of the authority that has been given for Somerset, Dorset and Bournemouth, Poole and Christchurch to begin working more closely together. This has been promoted as councils being able to join together on a number of areas of work which will be beneficial. • 50 million flood resilience fund – the successful bids are now aware if they will have their work completed. £650 000 has been allocated to small communities. • Section 106 funding and Galion Homes – Councillor Page advised that he believes the payments are still being made and that the Village Hall will be able to put in a request for funds to be released for work already completed by June 2027.
Item 7 **26/27/138**	**SHOCK Update** • Decision needed on which planning consultant to be engaged. • Parish council to invite Tim Marsh (Planning Officer) to the site for 22/01720/OUT, Land South of B3153 prior to being heard again at Area South Planning Committee. Need Planning Officer to understand the village including it's linear nature. Also need to be clear that since the original application was approved there have been further developments agreed within the village e.g. Queen Street 30 and Manor Park 7. • If the case had been listed for court and Somerset Council had pulled out at that stage, then Keinton Mandeville would potentially have received an order for costs. But due to the process Somerset Council have followed they have potentially avoided this. Need to consider requesting costs paid to date from Somerset Council. Termination of the case has been very untidy. • Mr Cook believes the legal route is closed for the moment and ideally Somerset Council should have made a statement to confirm this. Mr Cook will draft a letter to be submitted to Somerset Council that asks them to make that formal statement. • National Planning Policy Framework has been reviewed and it will be important to ask Somerset Council for their Scheme of Delegation of how they will operate.

	• Need to be aware if this application will be worked through new National Planning Policy Framework or the old one.	
Item 8 26/27/139	**Planning applications** • None received.	
Item 9 26/27/140	**Determination of Planning.** Receive the following notices: • None to report	
Item 10 26/27/141	**Other planning matters.** • Draft Neighbourhood Plan version 14 update – currently redrafting following advice from consultant and contact at Somerset Council. The definition of settlement boundary is being included. Also the plan needs to be complaint with the new National Planning Policy Framework. • Approved planning application 19/02211/OUT Land off Queen Street, Keinton Mandeville TA11 6FF – a potential breach of Condition 8 was reported on 08.08.2026 and request for enforcement to stop development. Councillor Ireland has spoken to the developer, who supplied drainage plans and reports, plus offered to meet on site. Councillor Page has also spoken to the planning officer and it appears the developer has provided the flood risk report to the Council. • Approved planning application 22/01720/OUT, Land South of B3153 and return to Area Planning South Committee. Date as yet unknown. Proposal from SHOCK to employ a planning consultant, Mark Reynolds, who will be paid from SHOCK funds and estimated to cost £3250 + VAT. Councillors were in agreement that we would instruct Mr Reynolds, pay his fees and recover the cost from Shock. **Proposed: Councillor White** **Seconded: Councillor Lane** **All councillors in agreement** John Cook from SHOCK will ask Somerset Council for their formal position in relation to the status of the application and the legal correspondence that had been exchanged between the parish council and Somerset Council planning prior to being returned to Area South Planning Committee. Councillor Page will advise when he becomes aware of the date that the case will go to Committee. • Update from SCRAPP – meeting recently held on 30 September which was well attended and the feedback since has been very positive.	
Item 11 26/27/142	**Environment Champion Update.** • Newt Ponds at Lakeview update – there are no further updates and agreed to take off the agenda.	
Item 12 26/27/143	**Finance and Payments (RFO – Clerk)** **Payments** • Kaye Elston (salary) • HMRC (PAYE) • Google storage • PKF Littlejohn (external audit fee) • Lycetts Insurance (grass cutting) • KM Village Hall (grant for tabletop games) • SALC (training) • Keinton Mandeville and Kingweston PCC	 £227.68 £152.00 £15.99 £252.00 £308.85 £60.00 £25.00 £1650
Item 13 26/27/144	**Receipts:** • Precept second instalment	 £12,000
Item 14 26/27/145	**Other finance matters** • Account balances as at 24.09.2026 Community account £1,000 Business Savings £48,696.87 Business Savings £5,385.50 • Barclays Bank online account setting up for Mr K Sturgess – clerk advised that she had contacted Barclays who have lost the original application so this needs to be re-processed. **ACTION: Clerk** • Summary of Income and Expenditure – this has been circulated to councillors with the most recent bank statement. • Section 106 re Lakeside and Gallion update – see Minute 26/27/137. • External audit outcome – clerk confirmed that this has been received – there are no comments in the limited assurance opinion. • Notice of conclusion of audit will be prepared and published by the end of October and remain in place until the end of January 2027. **ACTION: Clerk**	

	• Insurance for Ian to undertake grass cutting in Happy Tracks. Lycetts have obtained a quote £308.85. Councillors in agreement to pay as limited rise from last year. The Council arrange and pay for this as Ian's hourly rates are relatively low and he finds it difficult to arrange such specialist insurance.
Item 15 26/27/146	**Grant requests.** Receive the following grant requests: • Keinton Mandeville and Kingweston PCC – grant request to continue their maintenance of Keinton Mandeville Church and graveyard. Councillors were in agreement to make the grant in the sum of £1650 as it benefits parishioners visiting graves, the war memorial etc. ***Proposed: Councillor White*** ***Seconded: Councillor Calcutt*** ***All councillors present in agreement***
Item 16 26/27/147	**Highways.** Consider the following and agree any actions arising Update / Items to report • Reports of issues in the village • Drains and gullies work to be completed update – awaiting quote. Clerk to chase. **ACTION: Clerk** • Fingerpost replacement update – clerk has chased but will chase again. **ACTION: Clerk** • 20mph speed limit installation and planning for phase 2 – a new contact within Somerset Highways has been approached as this work now sits with a different team than previously thought. Councillor Ireland has made the contact and is awaiting a response. Councillors will go back and see if they can find the original consultant's plans for the proposed buildouts between the end of Queen Street and the shop. **Speed Indicator Device Report and location of devices** • SID device updates - post has been discussed with Highways and agreed to place just outside the little allotment area sited on the east bound carriageway of High Street. Councillor Calcutt to look at the post and the other one that is available by the bus stop on the west bound side. • No further data at this time. **Community Speedwatch Report (CC) – update** • Speedwatch have ceased operating as from October due to lack of volunteers and online abuse. They have been in place for five years and the parish council thanked them at the last meeting for all their time and commitment with the aim of making the village a safer place.
Item 17 26/27/148	**Parish Paths.** Update / items to report. • Babcary Lane and Cottons Lane bridleways, plus Row Lane footpath were due to be cleared in September but the operator had an issue with his equipment and this will be completed this week. • Benches to be put in place for people walking at the village hall (see Minute 26/27/133 above) – Councillor Calcutt agreed to get quotes. **ACTION: Councillor Calcutt**
Item 18 26/27/149	**Play Areas.** **Happy Tracks / Skatepark** • Inspection Report – the most recent report was of a poor standard – clerk has chased contact in Somerset Council twice and now she has come back with a different contact whom the complaint has been passed onto. Clerk to contact new department. **ACTION: Clerk.** • Inspection Report for September – this has been received and passed to Councillor Calcutt who will review and pass onto Village Hall committee. **ACTION: Councillor Calcutt** • Pathway through flower meadow has been redone. • No further reports of dogs within Happy Tracks play area.
Item 19 26/27/150	**Castle Street Playing Field** • Documents have all been signed and returned to Battens who are now in communication with Porter Dodgson where they believe previous documents have been held. • Parish council to provide history as known to solicitors.
Item 20 26/27/151	**Maintenance.** • Bin by the bus shelter has been noted to be overflowing frequently – this is emptied by Somerset Council. Council looking into replacing the missing bin by the shop.
Item 21 26/27/152	**Village Hall Report (CC)** • No news.
Item 22 26/27/153	**Councillor training** • SALC training letter circulated.

Item 23 **26/27/154**	**LCN Meetings** • No notes to circulate currently.
Item 24 **26/27/155**	**Correspondence.** Receive the following correspondence and agree any actions arising: • Invitation from Sarah Dyke to attend Flood Symposium on 15 October in Keinton Mandeville Village Hall from 1800 to 2100. Email has been circulated and councillor can use the link to register interest to attend.
Item 25 **26/27/156**	**PR.** Items for inclusion in the next edition of the Parish Magazine, for the website and social media sites. • Carols around the Christmas Tree – if date confirmed then put into magazine.
Item 26 **26/27/157**	**Future agenda Items** • Approval of Standing Orders
Item 27 **26/27/158**	**Any other reports** • Christmas Tree carols – date provisionally agreed for 17 December at 1730. Clerk to contact vicar and Mr Ryder to check they are available. **ACTION: Clerk**
Item 28 **26/27/159**	**Date of next meeting:** • **Tuesday 03 November at 1930**

Meeting closed at 2130

	OCTOBER MEETING		
26/27/145	Re-apply to add Councillor Sturgess to Barclays online banking	**Clerk**	
26/27/145	Publish conclusion of External audit	**Clerk**	
26/27/147	Chase drains quotes	**Clerk**	
26/27/147	Chase fingerpost progress	**Clerk**	
26/27/148	Quotes for benches	**CC**	
26/27/148	Poor quality playpark inspection – chase with new contact at Somerset Council	**Clerk**	
26/27/158	Confirm Carols around the Christmas Tree date and publish	**Clerk**	**COMPLETED**
	SEPTEMBER MEETING		
26/27/104	Speak to school about staff parking outside the school	**HVB**	**COMPLETED**
26/27/108	Advise of date when planning application 22/01720/OUT will be re-presented to Area Planning South	**SP**	
26/27/112	Concerns regarding approved planning application 19/02211/OUT for the Queen Street 9. Contact developer regarding drainage concerns.	**TI**	**COMPLETED**
26/27/116	Order new laptop	**Clerk**	**COMPLETED**
26/27/118	Order large dog poo bin for Church	**Clerk**	
26/27/118	Speed reduction Phase 2 meeting with Somerset Highways – chase meeting date	**Clerk**	**COMPLETED**
26/27/118	Outcome of 7.5 tonne lorry request reported back to resident	**Clerk**	**COMPLETED**
26/27/120	Inspection Report feedback following complaint re content	**Clerk**	**COMPLETED**
	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 Babcary Lane and Row Lane	Mr Ireland	**COMPLETED**

26/27/061	Take mower for repairs	Mr Ireland	**COMPLETED**