

Minutes – 11th October, 2017

7:02pm the meeting opened.

17/153 Attendees: Chairman B. Sugg, Cllr. J. Bennett , Cllr. P. Chant, Cllr. C. Hencoq, Cllr. P. Hodge, Cllr. N. Hopkins, Cllr. D. Mead, Cllr. M. Mead, Cllr. J. New, Cllr. S. Snelling, Clerk G. Macpherson. **Apologies:** Vice Chairman M. Shepstone, Cllr. B. Hartley and Cllr. D. Goddard, reasons noted. **Public Attendance:** C.Cllr. M. Keating, D.Cllr. G. Seaton and 22 members of the public

17/154 Declarations received

- Chairman B. Sugg and Cllr. D. Mead - 17/157 (e)
- Cllr. C. Henocq – 17/166(1)

17/155 The minutes were approved as an accurate and correct record of the Parish Council meeting held on 13th September, 2017. All agreed.

17/156 Public Question Time

- (1) 22 Members of the Public attending the meeting to object to planning application 17/03673/OUT. Issues raised were traffic problems, not much of a change from earlier planning applications, error in road names and grid references, schools being oversubscribed and issues with sewage. Chairman advised all objectors to write to SSDC (South Somerset District Council) stating their objections and copy the ward officers. It was suggested that the CPRE (Campaign to protect Rural England) should provide their views on this application, **Action:** Clerk to write to Mr N Whitsun-Jones, CPRE.
- (2) County / District Councillors Reports – Gave out their reports which would also be sent to Clerk via email for distribution.

17/157 To discuss and make observations on SSDC - Planning Applications

a. **Tellis Cross** – There was no update to give.

b. **17/03673/OUT**

Applicant: Mr John Cullen

Proposal: Residential dwellings with associated access, landscape and public open space

Location: Land East of Holywell, West Coker

Resolution: It was agreed by all to object to this planning application for the following reasons;

- The loss of the best and most versatile, Grade 1, agricultural land.
- The impact upon the local highway network, which is already considered to be near capacity at peak times.
- Detrimental to road safety with dangerous junctions in the vicinity and the cul de sac of the old A30 towards the Yeovil Court Hotel will become a thoroughfare.
- A detrimental impact upon the landscape with it extending beyond the current built form and causing harm to the settings of Nash Lane, Helena Road and Higher Burton.
- It is contrary to the SSDC Local Plan (2006-2028) and the advanced stages of the East Coker Neighbourhood Plan.
- The impact of light pollution upon dark skies.
- Local schools and amenities are already at full capacity.
- The density proposed is significantly greater than the surrounding area.

Additional Request: The Parish Council could receive a £5,000 contribution towards a bus shelter if planning permission is granted. The Parish Council felt due to their objection to this planning application that the decision regarding the bus shelter wasn't relevant at this time, all agreed.

c. 17/01396/FUL – Appeal hearing

Appeal by: Mr and Mrs B Delves

Proposal: Removal of existing garage and erection of a detached dwelling house

Location: Coker Firs, 141 West Coker Road, BA20 2HH

Deadline for written additional comments was the 17th October, 2017

Resolution: It was agreed by all to reply with the following “East Coker Parish Council did a site visit in 2010, with both ward officers present and the Parish Council also made a site visit to the neighbours affected by this planning application. They found the site not suitable for the application. East Coker Parish Council stand by the previous decision they made. Since 2010 there have been new guidelines in the NPPF and Local Plan (2006-2028), which suggests that this application should be refused, reference to policy EQ2.”

d. 17/03607/S73 – Adjacent Parish – Yeovil – no plans provided, available on line

Proposal: Application to vary condition 2(approved plans) of planning approval 15/05385/FUL to reduce projection of extension and remove doors on west and east elevations of garage.

Location: 14 Lower Turners Barn Lane, Yeovil BA20 2JH

Resolution: The East Coker Parish Council are happy to support Yeovil Parish, all agreed.

Cllr. S. Snelling took the chair.

8:05pm Cllr. J. New joined the meeting.

e. 17/03689/FUL

Application: Mr and Mrs Mornement

Proposal: Erection of a detached dwelling with associated driveway and landscaping

Location: Land Rear of Burton Cottage Farm Burton Lane, East Coker

Resolution: It was proposed to support this application. A vote was taken, 1 against and 3 abstentions, 4 in support, motion carried.

Chairman B. Sugg took the chair.

f. 17/03320/OUT – Outline application for residential development of up to 100 dwellings, the formation of a new access onto Watercombe Lane, associated open space and landscaping. Land West of Bundford Hollow, East Coker.

Adjacent Parish: West Coker. Additional comments to be noted to SSDC. The East Coker Parish Council would like the substantial tress to be taken into consideration.

g. 17/03888/LBC – The carrying out of internal alterations for the conversion of outbuilding to provide ancillary annexe accommodation

17/03780/FUL – The conversion of outbuilding to provide ancillary annexe accommodation

Application: Mr and Mrs M Whittick

Location: Maltings, Dorchester Road, Barwick, Yeovil, BA22 9RD

Resolution: It was proposed to concur with the comments from the Conversation Officer. A vote was taken, 1 abstention and 9 agreed, motion carried.

8:15pm C.Cllr. M. Keating joined the meeting.

h. 15/01000/OUT – Keyford. A draft email had been prepared by Cllr. B. Hartley and Cllr. J. Bennett, Keyford Working Group, with regards to the traffic flow and the possibility of a roundabout and improvements. **Action:** C.Cllr. M. Keating to provide Clerk with email addresses for the SCC (Somerset County Council) contacts. Clerk then to send and copy ward members and Mr Peter Riley (Cllr. S.Snelling to provide Clerk with email address). All agreed.

SSDC – Planning Determinations – For your information.

- i. **17/02972/FUL** – The formation of a field access (retrospective) Land adjacent Timberley White Post, West Coker Road. Full Permission Granted.
- j. **17/03055/FUL** – The erection of a stable building (retrospective). Land OS 0006 Part Holywell East Coker. Full Permission Granted.

17/158 Memorial Approvals

- a. Headstone in remembrance of Yvonne Helyar Edison with inscription. It was proposed by Cllr. N. Hopkins and seconded by Cllr. J. Bennett to grant permission. All agreed.

17/159 To receive the Clerk's report

- CIL contributions from the Holywell development. It was agreed for all Council to provide further items to Cllr. P. Hodge to collate and Clerk to send to SSDC by Monday 16th October.
- The new road, Townsend Mead, at the Townsend Development has been confirmed and Clerk has received the sealed order.
- The Triangle Drain has collapsed and is now on a working list and will take 3 months to repair. C.Cllr. M. Keating will follow up the repairs if not completed in this timescale.
- Tellis Bridge should be repaired in the next three months. C.Cllr. M. Keating will follow up if works are not completed.
- The Cemetery Bank improvements should be completed soon.

17/160 To receive correspondence from the SSDC / SCC

- (1) The Local Government boundary Commission. It was all agreed by all to respond with the following; "East Coker Parish Council would like to retain its ties with the current rural village parishes within the Coker Ward, which East Coker Parish Council finds work extremely well."

17/161 To receive and discuss Parishioner Correspondence

- Mr Peter Riley, Keyford objection. Action noted in earlier minute, 17/157 (h).
- Ms S Owen, Mud on the road by the cemetery. Council noted her comments.
- Ms S McMenain – Drug Taking in lay-buy, Gunville Lane and Longlands Lane. The car registration number has been noted and Clerk to report to the police. SSDC have been informed of the drug debris to be cleared and a request for a camera has been made. **Action:** Clerk to inform Ms McMenain.

17/162 To discuss Working Group issues and resolve

- (1) The Neighbourhood Plan. The plan has now gone for its Health Check and the working group should hear results/responses next week. Council thanked Cllr. C. Henocq, Cllr. S. Snelling and Mr John Snelling for their hard work.
- (2) Traffic
 - Speed and Signage – A meeting has been arranged for the forthcoming Monday and an update will follow.
 - School Parking – Pathway. A suggested pathway opposite the Saw Mills might ease the danger of walking from the Village Hall to the school. Unfortunately it would be considered unsafe due to having to cross the road twice. Cllr. P. Hodge suggested staggered start times to ease the traffic issues. **Action:** Cllr. N. Hopkins to discuss with the school. C.Cllr. M. Keating offered to speak to a land owner and chat with County Hall to see if they can help.
- (3) The Cemetery Chapel – A meeting with the working group is being arranged.

9:40pm C.Cllr. M. Keating left the meeting

17/163 Group Representative Reports

- (1) Village Hall – Cllr. J. New – No report to give
- (2) Alms Houses – Chairman B. Sugg – No report to give
- (3) Primary School – Cllr. N. Hopkins – No report to give

17/164 To discuss and identify Highways Issues and resolve – No issues to report.

17/165 To discuss and identify items for the Village Ranger - No items discussed.

17/166 To discuss and resolve the following topics;

- (1) Grant Application – Art in East Coker. **Resolution:** It was agreed by all to provide a grant for the full amount.
- (2) Pavilion Repairs
 - Changing Room Shower heads have been completed. The water thermostat will be tested soon. **Action:** Cllr. J. New.
 - Playground Fence – KM Dike Temporary Repair £200, plus VAT. It was agreed by all to have the work completed.
- (3) East Coker Cockerels Football Club
 - a. Signage – Football Club to provide clerk with signage details to discuss with the Planning Department at SSDC and the Parish Council.
- (4) Christmas Eve – It was agreed to bring this item forward to the next meeting. **Action:** In the meantime, Chairman B. Sugg will organise a tree.

17/167 Agenda items for the next meeting, Wednesday, 8th November, 7.00pm at the Pavilion

- Christmas Eve

17/168 Finance

To approve the following items of expenditure and those paid under delegated powers. Proposed by Cllr. N.Hopkins and Cllr. D. Mead, all agreed.

Description	Amount	Vat
Bank Balance as at 29 th September, 2017	£45,327.08	
Outstanding cheques	-	
VAT expected Q2	£861.84	
Incomings yet to be banked / received		
- Lease Fee Scouts	£1.00	
- Pre School Electricity Contribution	£ 157.78	
External Audit	(£ 300.00)	£ 60.00
Clerks Expenses /Office Rent	(£ 44.30)	
Clerks Salary Sep	(£ 774.24)	
Claire's Cleaning	(£ 180.00)	
K M Dike – Sep	(£ 958.26)	£159.71
White Post Turf	(£1,200.00)	£200.00
SSDC – Ranger	(£2,142.00)	£357.00
NP Cost – Footprint futures	(£3,129.00)	
Grant – Simon Dicker (Arts Festival)	(£500.00)	
Total c/f	£37,119.90	
After summons sent out:		
HM Revenue and Customs	£ 83.58	

10pm The meeting closed.

Signed: Chairman B. Sugg _____

Signed: Clerk, G. Macpherson _____

