

Minutes – 13th December, 2017

6:30pm the meeting opened.

17/183 Attendees: Chairman B. Sugg, Vice Chairman M. Shepstone, Cllr. P. Chant, Cllr. D. Goddard, Cllr B. Hartley, Cllr. P. Hodge, Cllr. D. Mead, Cllr. M. Mead, Cllr. S. Snelling, Clerk G. Macpherson. **Apologies:** Cllr. N. Hopkins, Cllr. J. Bennett, and Cllr. C. Henocq, reasons noted. **Public Attendance:** D.Cllr. G. Seaton and Mr Clive Seaton, Mr Jim and Mr James Smith of Smith Carpentry and Construction, Ms Caroline Field, Mr Ken McIver, Mr Shawn Travers of Boon Brown, Mr Mike Beckerleg and 6 other members of the public.

17/184 Declarations of interest received.

17/04264/S19 – Cllr. M. Mead, Cllr. D. Mead, Chairman B. Sugg

17/04318/S73 – Cllr. D. Mead, Chairman B. Sugg (Neighbouring properties)

A vote was taken by Council and it was agreed by all for Cllr. D. Mead and Chairman B. Sugg to vote on these items for quorum requirements as no monetary interest was given.

17/185 The minutes were approved as an accurate and correct record of the Parish Council meeting held on 8th November, 2017.

17/186 Public Question Time

(1) Members of the Public

- Mr Jim Smith and Mr James Smith of Smith Carpentry and Construction addressed Council. They are a small family business and have completed many projects and the land would not be 'land banked'. They will start works as soon as possible after and if permission is given. The development will consist of 2 to 3 bedroom properties and they have reduced the scale from 14 to 10. They will also operate the local occupancy cascade.
- Mr Ken McIver addressed the Council and thanked them for their support. The new plans are more sympathetic with the existing buildings. After dialogue with Boon and Brown he and his group members now support the scheme.
- Ms Caroline Field endorsed what Mr McIver said but would like to see more definite affordable homes.
- It was noted by Mr Travers to Parish Council, after the concern of no affordable housing noted by a Councillor, that there is no government requirement for the contractor to build affordable housing on a development of this size, but they have confirmed a local occupancy cascade.

(2) Cllr. G. Seaton wished everybody a Merry Christmas. Apologies received from C.Cllr. M. Keating, his report had been received by Clerk and distributed prior to the meeting.

17/187 To discuss and make observations on SSDC - Planning Applications

a. 17/04380/FUL

Applicant: Smith Carpentry and Construction

Proposal: The erection of 10 dwellings with associated works including access and landscaping

Location: Land Adjacent Broadacres, East Coker.

Resolution: It was proposed to not make any objections. A vote was taken, 8 in favour, 1 abstention. Motion carried.

b. 17/04264/S19

Applicant: RMR Developments

Proposal: Application to vary planning conditions 2 in relation to approval 15/02974/LBC

Location: Russet Barn, 2 Townsend Mead, East Coker

Resolution: It was agreed by all that the Parish Council had no objections.

c. 17/04318/S73

Applicant: Mr and Mrs Dodge

Proposal: Application to remove condition 6 (agricultural occupancy condition) of planning approval 810279

Location: Fairwind, Burton Lane, East Coker

Resolution: It was agreed by all that the Parish Council had no objections.

d. 17/04502/TPO

Proposal: Application to carry out tree surgery works to Laurel trees within Group G1 of The East Coker No1. Tree Preservation Order 1984

Although observations are not required, particular concerns can be noted.

Resolution: It was agreed by all that the Parish Council had no objections.

e. 17/04452/FUL

Applicant: Mr K P Barter

Proposal: Alterations and the erection of an extension to dwelling and replacement detached garage.

Location: Broadmayne West Coker Road, Yeovil

Resolution: It was agreed by all that the Parish Council had no objections.

f. 15/01000/OUT – Keyford

- The letter drafted by Cllr. B. Hartley was agreed by all and Clerk to send. **Action:** Clerk

SSDC – Planning Determinations

- g. **17/04038/FUL** – Erection of a garden room to rear of dwelling and new roof light. Anvil Cottage Main Street East Coker. Permission Granted.
- h. **17/03593/COU** – The change of use of residential dwelling to a mixed use as dwelling / dog grooming parlour. 28 Nash Lane, East Coker. Permission Granted.
- i. **17/03981/FUL** – The erection of a replacement milking parlour. Redland Farm, East Coker. Permission Granted.
- j. **17/04269/FUL** – The erection of a dwelling. Moor Lane, East Coker. Application withdrawn.
- k. **17/03780/FUL** – The conversion of an outbuilding to provide ancillary annexe accommodation. Maltings, Dorchester Road, Barwick. Permission Granted.
- l. **17/03888/LBC** – The carrying out of internal alterations for the conversion of outbuilding to provide ancillary annexe accommodation. Maltings, Dorchester Road, Barwick. Permission Granted.
- m. **17/03689/FUL** – Erection of a detached dwelling with associate driveway and landscaping. Land rear of Burton Cottage Farm, Higher Burton, East Coker. Full permission given.

17/188 Memorial Approvals

- a. Memorial in memory of Ed Rice was approved by all.

17/189 To receive the Clerk's report.

- (1) Pavilion Users. It was agreed to arrange a meeting between all users and the Parish Council in the New Year. **Action:** Clerk to organise.
- (2) Clerk informed all of the Public Exhibition for Bunford Heights Development. Friday 15th December. Chairman. B. Sugg asked if members of the Council could attend.
- (3) Gunville Lane. Georgie Crittenden, the Yeovil Beat Manager, has designed a sign. All council agreed with the sign. **Action:** Clerk to thank Ms Crittenden and ask for her to have it installed.
- (4) Clerk Holiday. Clerk informed Council that she will be taking leave from 20th December, returning back into the office on 2nd January 2018.

17/190 To receive correspondence from the SSDC / SCC

- (1) Review of the South Somerset Local Plan (2006-2028) Issues and Options Consultation.

The working group have created a response. Cllr. B. Hartley asked for 5.4 comment to be taken out, all agreed. The response date is the 11th January and it was agreed for Clerk to send it on that day. In the meantime, the Parish Council agreed to hold a 'drop in' session for Parishioners, to help Parishioners understand the plan and how to reply to SSDC. The session was confirmed for Wednesday 3rd January, 2018, between 5-7pm at the Pavilion. **Action:** Clerk to email Parishioners informing them of the session and to remind them again on the 2nd January. **Action:** A note to also go onto the Website.

17/192 To discuss Working Group issues and resolve

- (1) The Neighbourhood Plan. The group have received a satisfactory response from the Heath Check, with no major issues. The plan has now been submitted for regulation 15. SSDC will now arrange the referendum. Clerk asked the working group to provide a budget for next fiscal, required for the next meeting.
- (2) Traffic – Speed and Signage. Mr Gary Warren, SSDC, has informed Chairman that the pavement and speed signage had been agreed. Documentation from Mr Warren has yet to be received.
- (3) The Cemetery Chapel – Meeting 9th January 2018 – 9:15am at the Pavilion has been arranged.

17/193 Group Representative Reports

- (1) Alms Houses – Chairman B. Sugg – no report to give.
- (2) Primary School – Cllr. N. Hopkins – no report to give.

17/194 To discuss and identify Highways Issues and resolve

Pot holes to be reported; Mill Lane, Halves Lane (on the way to Holywell, just past the electric station) and one outside Fur Tree Cottage. **Action:** Clerk to report.

17/195 To discuss and identify items for the Village Ranger

It was noted that a drain by the school needed clearing.

17/196 To discuss and resolve the following topics;

- (1) Christmas Eve Arrangements were discussed. It will start at 6pm.
The horse box will arrive at 4:30pm, Chairman, Clerk and Cllr. D. Mead to meet at 4:30pm and sort paddock lighting. Cllr. S. Snelling will lead the singing. Cllr. D. Goddard will have first aid responsibility.

17/197 Agenda items for the next meeting, Wednesday, 10th January, 7.00pm at the Pavilion

Budget
Precept
Councillor Vacancy

17/198 Finance

It was proposed to approve the finances by Vice Chair M. Shepstone and seconded by Cllr. D. Mead.

Description	Amount	Vat
Bank Balance	£32,649.35	
Outstanding cheques	0	
VAT expected	£ 1,278.94	
Incomings yet to banked (Calendar money yet to be finalised)		
Clerks Expenses /Office Rent	(£ 33.35)	
Clerks Salary December	(£615.15)	
Claire's Cleaning – Pavilion	(£180.00)	
Water 2 Business – Rates	(£95.01)	
EDF – Pavilion Electricity Supply	(£243.09)	£ 11.58
Calendar		
- Amazon Vouchers – Calendar Competition	(£100.00)	

- Aurora Print and Design	(£457.20)	£ 76.20
K M Dike – November	(£ 922.26)	£153.71
K M Dike – Cemetery Bank	(£1,188.00)	£198.00
British Telecom	(£ 121.57)	£ 20.26
Triangle Roses	(£ 45.00)	£ 7.50
Christmas Celebrations		
- Village Café		
(Electricity Supply for Christmas Eve and the Tree)	(£ 40.00)	
- Morrtimers Yeovil Ltd – Mince pies	(£ 104.50)	
- Garland for Horse Box	(£ 15.95)	
- Battery lights for small tree	(£ 5.95)	
- Screwfix Lights – tripods x 12 and lights x 6	(£370.82)	£ 61.80
Total Carried Forward	£ 29,390.44	

Precept March 2018

The meeting closed at 8pm.

Chairman B. Sugg

Clerk. G. Macpherson