

Keinton Mandeville Parish Council

Minutes of a meeting of the Parish Council Meeting held on
Tuesday 03 June 2025 at 1930 at Keinton Mandeville Village Hall

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

In attendance: Kaye Elston (Clerk) and twelve members of the community.

Item 1 25/26/044	Apologies for absence. <ul style="list-style-type: none"> Councillor Stephen Page as he was attending Long Sutton Parish Council meeting.
Item 2 25/26/045	Public Session <ul style="list-style-type: none"> Traffic calming measures – member of the public asked if any modelling had been done for the proposal for 20pmh on Castle Street and the High Street. He believes that this could lead to gridlock. Councillor Ryder advised that the Somerset Highways had reviewed this and the recommendations for the extension of the 20mph zone had been their recommendation. Councillors advised that if the member of the public could present evidence that a 20mph in a similar area could result in blackages then they will look at it. Virtual Pavement in front of the Quarry Inn – member of the public asked the parish council to consider putting one of these in the road outside the Quarry Inn where there is no pavement. This indicates to vehicles that people will be walking in the road but there are also some opinions that this is challenging as it forces pedestrians into the road. It would be possible to consider adding a priority system as well. Councillor Ryder is unsure if this would be considered by Somerset Council as there is a pavement on the other side of the road. ACTION: Mr Ryder to speak to Somerset Highways Planning application 25/01017/FUL Quarry at Land forming part of Westfield Farm – representative from the application came to the meeting to provide more details. He gave a quick verbal update of the details of the application which will be discussed later on the agenda. Speedwatch – member of the public asked if this was continuing in the village. Mr Ryder advised that the team have decided to take some time out for a month. Currently there are only five volunteers.
Item 3 25/26/046	Declarations of interest <ul style="list-style-type: none"> Mr Ireland declared an interest in planning application 25/01017/FUL and will leave the meeting when this item is discussed. Mr Sturgess declared an interest in planning application 25/01125/FUL and will leave the meeting when this is discussed.
Item 4 25/26/047	Minutes of the last meeting held 06.05.2025 <ul style="list-style-type: none"> Minutes were agreed to be a true record and were signed by the Chairman. Proposed: Mr K White Seconded: Mr T Ryder Agreed by all councillors.
Item 5 25/26/048	Actions and Matters arising <ul style="list-style-type: none"> Completed actions at the end of these minutes Minute 24/25/297 – request further details from Somerset Council in relation to what are the must have requirements for a Land Evaluation Report. OUTSTANDING BUT WILL BE ADDRESS IN JUNE.
Item 6 25/26/049	Report from Somerset Unitary Councillors – Stephen Page <ul style="list-style-type: none"> Councillor Page has sent his apologies as he was attending Long Sutton Parish Council meeting but he did send a couple of items to report on. Councillor Page and Councillor Kerley are meeting with SHOCK member on 04.06.2025 to discuss their concerns on the 100 house development 22/01720. Reminder that Somerset Unitary Councillors need to be seen as keeping an open mind on all planning applications. Councillor Page is in regular contact with Somerset Council regarding Galion Homes overdue s106 payment of £266,000+ and have been promised that there will be a resolution by the end of June 2025.
Item 7 25/26/050	Planning applications <ul style="list-style-type: none"> 25/01125/FUL Land adjacent to Coombe Hill Farm, Keinton Mandeville, Somerton TA11 6DG – Erection of 2 No. agricultural storage building (retrospective). Mr Struggess left the meeting for this discussion. No objection. 25/01017/FUL Quarry at Land forming part of Westfield Field, Coombe Hill, Keinton Mandeville, Somerton – Change of use of former quarry to tourism and the erection of 5 holiday lodges.

	<p>Mr Ireland left the meeting for this discussion. No objection</p> <ul style="list-style-type: none">• 22/01720/OUT Land South of B3153, Keinton Mandeville, Somerton TA11 6EF – submitted to Area South Planning Board for hearing on 17.06.2025. There have also been concerns raised in relation to the ransom strip. SHOCK have requested that the committee complete a site visit to gain an understanding of the issues raised. Councillors agreed to support this and made the same request from the parish council. Clerk to contact Area South Planning Committee Chair for June. ACTION: Clerk Ransom strip is not a concern as confirmed by the Keinton Mandeville Village Hall, who has sight of land registry document that states the village hall has pedestrian and vehicle access at all times. Document to be sent over the Mr White by Mrs Calcutt to be scanned in and then the clerk will store electronically. ACTION: Mrs Calcutt and Mr White									
Item 8 25/26/051	<p>Determination of Planning. The following notice was received:</p> <ul style="list-style-type: none">• 25/00295/FUL Coombe Quarry, Coombe Hill, Keinton Mandeville, Somerton TA11 6DQ – Demolition of stone barn and replacement with a self-build single storey dwelling. Permitted with conditions.• 25/01277/DOC1 Land at Sycamore Farm, Barton Road, Keinton Mandeville, Somerton TA11 6EA – Discharge of Conditions No.7 (vegetation) and No.15 (CMP) of planning application 21/01034/REM. Pending consideration.• 24/02719/EIASS Land South of B3153, Keinton Mandeville, Somerton TA11 6EF – Environment Impact Assessment (EIA) Screening Opinion pursuant to Regulation 6(1) of the Town and Country Planning (Environment Impact Assessment) Regulation 2017. EIA not required. Councillors noted that the original document noted at least 20 items that were incorrect. Therefore the removal of all of these with one sentence is most unusual. Ideally would like to get the planning officer to explain this as this could have been a strong reason for an objection. Originally her comment had been that a development of this size was out of character for the village and looks more like an urban extension. Originally said the village as a nucleus settlement which means dwellings grow around a certain parts. Therefore a ribbon development is not in line with the nucleus settlement. Although this is a decision that has now been made councillors thought it was worth submitting comments to the planning officer as there is a link with the application being discussed at the Area South Planning Committee 22/01720/OUT. Mr Ryder to draft and clerk to submit to planning officer. ACTION: Mr Ryder and Clerk									
Item 9 25/26/052	<p>Other planning matters.</p> <ul style="list-style-type: none">• Neighbourhood Plan update – there has not been any progress with the Land Evaluation. An email has been sent to Somerset Council to identify what is essential in the evaluation and what could be reduced. This would be in an effort to reduce the costs to prepare one. The current estimate is £18 000. The second draft is not available for the public to view at this stage.									
Item 10 25/26/053	<p>Environment Champion</p> <ul style="list-style-type: none">• There have been a couple of events that have raised some money which will hopefully enable the group to take on some more actions this year. There will be an Open Gardens event on 15.06.2025.									
Item 11 25/26/054	<p>Finance and Payments (RFO – Clerk) Resolved: It was proposed and unanimously agreed to approve the following payments</p> <table><tr><td>201415 Kaye Elston (clerk expenses)</td><td>£6.09</td></tr><tr><td>201416 Ian Matthews (grass cutting)</td><td>£120.00</td></tr><tr><td>201417 HMRC Cumberland (PAYE)</td><td>£123.20</td></tr><tr><td>201418 Kaye Elston (clerk salary)</td><td>£185.05</td></tr></table>	201415 Kaye Elston (clerk expenses)	£6.09	201416 Ian Matthews (grass cutting)	£120.00	201417 HMRC Cumberland (PAYE)	£123.20	201418 Kaye Elston (clerk salary)	£185.05	
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Item 12 25/26/055	<p>Receipts</p> <ul style="list-style-type: none">• There were none.									
Item 13 25/26/056	<p>Other finance matters</p> <ul style="list-style-type: none">• Summary of income and expenditure – this has been sent out to councillors prior to the meeting and signed by Mrs D Von Bergen.• Balance on accounts<table><tr><td>Current account</td><td>£1000</td></tr><tr><td>Business Savings Account 1</td><td>£68 148.16</td></tr><tr><td>Business Savings Account 2</td><td>£5291.91</td></tr></table>		Current account	£1000	Business Savings Account 1	£68 148.16	Business Savings Account 2	£5291.91		
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	<ul style="list-style-type: none"> AGAR Submission and variation of balances documents – clerk has circulated the variation of balances and bank reconciliation which are documents that need to be submitted alongside the AGAR return for the external auditor. Documents to be submitted and posted to the website. ACTION: Clerk Proposal for a second defib – Mr Land has spoken to the shop owner who would be in agreement to put one on the wall of the shop but councillors also want to explore further the possibility of putting one up at the Quarry Inn. The Quarry Inn is currently changing hands and therefore Mr Lane will approach the new owners once they have settled in. The cost will be £2000 plus VAT. There have been discussions in relation to a potential fourth defib as well in the telephone kiosk on Castle Street or the Village Hall. The Village Hall have not been approached and the clerk agreed to send an email to ask if they would consider this. The current volunteers who complete the checks are in agreement to continue. The newer defibs once installed work over wireless and will advise when they need checking. ACTION: Clerk New website update – ongoing Section 106 re Lakeside and Gallion Homes – see Minute 25/26/049 above. Risk Register – this was raised at the internal audit and will be processed within the next two months once the planning issues are progressed.
Item 14 25/26/057	Grant requests. Receive the following grant requests: <ul style="list-style-type: none"> There were none.
Item 15 25/26/058	Traffic Survey update <ul style="list-style-type: none"> The plans for the 20mph speed limit as agreed with Somerset Council Highways was placed on social media as agreed at the last meeting. This has resulted in many comments being posted with a minority have a strong disagreement to the proposed work. Councillors confirmed that 83% of the completed surveys returned were in favour of the 20mph speed restriction in the village.
Item 16 25/26/059	Highways. Consider the following and agree any actions arising: <ul style="list-style-type: none"> Drains and gullies work – still chasing the contractor who gave a quote to identify a date when they will complete the work. Fingerpost replacement update – not heard anymore yet but they are due to contact this month to confirm installation. Blue Lias sign for the fingerpost – Mr Lane will seek a quote for the installation and any maintenance work that is required. ACTION: Mr C Lane The following reports have been made to Somerset Council on their website by Mrs Calcutt: Queen Street road breaking up – Ref: 846560 Queen Street Pavement requested by a member of the community – Ref: 846569 Castle Street pavement as noted by another member of the community – Ref: 846586 Fixmystreet app no longer supported by Somerset Council – this has been reported in the parish magazine when Somerset Council stopped commissioning the app but councillors feel it needs to be put in again to ensure it is not being used. Speed Indicator Device Report <ul style="list-style-type: none"> Data has been circulated to councillors prior to the meeting – councillor noted there is a general upward trend of speed in the village. The speeds recorded are increasing but also the number of vehicles exceeding the speed limit. There are 159 vehicles a day going at least 40mph. Community Speedwatch Report – update <ul style="list-style-type: none"> The group are taking a break for June. Important to remember that the data collected is not just for checking speeds but it is forwarded to the police and can identify vehicles that should not be on the road. The information collated is for a much wider purpose than just speed checking.
Item 17 25/26/060	Parish Paths. Update / items to report. <ul style="list-style-type: none"> Footpath that goes through Lakeview and comes out at Church Street – there is a stile on this pathway that challenges people using it who are in wheelchair or have a pushchair. Mr Ireland will talk to the landowner to see if they would considered changing the style. ACTION: Mr Ireland Dog waste bin at the end of that path is always full and reminder needs to be sent to Somerset Council to ensure it is still being emptied. ACTION: Clerk Footpath between the Humps and Hallows – there are concerns that this needs maintenance and Mr Strugess agreed to have a look.

	ACTION: Mr Sturgess
Item 18 25/26/061	Play Areas. <ul style="list-style-type: none"> Maintenance of the Wild Flower area at the Village Hall – Mrs Graham has spoken to the youth group about use of firepit etc. Wooden train in Happy Tracks – the spare back of the seat is now being stored in the Village Hall. Trimtrail replacement parts – Mrs Calcutt confirmed that the parts had arrived and have now been fitted. There has been no charge for this and therefore clerk will send a thank you email. ACTION: Clerk <ul style="list-style-type: none"> Skatepark – there is rust on the blackside of the panels that needs to be painted. Fence panels are owned by the parish council and a quote is required to replace where necessary. Agreed to get a quote.
Item 19 25/26/062	Keinton Mandeville Playing Field <ul style="list-style-type: none"> Ownership and Land Registry entry – solicitors have been instructed and they have now come back with a number of questions. Clerk will circulate to councillors to try and gather as much information as possible. ACTION: Clerk
Item 20 25/26/063	Maintenance. <ul style="list-style-type: none"> See above at Minute 25/26/061
Item 21 25/26/064	Village Hall Report <ul style="list-style-type: none"> The patio has been regouted and this has been funded through the donation they Village Hall received. Planning to refurbish the kitchen.
Item 22 25/26/065	Councillor Training <ul style="list-style-type: none"> Mrs Calcutt will be attending Freedom of Information training. Mr Ryder attended the social media training.
Item 23 25/26/066	Correspondence. Receive the following correspondence and agree any actions arising: <ul style="list-style-type: none"> None received that required actioning.
Item 24 25/26/067	Correspondence. Circulation SCC updates, SWP briefings, SSDC updates, SSDC Environment <ul style="list-style-type: none"> CPRE Newsletter SALC Newsletter Local Government Boundary Commission for England – survey return date 11.08.2025
Item 25 25/26/068	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"> Judging for gardens will be taking place in the next couple of weeks but this is potentially prior to the next publication. Repairs to play equipment – ideally people advise parish council as there maybe an insurance claim that could be made.
Item 26 25/26/069	Future agenda Items <ul style="list-style-type: none"> Mr Lane advised he needs to give his apologies for the July meeting.
Item 27 25/26/070	Any other reports <ul style="list-style-type: none"> None
Item 28 25/26/072	Date of next meeting: <ul style="list-style-type: none"> Tuesday 01 July at 1930 – Full Parish Council Meeting

Meeting closed at 2140

	OCTOBER MEETING		
23/24/159	Draft agreement for grass contractor	Clerk	ONGOING
	NOVEMBER MEETING		
23/24/179	Meeting with Norton St Philip to consider judicial review	Mr T Ireland and Mr T Ryder	ONGOING
	APRIL MEETING		
23/24/315	NHP completed documents to be placed onto website	Mr Ryder and Clerk	ONGOING
	SEPTEMBER MEETING		
	DECEMBER 2024 MEETING		
24/25/186	Workplace Pension – send update to Pensions that clerk does not require a pension fund	Clerk	ONGOING
	JANUARY 2025 MEETING		

	MAY 2025 MEETING		
25/26/022	Checking what are requirements for Land Evaluation Report with Somerset Council	Mr T Ryder	ONGOING
	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
25/26/050	Scan of map which cited the Ransom Strip at the Village Hall	Mrs C Calcutt and Mr K White	
25/26/051	Comments to be submitted for 24/0217/EIASS – drafted by Mr Ryder and submitted by clerk.	Mr T Ryder and 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.	Clerk/Mrs Calcutt	
25/26/059	Blue Lias sign – locate where it is now so that it can be replaced on the Fingerpost	Mr C Lane	
25/26/060	Request for dog waste bin to be emptied at the end of the path on Castle Street	Clerk	
25/26/060	Footpath through Lakeview to Castle Street – request to land owner if he would consider amending the stile so that wheelchair users and pushchair users will be able to access.	Mr T Ireland	
25/26/060	Footpath maintenance possibly required between Humps and Hallows. Mr K Sturgess to have a look.	Mr K Sturgess	
25/26/061	Trimtrail replacement caps have arrived – thank company for sending free of charge.	Clerk	
25/26/062	Keinton Mandeville Playing Field solicitor information to be circulated to councillors to ask for information	Clerk	
	COMPLETED TASKS		
	MAY 2025		
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