

Yatton Keynell Parish Council

MINUTES OF A FULL MEETING OF YATTON KEYNELL PARISH COUNCIL HELD IN THE CONSERVATORY – THE BELL INN YATTON KEYNELL MONDAY 5th January 2026

Present: Cllr A Parker (Chair), Cllr C Grainger, Cllr F. Plowman,
Cllr M Pope, Cllr D Towl, Cllr M Woodcock, U Cllr J Atkey & I Plowman (Clerk)
Public Gallery: Three

1. PUBLIC GALLERY

Resident from Grange Court presented their plans for their property, their planning application will be submitted to Wiltshire Council in the near future when it will be formally considered by the Parish Council.

2. REGISTER OF INTERESTS

None required.

3. APOLOGIES FOR ABSENCE

Cllr L Harkus.

4. MINUTES OF THE LAST PARISH COUNCIL MEETING

Minutes of the Meeting – 1st December 2025 – approved & signed by - Cllr A. Parker.

5. REGISTER OF ACTIONS

LHFIG – U Cllr J Atkey to raise with Chair of LHFIG why A420 is still on tracker as it was previously agreed that this group should not be involved with issues regarding primary route network. See Planning below.

Drainage – U Cllr J Atkey to follow up with Northern Area Flood Working Group when CCTV survey will be undertaken of surface water drains on B4039 outside the school.

Defibrillator, agreed in principle for one to be placed in a central location in the village, exact location to be determined.

6. PLANNING

Planning Applications to be minuted:

PL/2025/09434 – 7 Old School Gardens - Single storey side extension to the garage – No Objection

PL/2025/09455 – Ivy Farm West Yatton - Formation of new outdoor equestrian arena with associated fencing for private use – No Objection

Planning Applications considered:

PL/2025/03672 – Land East of Biddestone Lane – 55 Dwellings (resubmission), Councillors objections remain, the submission of revised plans has not addressed the issues previously raised. Clerk to circulate the Parish Council's response.

It was noted that whilst Highways Officers have not expressed concerns regarding the A420/Biddestone Lane junction in discussion with the applicant, their colleagues within the same department via LHFIG have noted that improvements need to be made to the junction due to the number of traffic collisions.

Councillors agreed that Clerk should raise the issue of how collisions are recorded with Dr Roz Savage MP.

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Three Freedom of Information requests have been submitted to obtain further information:

Wiltshire Police - the number of times Police have attended traffic collisions at the A420-Biddestone Lane crossroads during last five years. Response received that non injury incidents are not recorded, injury incidents recorded were two in 2021 & three in 2022, none since.

Wiltshire Council – number of times during last five years street furniture at said crossroads has been repaired/replaced, response outstanding.

Wiltshire Council – sites considered in the local area during the preparation of the local plan and reasons why they were discounted, response outstanding.

Request for a traffic survey (metro count) to be undertaken in Biddestone Lane on section between pinch point & Combe View.

Planning Applications recently determined by Wiltshire Council:

PL/2025/05870 – Littlemead Farm - Redesign of existing dwelling to add first floor in roof space & single storey extension along with internal alterations. Amendment to scheme previously approved PL/2024/02536.

PL/2025/09198 – The Book House – Tree work in conservation area – No Objection

7. CLERK – FINANCE

Payments approved:

I J Plowman - £257.10 – Clerk Salary December	JCB – S Garden – Maintain Ltd - £2,093.00 Village Maintenance.
Duncan Joyce & Associates Ltd – Client Call £192.80 – Payroll deduction Qtr3 2025/26	

Bank reconciliation signed.

I.T. Policy circulated & adopted.

Precept & Budget, councillors agreed to increase the Band D Charge by 3% to £43.71 per property with a Council Tax Base of 402.68, giving a precept of £17,601.14.

Burial Ground Fees, proposed increase accepted subject to rounding up two fees to the nearest pound.

8. HIGHWAYS, FOOTPATH & AMENITY AREA

No Issues raised.

9. COUNCILLORS QUESTIONS AND ITEMS FOR FUTURE MEETINGS

No Issues raised.

Meeting Closed 20:10

Next meeting: Monday 2nd February 2026 – The Bell Inn