

Keinton Mandeville Parish Council

Minutes of a meeting of the Parish Council Meeting held on
Tuesday 03 February 2026 at 1930 at Keinton Mandeville Village Hall

Present: Mr T Ireland (Chair), Mrs C Calcutt, Mr T Ryder, Mrs D Von Bergen, Mr K Sturgess, Mr K White and Mr C Lane.
 In attendance: Kaye Elston (Clerk), Councillor S Page and four members of the community.

<p>Item 1 25/26/253</p>	<p>Apologies for absence.</p> <ul style="list-style-type: none"> None as all councillors were present.
<p>Item 2 25/26/254</p>	<p>Public Session –</p> <ul style="list-style-type: none"> SHOCK update – there is nothing to report as there has been no further communication from Somerset Council in terms of a response to the letter submitted regarding the LVA 100 approved planning application 22/01720/OUT. SCRAPP – this group is developing where local parish councils across Somerset to potentially work together to challenge Somerset Council on planning applications and their processes for dealing with them. At the first meeting on 23 January there were 50 people who attended from 24 different organisations. There are a good consensus in the room that these planning developments are affecting rural communities. One of the topics discussed was submitting a vote of no confidence in Somerset Council planning. The next stage is to draft a constitution and set up a website to ease the working of this group. Question asked if Keinton Parish Council will join SCRAPP. Councillors advised they are in agreement in principle to join the group. <i>Proposed: Mr K White</i> <i>Seconded: Mr T Ireland</i> <i>All councillors present in agreement</i>
<p>Item 3 25/26/255</p>	<p>Declarations of interest</p> <ul style="list-style-type: none"> Mrs Von-Bergen declared an interest in SHOCK as she sits on that group and also the footpath for Lakeview. Mrs C Calcutt has an interest in the Copse Agreement and Happy Tracks rent review for the Village Hall as she sits on the Village Hall Committee.
<p>Item 4 25/26/256</p>	<p>Minutes of the last meeting held 06.01.2026</p> <ul style="list-style-type: none"> Minutes agreed to be a true record of the meeting. <i>Proposed: Mr T Ryder</i> <i>Seconded: Mr K Sturgess</i> <i>All councillors present in agreement</i>
<p>Item 5 25/26/257</p>	<p>Actions and Matters arising Completed actions at the end of these minutes</p> <ul style="list-style-type: none"> See actions at the end of the minutes. Pathway from Lakeview – the residents committee are in agreement but there needs to be a quote presented to the parish council in time for the March meeting. LCN meeting in January – Mr Lane attended and advised that he did not feel there were many topics discussed that were relevant to Keinton Mandeville. The main focus appears to be on Street and Glastonbury.
<p>Item 6 25/26/258</p>	<p>Report from Somerset Unitary Councillors – Stephen Page</p> <ul style="list-style-type: none"> LVA 100 development – the Section 106 consultation is ongoing between LVA and Somerset Council. Flooding in South Somerset – there is some serious flooding in the area and Somerset Council are working hard to try and reduce the disruption this brings. Climate changes means that this will be an ongoing issues going forward. Somerset Council finances – there is a full council meeting on 4 March to discuss agreeing a budget. The council are still awaiting information on grants from central government to be able to hold the meeting. Somerset Council are hoping that central government will given them permission to increase their council tax by more than the permitted percentage of 4.99%. Minehead new build council houses – the building of new council houses in Minehead is currently being approved. These will be eco houses and the occupants will not have the ‘right to buy’ which means they will remain available for people that need them. Adult Services consultation – people are being asked to respond to the current consultation in the hope that ideas will be submitted that will enable a reduction in costs whilst keeping quality for services provided.

	<ul style="list-style-type: none"> Gallion Homes 106 payments – notice has been served on them by Somerset Council before Christmas but this has not resulted in payment. Therefore the legal process is now being put in place. It has also been noted that Gallion have not resurfaced the road at Lakeview which they committed to do. Flooding and drainage issues in Queen Street – thank you to Mr Lane for raising this issue. Housing development in Barton St David – are the Keinton Mandeville Parish Council considering submitting a response for the 24 house development. This will have an impact potentially on traffic between the two villages. 														
Item 7 25/26/259	Judicial Review – next steps <ul style="list-style-type: none"> No further updates. 														
Item 8 25/26/260	Planning applications <ul style="list-style-type: none"> 25/03038/FUL on Main Street, Barton St David – this is for a 24 dwelling development. Although this is not in the parish of Keinton Mandeville it is likely to have an impact on traffic through Keinton Mandeville. Councillors were in agreement to object to this application. 														
Item 9 25/26/233	Determination of Planning. The following notice was received: <ul style="list-style-type: none"> 25/02637/DOC1 Land OS 9987, Queen Street, Keinton Mandeville, Somerton – Discharge of Condition Numbers 7 (Aboricultural Method Statement), 9 (CMP), and 12 (Detailed Reptile Mitigation Strategy) of planning application 19/02211/OUT). Conditions discharged. 21/01762/FUL – Land East of Manor Park, Keinton Mandeville, Somerton – Planning Inspectorate appeal. Allowed subject to conditions. Councillors commented that this development extends beyond the building line. 25/00025/REF - Land East of Manor Park, Keinton Mandeville, Somerset - The erection of 7 No. dwellings and associated access, parking and landscaping works (revised application of 20/01609/FUL) 														
Item 10 25/26/234	Other planning matters. <ul style="list-style-type: none"> Neighbourhood Plan – the latest version has been submitted to the independent consultant, Stuart Todd and Somerset Council consultant Jo Wilkins. Comments have been received from Stuart Todd but not Jo Wilkins as yet. Mr Ryder will feedback at the next meeting when all the comments have been received. Somerset Local Plan – this is due to be completed by 2027. 														
Item 11 25/26/235	Environment Champion <ul style="list-style-type: none"> Copse at the Village Hall – the drafting of the agreement is ongoing. Keinton Environment Group – Mr Ryder advised that this is a quiet time of year for the group. The plea is to ask people to plan wild flowers. 														
Item 12 25/26/236	Finance and Payments (RFO – Clerk) Resolved: It was proposed and unanimously agreed to approve the following payments <table border="0" style="width: 100%;"> <tr> <td>201480 HMRC Cumbernauld (PAYE)</td> <td style="text-align: right;">£151</td> </tr> <tr> <td>201481 Somerset Council (playground insp)</td> <td style="text-align: right;">£97.78</td> </tr> <tr> <td>201482 Albert Goodman LLP (Payroll fees)</td> <td style="text-align: right;">£99.00</td> </tr> <tr> <td>201483 SALC (training)</td> <td style="text-align: right;">£35.00</td> </tr> <tr> <td>201484 Kaye Elston (clerk expenses)</td> <td style="text-align: right;">£4.48</td> </tr> <tr> <td>201485 Kaye Elston (clerk salary)</td> <td style="text-align: right;">£228.08</td> </tr> <tr> <td>Online banking – Battens Solicitors</td> <td style="text-align: right;">£500</td> </tr> </table>	201480 HMRC Cumbernauld (PAYE)	£151	201481 Somerset Council (playground insp)	£97.78	201482 Albert Goodman LLP (Payroll fees)	£99.00	201483 SALC (training)	£35.00	201484 Kaye Elston (clerk expenses)	£4.48	201485 Kaye Elston (clerk salary)	£228.08	Online banking – Battens Solicitors	£500
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Item 13 25/26/237	Receipts <ul style="list-style-type: none"> None received 														
Item 14 25/26/238	Other finance matters and balances on accounts <ul style="list-style-type: none"> Balance on accounts <table border="0" style="width: 100%;"> <tr> <td>Current account</td> <td style="text-align: right;">£1,000</td> </tr> <tr> <td>Business Savings Account 1</td> <td style="text-align: right;">£45 237.52</td> </tr> <tr> <td>Business Savings Account 2</td> <td style="text-align: right;">£5342.65</td> </tr> </table> Summary of income and expenditure – accounts and statements circulated to councillors prior to the meeting. New website update – councillors have new emails that they have tested with just one outstanding that will be processed this week. Councillors agreed to use their new emails from 01 March 2026 and for the new website to go live on 01 April 2026. Section 106 funding for Lakeside and Gallion update – see Minute 25/26/258 above. Lease cost for Happy Tracks review update – the original agreement made in 2016 shows that negotiations for rent increases should be inline with market prices. Discussion around putting an index linked clause in the agreement which then requires clarification of which index link scheme 	Current account	£1,000	Business Savings Account 1	£45 237.52	Business Savings Account 2	£5342.65								
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	<p>should be applied. Agreed in principle to use CPI index link but this will be confirmed in June 2026 when the rent review outcome needs to be confirmed.</p> <ul style="list-style-type: none"> • Albert Goodman invoice – this has been received in the sum of £99 for the processing of payroll fees for the quarter up to 31.12.2025. Councillors agreed to pay the invoice. • Precept request – clerk advised this has been submitted and confirmation has been returned from Somerset Council that they have received.
Item 15 25/26/239	<p>Grant requests</p> <ul style="list-style-type: none"> • Keinton Mandeville and Kingweston Parochial Church Council – letter has been received by the clerk which thanks the parish council for making the grant in the sum of £1600 for churchyard maintenance.
Item 16 25/26/240	<p>Highways. Consider the following and agree any actions arising: Reports of issues in the village</p> <ul style="list-style-type: none"> • Drains and gullies work – no updates • Meeting with Community Police Officer today – this meeting has been set up by the police to enable members of the public to meet with them and discuss any specific issues. Mr C Lane and Mrs C Calcutt attended and advised it was useful. In terms of parking outside of the school the police have suggested a ‘parking buddy’ which is a police branded sandwich board that hopefully deters people parking where they should not. • Drainage in Queen Street – during the recent heavy rainfall the drains in Queen Street (as previously raised) struggled to process this water which resulted in raw sewerage in the street. Mr C Lane took photographs and circulated them to other councillors and causes further concern when additional houses have been built in Queen Street. Mr Ireland agreed to report this to the Environment Agency as it is a pollution incident. ACTION: Mr T Ireland • Pavement Parking – there are ongoing issues in the village and particularly on Castle Street by the nursing home. The cars thought to be obstructing the pavement are thought to belong to staff at the nursing home, who are parking there as their own carpark is closed for development work. The parish council will consider asking the police to issue fines as they have recently done in Glastonbury. • Fingerpost – the installer of the fingerpost has advised that he is going to Bristol Foundry to collect what is ready. <p>Speed Indicator Device Report – no data for this month.</p> <p>Community Speedwatch Report – update</p> <ul style="list-style-type: none"> • The team have planned in two sessions per week but recently this has been cancelled due to the weather.
Item 18 25/26/241	<p>Parish Paths. Update / items to report.</p> <ul style="list-style-type: none"> • Kissing gates on the footpath near the Playing Field – there is fencing that needs replacing around the gate and that a local contractor could provide a quote for the fencing and also a stone on Lakeview pathway. The chicken wire is to go to the sleep bridge that is just within Kingweston Parish. • Chistles Lane – councillors wanted to thank Rod for clearing the pathway during the building works.
Item 19 25/26/242	<p>Play Areas.</p> <ul style="list-style-type: none"> • Happy Tracks – saplings have been purchased to fill the gap in the hedge.
Item 20 25/26/243	<p>Keinton Mandeville Playing Field</p> <ul style="list-style-type: none"> • Legal work required to register the title for the Keinton Mandeville Playing Field update –the clerk and chair have completed their ID checks and the £500 deposit will be set up to pay the solicitors through the online banking system as agreed at a previous meeting. • Grant request from Andy Graham (Chair of Playing Field Committee) – Mr Ireland reported that he has just received an email from Mr Graham asking for the parish council to consider making a donation towards the cost of a new ride-on mower that will cost £10 000. Mr White agreed to talk to them about grants they could access. ACTION: Mr White
Item 21 25/26/244	<p>Maintenance.</p> <ul style="list-style-type: none"> • Kissing Gates as notes at Minute 25/26/241 • Request for chicken wire to be put in place going down to Kingsweston parish
Item 22 25/26/245	<p>Village Hall Report</p> <ul style="list-style-type: none"> • Kitchen refurbishment – the plans for this have now been agreed and likely to be installed in March. Therefore the next parish council meeting will need to be held elsewhere.

	ACTION: Clerk
Item 23 25/26/246	Councillor Training <ul style="list-style-type: none"> NALC Planning Framework – Mrs Calcutt, Mrs Von Bergen and Mr K Sturgess attended. They reported that Keinton Mandeville need to consider and be aware of the settlement boundary as it can be moved. SALC training newsletter circulated.
Item 24 25/26/247	Correspondence. Receive the following correspondence and agree any actions arising: <ul style="list-style-type: none"> Babcarry Lane temporary closure 02.02.2026 – 06.02.2026.
Item 25 25/26/248	Correspondence. Circulation SCC updates, SWP briefings, SSDC updates, SSDC Environment <ul style="list-style-type: none"> SALC Newsletter NALC publications Somerset Wildlife Trust CPRE Newsletter Tree Preservation Order 2026 at The Chestnuts, Queen Street, Keinton Mandeville
Item 26 25/26/249	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"> Precept Dog waste – request for this to be picked up by dog walkers Bleedkits New emails for parish council
Item 27 25/26/250	Future agenda Items <ul style="list-style-type: none"> Budget confirmation.
Item 28 25/26/251	Any other reports <ul style="list-style-type: none"> None
Item 29 25/26/252	Date of next meeting: <ul style="list-style-type: none"> Tuesday 03 February 2026 at 1930 – Full Parish Council Meeting

Meeting closed at 2110

	OCTOBER 2024 MEETING		
23/24/159	Draft agreement for grass contractor	Clerk	ONGOING
	JUNE 2025		
25/26/050	Scan of map which cited the Ransom Strip at the Village Hall	Mrs C Calcutt and Mr K White	ONGOING
	OCTOBER 2025		
25/26/156	Speak to landowner about the stile on Church	Mr Ireland	ONGOING
	NOVEMBER 2025		
25/26/187	Identification process with Batten solicitors for Recreation Ground legal work needs to be completed	Mr T Ireland/Mr T Ryder/Clerk	ONGOING
	DECEMBER 2025		
25/26/198	Contact lorry companies that commute through the village to enquire if their routes have changed.	Clerk	ONGOING
	JANUARY 2026		
25/26/238	Apply for Mr T Ryder to access online banking	Mr C Lane	
25/26/238	Precept request to be submitted by 30.01.2026	Clerk	
25/26/240	Ask Gallion Homes to remove yellow and back signs from around the village	Clerk	
25/26/243	Set up online payment to solicitor for legal fees in the sum of £500 once the invoice has been received	Clerk	
	COMPLETED TASKS		
	DECEMBER 2025		
25/26/204	Request an extension to deadline to submit comments for 25/02825/S73A	Clerk	COMPLETED

25/26/212	Contact Head at school to advise outcome of discussion regarding the parking around the school and interactions with the local community.	Clerk	COMPLETED
25/26/218	VAT reclaim for potential judicial review work – checkin with legal advice	Clerk	COMPLETED
	NOVEMBER 2025		
25/26/174	Review Section 106 agreement for Queen Street 30	Mr T Ireland	COMPLETED
25/26/175	Seek legal advice regarding chasing Somerset Council for acknowledgment of Pre Pre-Action letter	Clerk	COMPLETED
25/26/175	Seek legal advice regarding publically releasing all the contents of the Pre Pre-Action letter	Clerk	COMPLETED
25/26/175	Seek advice from SALC in relation to delegating authority regarding judicial review decisions	Clerk	COMPLETED
25/26/179	Somerset Local Nature Recover Strategy survey completion and submission	Mrs D Von Bergen/Mr T Ryder	COMPLETED
25/26/179	Place Copse on December agenda	Clerk	COMPLETED
25/26/182	Place order for second defib	Clerk	COMPLETED
25/26/182	Contact electrician to install defib	Mr C Lane	COMPLETED
25/26/182	Set up online banking with Barclays	Mr C Lane	COMPLETED
25/26/182	Clerk to confirm hourly rate from payroll	Clerk	COMPLETED
25/26/184	Monitoring of parking by the bollards on Irvine Road	Councillors	COMPLETED
25/26/188	Chase Blue Lias contractor	Clerk	COMPLETED
	OCTOBER 2025		
25/26/149	Check if parish council insurance covers public liability for copse	Clerk	COMPLETED
25/26/155	Contact fingerpost installer to check if it has been collected from Bristol Foundary.	Clerk	COMPLETED
25/26/155	Completed grit bin return to advise if any grit is required	Clerk	COMPLETED
25/26/155	Report pothole at T junction on Queen tree	Mrs Calcutt	COMPLETED
25/26/156	Ask Somerset Ramblers to look at the maintenance potentially required at the Hump and Hollows.	Clerk	COMPLETED
	JUNE 2025		
25/26/045	Visual pavement suggestion to be discussed with Somerset Highways	Mr T Ryder	COMPLETED
25/26/050	Parish Council to request Area South Committee to visit site for application 22/01720/OUT	Clerk	COMPLETED
25/26/051	Comments to be submitted for 24/0217/EIASS – drafted by Mr Ryder and submitted by clerk.	Mr T Ryder/Clerk	COMPLETED
25/26/056	Submission of external audit documents (AGAR)	Clerk	COMPLETED
25/26/056	Contact Village Hall to ask if they could consider putting a defib on an outside wall.	Mrs C Calcutt	COMPLETED
25/26/059	Blue Lias sign – locate where it is now so that it can be replaced on the Fingerpost	Mr C Lane	COMPLETED
25/26/060	Request for dog bin to be emptied at the end of the path on Castle Street	Clerk	COMPLETED
25/26/060	Footpath maintenance possibly required between Humps and Hallows. Mr K Sturgess to have a look.	Mr Sturgess	COMPLETED
25/26/061	Trimtrail replacement caps have arrived – thank company for sending free of charge	Clerk	COMPLETED
25/26/062	Keinton Mandeville Playing Field solicitor information to be circulated to councillors to ask for information	Clerk	COMPLETED
	MAY 2025		
25/26/022	Checking what are requirements for Land Evaluation Report with Somerset Council	Mr T Ryder	COMPLETED

25/26/027	Email to be sent re s106 for proposed development 22/01720/OUT to also request changing facilities and catering facilities for the Village Hall	Clerk	COMPLETED
25/26/030	Respond to request for disabled parking space outside the school	Clerk	COMPLETED
25/26/030	Drains and gullies – follow up lack of response by contractor with Somerset Councillor	Clerk	COMPLETED
25/26/031	Instruct contractor for footpath in Castle Street	Clerk	COMPLETED
25/26/031	Instruct contractor to redo the strimming of paths in July	Clerk	COMPLETED
25/26/031	Contact Rights of Way officer at Somerset Council re L16/10	Clerk	COMPLETED
25/26/032	Feedback to Youth Group re use of meadow	Mrs C Calcutt	COMPLETED
	APRIL 2025		
24/25/297	Planning application 24/25/297 comments submission	Mr T Ireland and Clerk	COMPLETED
24/25/308	Reporting blocked drain on road outside Newlands Farm on Common Lane	Clerk	COMPLETED
24/25/309	Check footpath at Common Lane by the bridge for a blockage	Mrs Von Bergen	COMPLETED
24/25/309	Obtain quote for footpath by telephone kiosk on Castle Lane	Clerk	COMPLETED
24/25/310	Seat of wooden train in Happy Tracks has split and needs to be reported to the manufacturer	Mrs Calcutt and Clerk	COMPLETED
24/25/312	Instruct GW Shelter Solutions to clean the bus shelters	Clerk	COMPLETED
24/25/315	Annual Parish Meeting – request reports from community groups	Clerk	COMPLETED
	MARCH 2025		
24/25/269	Housing Needs Assessment analysis – councillors to submit comments	Councillors	COMPLETED
24/25/278	Cotton Lane repairs –instruct contractor	Clerk	COMPLETED
24/25/278	Castle Street footpath repairs by Ramblers – update to be requested	Clerk	COMPLETED
24/25/281	Quotes for bus shelter refurbishment	Mr K Sturgess	COMPLETED
24/25/284	Book Village Hall for Annual Parish Meeting on 16.05.2025	Clerk	COMPLETED
	FEBRUARY 2025		
24/25/236	Submit planning application comments to Somerset Council for 25/00061/HOU	Clerk	COMPLETED
24/25/239	Instruct gullies and drains contractor	Clerk	COMPLETED
24/25/240	Feedback to Mr T Ryder that agreement by councillors for Environment Group to trim hedge along Chistles Lane	Clerk	COMPLETED
24/25/247	Follow up on progress of installation of fingerpost	Clerk	COMPLETED
24/25/250	Speak to Chair of Trustees for the Recreation Ground Trust	Mr Ireland	COMPLETED
24/25/250	Contact solicitor regarding title deeds for the Playing Field on Castle Street	Clerk	COMPLETED
24/25/251	Quote for refurbishment of bus stop notices	Mr Sturgess	COMPLETED
	JANUARY 2025		
Public Session	Advise residents through parish magazine that Fix My Street is no longer available on Somerset Council website	Clerk	COMPLETED
Public Session	Replace defib notices to make them more clearer and advise residents of the location and how to gain access by calling 999	Mr Lane and Clerk	COMPLETED
24/25/209	Housing Needs assessment contract to be circulated to all councillors	Mr Ryder	COMPLETED
24/25/214	Agreed precept to be submitted to Somerset Council	Clerk	COMPLETED
24/25/214	Financial Regulations to be reviewed and place on February agenda	Mrs Von Bergen and Mr White	COMPLETED

24/25/216	Request more detailed costings for proposed traffic calming measures from Somerset Council	Clerk	COMPLETED
24/25/217	Photographs to be taken of pavement damage at Cottons Lane and then submitted to Somerset Council	Mr Ireland and Clerk	COMPLETED
24/25/217	Prioritising which gullies need to be cleared in the first maintenance session	Mr Lane and Mr Ryder	COMPLETED
24/25/217	Salt to be refilled in the grit bin	Mr Sturgess	COMPLETED
24/25/217	House with overgrown hedge on Queen Street to be contacted	Mr Lane	COMPLETED
24/25/218	Identify who landowner is at the top on Common Lane where the trees have fallen and then ask them to remove the trees	Mr Ryder	COMPLETED
24/25/220	Enquiry with a local cleaning company if they are able to clean the bus signs	Mr Sturgess	COMPLETED
24/25/222	Request invoice for Christmas tree and new lights	Clerk	COMPLETED