

Minutes – 14th June 2017

7pm – The meeting opened.

17/089 Attendees: Chairman. B. Sugg, Cllr. J. Bennett, Cllr. D. Mead, Vice Chair. M. Shepstone, Cllr. P. Hodge, Cllr. P. Chant, Cllr. D. Goddard, Cllr. C. Henocq, Cllr. S. Snelling, Cllr. M. Mead, Cllr. B. Hartley, Cllr. N. Hopkins.
Public attendance: C.Cllr. M. Keating, D. Cllr. G. Seaton, Mr C Seaton, Mr Everett, Mr J. Divall **Apologies:** D. Cllr. C. Bakewell, Cllr. J. New

17/090 Declarations were received from Chairman B. Sugg and Cllr. D. Mead on item 17/093 (f). All Council agreed that they could discuss the item as they do not have a pecuniary interest.

17/091 The amended minutes were approved as an accurate and correct record of the Parish Council meeting held on 10th May, 2017. Proposed by Vice Chair M. Shepstone, seconded by Cllr. D. Goddard. All agreed.

17/092 Public Question Time

(1) Members of the Public

- a. James Divall introduced himself as the Neighbourhood Development Officer within the Community Development Team. He informed Council that the Playing Field Strategy was used as an evidence tool, it is also used by the four key bodies working with the leisure team, which are Football Foundation, England Cricket Board (ECB), England Hockey, and Rugby Football Union (RFU). The Council should have a vision for the sporting facilities. If there is no project they may not get any money from developments. Expansion of the Pavilion should be considered. D.Cllr. G. Seaton informed Council that Mr S. Fox, SSDC (South Somerset District Council), had ring fenced the monies due from the Broadacres development. **Action:** J. Divall to check that the monies have been ring fenced. Mr Divall offered his help to the Parish Council with regards to community grants. **Action:** Clerk to arrange for Mr Divall to attend the next meeting to discuss grants. Cllr. B. Hartley told Council that he had read the Playing Fields Strategy and he told Council that it noted that the drainage was poor at the Pavilion and that the facilities were adequate. Mr Divall suggested that Council challenged these points. It was noted that all football ages from the East Coker Cockerels would be returning from the next season. It was noted that proposals put forward for spending monies, received from developments, doesn't mean that the Parish Council support the developments. Council thanked Mr Divall.

7:10 Cllr. C. Henocq left the meeting

7:12 Cllr. C. Henocq re-joined the meeting

7:25 C.Cllr. M. Keating handed out his report and left the meeting

7.30 Mr J Divall left the meeting. He agreed, before leaving, that he would like to attend the next meeting organised to discuss the community car park.

(2) County / District Councillors Reports

C.Cllr. Mark Keating gave out his report before he left the meeting. D.Cllr. G. Seaton would forward her report to Clerk.

17/093 Planning Applications

- a. **Tellis Cross** – Consultation – no details received.
- b. **Holywell** Consultation Update – no consultation information received.

c. 17/02068/FUL

Applicant: Mr and Mrs G Dennison

Proposal: Loft conversion with dormer window and new side windows (Part retrospective)

Location: New Chapter Holywell, East Coker

Mr Everett, a next door neighbour to the applicant, showed Council pictures of the windows, which over look his garden. He informed Council of the house valuations before and after and the

impact this application would have on the value of his house. He objected due to the reduced market value of his property and the privacy aspect.

Resolution: Council had concerns with the style of the loft conversion as it is next to a listed building. Cllr. J. Bennett proposed that Council objects to the plans of this application due to overlooking and over bearing on a grade 2 listed property. Seconded by Cllr. S. Snelling, all agreed.

d. 17/02277/COL

Applicant: Ms Tanya Coles

Proposal: Certificate of Lawfulness for the existing use of land as equestrian and the siting of a field shelter.

Location: Land Os 0006 Part Holywell, East Coker

Resolution: No comment or objections to make, all agreed.

e. 17/02319/FUL

Applicant: Sundial Developments

Proposal: The erection of 2 no. bungalows and attached garages

Location: Land between Sunnycroft and No. 4 Long furlong Lane, East Coker

Resolution: No comments or objections to make, all agreed.

f. 17/02260/FUL

Applicant: Mr Richard Robinson

Proposal: The erection of a barn for storage of tractors ancillary to the main dwelling

Location: Old Stable Cottage, Burton, East Coker

Resolution: It was proposed to comment that Council are mindful not to support this application.

They have concerns over the size and request that it can only be used for the stated purpose.

They would like to request a covenant to reflect their request of no future change from the original application. A vote was taken, 10 for, 2 abstentions, motion carried.

g. 17/02355/FUL

Applicant: Mr Andrew Perkins

Proposal: The erection of a two storey side and rear extension over existing garage

Location: 22 Lower Wraxhill Road, East Coker

Resolution: Vice Chairman M. Shepstone proposed to support this application, seconded by Cllr. B. Hartley, all agreed.

h. 15/01000/OUT – Keyford – no information to be discussed.

i. 17/01396/FUL – Coker Firs – Council Area Committee Decision. Cllr. G. Seaton informed Council that the application was refused, 5 for, 8 against. The planning officer had recommended approval. Chairman B. Sugg had attended on behalf of the Parish Council. This application may now go to appeal.

SSDC – Planning Determinations – For your information.

a. **17/0160/FUL** – Sundial Developments – Application withdrawn.

b. **17/01699/FUL** – Mrs Catherine Bradley - Fencing - Merion, East Coker - Full permission given

c. **17/01326/S73** – Concept Building Services – The Byre Dorchester, To vary conditions – Permission Granted

d. **17/01335/LBC** – Concept Building Services –The Bryre Dorchester, Carry out internal works – Consent Granted

17/094 Memorial Approvals

- a. Memorial approval was given for Mr Brendan Hugh Russell. Proposed by Cllr. N. Hopkins, seconded by Cllr. D. Mead, all agreed.

17/095 To receive the Clerk's report.

- **Village of the Year.** Clerk informed Council that the application went in and if the Council didn't hear anything by the 15th, then the application would not have been successful.
- **Internal audit** – Clerk gave out copy internal audit forms and explained the variance in the figures from fiscal 15/16 – 16/17. All agreed for Chairman B. Sugg to sign the external audit form. **Action:** Clerk to forward to external auditors. **Action:** Clerk to find a software package suitable for the accounts and discuss with other clerks their procedures. Letter to be written to the internal auditor thanking him for this and previous year audits, and that the Parish would now move forward with a computer based package for future internal audits. All agreed.
- **Annual Parishioner Meeting Debrief/Improvements.** Feedback was positive. It was agreed to change the format. A final decision for future events to be made at the Budget Meeting. **Action:** Clerk to note and arrange.
- **East Coker Cockerels** – Email received regarding tyre tracks on the football pitch. **Action:** Clerk to email Pavilion uses to ask them to keep vehicles off of the grass if possible, especially in wet weather.

17/096 To receive correspondence from the SSDC

- (1) South Somerset Playing Pitch Strategy Consultation. It was agreed to complete the form after the meeting.

17/097 To receive and discuss Parishioner Correspondence

- (1) Ms S Owen – Emailed regarding an assumed abandoned black car at the Church road. It has tax and MOT therefore there is nothing the police / SSDC can do to remove it. **Action:** Clerk to inform Ms Owen.
- (2) Mr J Cordwell – Flood Management Warden / Flooding Townsend Farm. It was agreed by Council that there is no requirement for a Flood Management Warden. **Action:** Clerk to give Mr Cordwell the contact details of Mr D Martin, Service Manager – Flood Risk Management SSDC.
- (3) Car Workshop – Halves Lane. An anonymous complaint has been received complaining about the noise from the workshop. **Action:** Chairman B. Sugg to discuss with landlord.

17/098 To discuss Working Group issues and resolve

- (1) The Neighbourhood Plan. The matrix responses are nearly completed, hopefully to be completed by the end of the week. A day will be spent with Fire and Ice to amend the plan. The next draft will be sent to Council within good time of the next meeting for approval. Then a health check will be completed (this will be paid for by a grant). A meeting with SSDC has been arranged for July 20th. The Housing Survey is with Simon Williams. A housing needs survey could be completed free but could cause a problem with what is in the plan and take it right back to pre reg 14. It was suggested to complete this when the plan is 'made'.
- (2) Traffic – Speed and Signage. No response received from Colin Fletcher, SSDC. **Action:** Cllr. D. Goddard to talk to C.Cllr. M. Keating.

17/099 Group Representative Reports

- (1) Village Hall – Cllr. J. New – No report to give
- (2) Alms Houses – Chairman B. Sugg – A meeting will be held on 23rd June.

9:03pm Vice Chairman M. Sheptone left the meeting

- (3) Primary School – Cllr. N. Hopkins has had a meeting with the head to discuss Road Awareness and the school is keen to step up road safety.

9:07pm Vice Chairman M. Sheptone re-joined the meeting

It was agreed by all for Cllr. N. Hopkins to be involved on behalf of the Council and write a joint letter with the school.

17/100 To discuss and identify Highways Issues and resolve

- (1) **Verges** – No response has been received from SSDC with regards to the date of the next cut. Cllr. D. Mead can arrange for the cutting. It should take 4 days @ £250 a day. It was agreed by all to arrange this cutting. It was noted that the cost would be over £500 but unfortunately there were no other

companies to provide the other required quotes. **Resolution:** It was agreed by all to use the suggested contractor @ £250 per day.

17/101 To discuss and identify items for the Village Ranger

- (1) The Church path needs finishing
- (2) Mill Close needs weeding

Chairman B. Sugg asked Council to give her a call if they have anything else for the Ranger, she meets the Ranger every Wednesday at 8am.

17/102 To discuss and resolve the following topics;

- (1) Postman John. It was agreed to email Parishioners regarding the collection post box being accessible at the Village Café. A note will also go into the ECPC piece for the Society Newsletter.
- (2) Notice Board Renewal – the notice boards mentioned at the Parishioner meeting actually belong to the East Coker Society.
- (3) TPO's
 - a. Tellis Cross – Mr P Poulton SSDC to update clerk regarding TPO's on the tress on the adjoining field.
 - b. Field on Halves Lane (opp. Industrial estate). **Action:** Clerk to email Cllr. J. Bennett the information received from Mr Poulton. It was noted from the Land Registry that the blossom trees are on the highway verge, owned by SSDC, and not the land owner.
- (4) East Coker Cockerels Fixed Fees. It was proposed by Cllr. P. Hodge to fix the rate for the next season to £2,500, paid monthly by Direct Debit, with a yearly review. Seconded by Cllr. N. Hopkins. All agreed.
- (5) Website Photography Competition. Resolution was sought to purchase calendars for £381 and sell them each for £7.50. A vote was taken, 11 for, 1 abstention, motion carried.
- (6) Resolution was sought and given to exclude the public (*Non Parish Council Members*) and press during the following items:
New Community Car Park

17/103 Agenda items for the next meeting, Wednesday, 12th July, 7.00pm at the Pavilion

17/104 Finance

It was proposed by Vice Chairman M. Shepstone and seconded by Cllr. D. Mead to approve the following items of expenditure and those paid under delegated powers.

Description	Amount	Vat
Parishioner Evening		
- Food	(£79.83)	
- Drinks	(£108.85)	£21.77
- DAG Design – Banner £30 & Rights of Way Maps £75	(£ 105.00)	
CPRE – Annual Membership	(£36.00)	
SLCC – Society of Local Council Clerks – Annual Mem.	(£96.00)	
Clerks Expenses /Office Rent	(£ 50.05)	
Clerks Salary May	(£773.78)	
Chalmers Accountants	(£414.00)	£69.00
EDF Energy - Pavilion	(£306.00)	£14.58
Claire's Cleaning Services April	(£180.00)	
Councillors Allowance (6@£260)	(£1,560.00)	
NP Costs – Meeting sundries	(£12.57)	
KM Dike - April	(£ 977.40)	£162.90
SSDC – Pest Controller	(£76.20)	£ 12.70
Post Box – Cllr. D. Goddard	(£14.00)	

10pm the meeting closed.