

Minutes – December 2016

6pm The meeting started.

979 Attendees: Chairman B. Sugg, Cllr. J. Bennett, Cllr. D. Mead, Cllr. J. New, Cllr. C. Henocq , Cllr. M. Mead, Cllr. M. Shepstone, Cllr. P. Chant, Cllr. S. Snelling, Cllr. N. Hopkins, Cllr. D. Goddard, Cllr. P. Hodge and Cllr. B. Hartley. **Public attendance:** D. Cllr. G.Seaton. Mr and Mrs Mornement, Mr Andrew Tregay, Boon Brown and Mr Brown. **Apologies:** C.Cllr. M.Fysh has given his apologies until April 2017, D. Cllr. C. Bakewell.

980 Declarations were received. 984 (b,c) Cllr. P. Hodge, 984 (a,b,c) Cllr. D. Mead, 984 (b,c) Cllr. M. Mead, 984 (a,b,c) Chairman B. Sugg, informed Council and asked for it to be noted in the minutes, the reasons for her standing down from discussions/decisions on the afore mentioned planning applications. She owns a field next to 984(a) and 984 (b,c) is a development company owned by a family member. Cllr. P. Hodge is neighbouring the development land. Cllr. M. Mead is a partner in the development company and Cllr. D. Mead owns the field next to the development.

981 The minutes were approved as an accurate and correct record of the Parish Council, meeting held on 9th November, 2016. It was agreed by all to add a website address for Somerset Historic Environment Records, minute number 966(d). Proposed by: Cllr. D. Goddard and seconded by Cllr. D. Mead.

6:10pm Cllr. J. Bennet joined the meeting and had no declarations of interest.

982 To discuss Working Group issues and resolve
(1) Neighbourhood Plan

a. Cllr. P. Hodge handed out a 'Proposed Alterations to Policies report' outlining the proposed changes to some of the policies to reflect the comments that have been made by SSDC. The proposed wording for policies ECCN8, ECCF1 and ECH 4 were discussed in detail. The proposed wording for policy ECT 2 was agreed subject to replacing all reference to '30 MPH signs' with 'Speed Restriction signs' as proposed by Vice Chairman M. Shepstone. It was also noted that the spelling of Tellis Cross was incorrect - the 'r' needs removing in Tellis. Cllr Hodge also handed out a summary of the views and changes proposed by Cllr. J. Bennett. These changes are annotated on the attached summary. All proposed wording was unanimously agreed with the exception of ECH4 where with the exception of 1, the rest of the council agreed. Motion carried.

Cllr. B. Hartley sent in some detailed comments prior to this meeting, many of which relate to the text, layout and update issues. The changes proposed include amending the time period in 1.3 to 12 years not 16. Adding 'as at 2012' to the last paragraph of 2.8. In addition Cllr B. Hartley has proposed a correction to Section 6 to overcome what appears to be a misinterpretation of information when the plan was prepared. The correction includes;

i) There is an inconsistency in the housing number. In various places the text refers to 67 dwellings while the Parish Council voted for an increase of 65 dwellings from the 2011 figure of 796. The 2028 figure should read 861 not 863. Paragraphs 6.8, 6.11 and Table 3 are not consistent with the figure 65 in the Policy ECH1 which was resolved by Parish Council.

ii) Table 4 lists 29 approvals and 17 'under consideration'. The Seaton (White Post) application for 9 dwellings was refused on 28th November and so the 'under consideration' is reduced to about 8 whilst approvals may well have increased? As planning applications are in constant flux it was agreed it would be best to state a date at which the data is correct. Council agreed that Cllr B.Hartley should review the Table with Simon Williams (Footprint Futures) and amend accordingly.

iii) In paragraph 6.1, last sentence after 'The Parish data from the 2001' add (indicated in brackets) so that it is clear the numbers in the brackets in the table reflect the 2001 data.

All the above proposed changes were discussed and were noted by Cllr. C. Henocq and all council agreed.

Cllr. J. Bennett comments were noted and agreed as follows:

2.15 The "Preservation Society" is mentioned. Should it not be the "Preservation Trust"? Also "Residents Association"? "residents associations" or "other residents associations" perhaps.

14.12.16 Council unanimously agreed that the NP should make reference to the Preservation Trust and that any reference to the Residents association should be removed altogether.

3.3 I'm afraid I am putting my foot down regarding this. It may seem trivial and unrelated but one unnecessarily erroneous sentence can undermine a document. Unless actual evidence can be produced - and I know that there is none - this sentence must be changed. I can see why Dampier and Hymerford House must be in the first sentence so I have two suggestions:

"Village folklore suggests that William Dampier was born at Hymerford House, a Grade 1 listed building in North Coker"

Hymerford House, a Grade 1 listed building in North Coker is rumoured to be the birthplace of William Dampier."

This also corrects another erroneous statement in this sentence that it is "at the northern end of the village". It is in the south east of North Coker which is in the centre of the parish. Sorry if this seems pedantic but I do feel very strongly about this.

14.12.16 Council agreed on the wording "Hymerford House, a Grade 1 listed building in North Coker is believed to be the birthplace of William Dampier"

6.1 Again small but I was wondering why "villages" is used instead of "parish" within the first sentence? It suggests a certain level of unnecessary disjointedness.

Table 4: Simply for absolute clarity I suggest that the word "Total" should be at the beginning of the sentence in the bottom box.

14.12.16 Council agreed to replace any reference to Village with Parish and to include the word 'Total' in the bottom box of Table 4.

8.8 I suggest that "village" should be changed to "parish" in both instances in this paragraph.

14.12.16 – as above

8.13 Has the law been changed? Do we know if it is now possible to only have 30 MPH signs, only at the key entrance points and without reminders? As the word "proposed" is used which is not absolutely committal to one thing I do not object.

14.12.16 Cllr P.Hodge pointed out that any signs would have to be implemented by SCC but representatives from the NP Steering Group had met on site with SCC and Nisha Devani (SCC) was very supportive of the project hence the inclusion in the NP.

9.7 From where are the distances mentioned in this paragraph measured?

14.12.16 Council agreed to remove any reference to distances

10.6 Actually relates to what I sent around last night. The third sentence should be updated - I will bring a potential amendment to the meeting tomorrow.

14.12.16 Council agreed to adding a sentence after "progressed as part of the neighbourhood Plan" which says 'For more information visit the Somerset Heritage website www.somersetheritage.org.uk.

Resolution: The draft East Coker Neighbourhood Plan is approved for Regulation 14 consultation, which will take place early in the new Year 2017, subject to the amendments being made to the policies and text (removed 'as set out in this report') as discussed and agreed at this meeting, prior to publication, together with other minor modifications/corrections to text and layout as referred to in the report and as may be required. Proposed by Cllr. J. Bennett and seconded by Cllr. C. Henocq. All council agreed.

Chairman B. Sugg, on behalf of the Parish Council, thanked the NP working group for their hard work, and they in turn thanked her.

b. Invoice (#5) from Footprint Futures. All council agreed to pay the invoice.

983 Public Question Time

(1) Members of the Public

- a. Mr and Mrs Mornement - Burton Cottage Farm. They have lived in the village for the past 45 years and want to continue to do so. They would like to build a Straw Bale building, on the land behind Burton Cottage Farm, using the same driveway. They will sell the Farm house. The new building will be a retirement eco-friendly home. The neighbours are supportive and so are the planning officers. They felt it courteous to inform the Parish Council of their plans and would welcome comments and site visits. Council noted that it was difficult to have any formal discussions without plans. Chairman B. Sugg thanked them for coming and to keep the Council informed.
- b. Parish Councillor Vacancy – Natasha Hopkins. Ms Hopkins had previously sent to Clerk her synopsis, which had been circulated. Cllr. D. Goddard proposed that she should be co-opted as an East Coker Parish Council, seconded by Cllr. S. Snelling. A vote was taken and all agreed, motion carried. Cllr. N. Hopkins completed the acceptance of office form. **Action:** Clerk to organise training and Cllr. N. Hopkins to return Clerk gave her duly completed. **Action:** Cllr. N. Hopkins.

Cllr. N. Hopkins joined the Council table and had no declarations to make.

- c. Mr Andrew Tregay – Boon Brown regarding 16/04744/FUL. Mr Tregay informed Council of the changes to the revised planning application.

(2) County / District Councillors Reports – Apologies received.

984 To discuss and make observations on SSDC - Planning Applications

Vice Chairman M. Shepstone took the chair.

a. **16/04744/FUL**

Applicant: Mr and Mrs Dodge

Proposal: Erection of 3 dwellings with associated landscaping, parking and access (revised application)

Location: East Coker Mushroom Farm, Fairwind, Burton Lane, East Coker.

After discussion, a vote was taken by Council, 2 in favour, 1 abstention, and 7 for not supporting this application. Motion carried. **Resolution:** The East Coker Parish Council do not support this planning application for the reasons noted previously and including the landscape architects current opinions. Proposed by Cllr. B. Hartley, and seconded by Cllr. J. Bennett.

Mr A Tregay left the meeting.

b. **16/05175/S19**

Applicant: RMR Developments (Coker) Ltd

Proposal: Application to vary condition 2 (approved plans) of approval 15/02977/LBC.

Location: Townsend Farm, Main Street East Coker

c. **16/05175/S73A**

Applicant: RMR Developments (Coker) Ltd

Proposal: Vary planning conditions 2 (approved plans) and 5 (levels) of 15/02974/FUL.

Location: Townsend Farm, Main Street East Coker

Both applications 984, b and c were discussed. **Resolution:** Parish Council can see no material difference to the development and it was proposed to agree the amendments. All agreed.

Cllr. B. Hartley left the meeting.

Vice Chairman M. Shepstone handed back the chair to Chairman B. Sugg.

SSDC – Planning Determinations – For your information.

- d. **16/01500/DPO** – Full Permission Granted - Mr and Mrs Dodge - Application to discharge Section 52. Fairwind Burton Lane, East Coker, Yeovil
- e. **15/05754/OUT** – Refused. Douglas Seaton Ltd – Application for residential development of land and the formation of a new vehicular access. Land Adjoining White Post Garage, West Coker Road, Yeovil.

- f. **16/04552/LBC** – Consent Granted – Mrs Karen Chant – Application to carrying out minor external alterations. The Old Coach House, Coker House, Yeovil
- g. **16/04059/FUL** - Full Permission Granted - Mr Michael Waller, 7 Lower East Coker Road. The erection of an extension to bungalow and the erection of a replacement garage/workshop.

985 Memorial Approvals

- a. None received.

986 Clerk's report.

- (1) Tellis Bridge will be rebuilt shortly, unfortunately SSDC are unable to give a commencement date.
- (2) Traffic Manager – a meeting will be arranged in January when the school has returned from the Christmas break and the Traffic Manager returns from holiday, Clerk will keep Council informed.
- (3) Little Wheelers – a letter from Janet Wonfor was circulated to Council. She is now retiring and informed Council how the grant, that was given, was used. The group will continue without her.
- (4) Parish Profiles. All Council agreed to upload the profile to the website. **Action:** Clerk to send to Cllr. C. Henocq for uploading.

987 To receive correspondence from the SSDC

- (1) Consultation on a proposed new Public Space Protection Order for Public Land. All Council agreed that they had no comments or objections to make.
- (2) Christmas Tree Shredding – Streetscene. It was agreed that it was a good idea, but too late for this year. **Action:** Clerk to email Streetscene with regards to doing it for next year, but too late notice to do it this.

988 To receive and discuss Parishioner Correspondence

- (1) Pavilion Car Park Lighting. A letter had been received from Ms L Marr asking for lighting or a separate pathway around the Pavilion car park. After discussions it was agreed to liaise with the Scouts the prospect of sharing the flood light, which is switched on at the Pavilion. **Action:** Clerk to inform Ms Marr, Chairman B. Sugg to discuss with the electrician and Scouts.

989 Group Representative Reports

No reports to receive.

990 Highways Issues and resolve. A pot hole was noted on Yeovil Road. **Action:** Chairman B. Sugg to notify highways.

991 Village Ranger. It was noted that the dog bin on Nash Lane was being used by residents for the disposal of their garden dog waste and this is the reason why it overflows. There will be no ranger for the next two weeks. The gullies have all been completed, with the exception of Holywell/Primrose Hill. These will need to be done late at night, as the road will need to be closed. It was agreed that the Streetscene team had done a great job and a letter of thanks should be written to say how they had exceeded expectations this year. **Action:** Clerk.

7:35 D. Cllr. G Seaton joined the meeting

992 To discuss and resolve the following topics;

(1) Christmas arrangements

- a. Lighting Ceremony Guests. All Council agreed to paying for the 6 guests at the Heylar Arms and use the money that would have been donated for the tree and electricity.
- b. Lighting – It was agreed to purchase 6 lights for the Carol Singing, to light up the standing area, as this is a safety issue, at a cost of £29.99 each. These lights should be marked as ECPC property. **Action:** Chairman B. Sugg to discuss with the electrician.
- c. Roles and Responsibilities were discussed. Councillors attending were asked to be at the Paddock for 5:30pm.

7:47 Cllr. J. Bennett left the room

- d. Refreshments. Mince pies will be provided by the Parish Council. All agreed. The mulled wine will be provided by the Helyar Arms.

7:50 Cllr J. Bennett returned to the room

- e. Music/Microphone. It was agreed for a soloist to start off the carol singing. Due to the dangers of using an electric microphone. **Resolution:** it was agreed by all to purchase a battery powered mic at a cost of £165. This will be used again and will be safer to use. Proposed by Cllr. D. Goddard and seconded by Vice Chairman M. Shepstone. It was also agreed that Cllr. S. Snelling will stand with the singer and instrument players to instruct carol singers when to gather in and sing.

- (2) Scout Lease. Cllr. P. Hodge informed the Council that the lease had now been agreed and a £55 refund had been given by Battens. Chairman B. Sugg thanked Cllr. P. Hodge. A request has been received from the Scout group to cut down two bushes. It was agreed by Council to not object, albeit with planning permission, give permission and to ask for updates as to the new plants that they will be planting.

993 Agenda items for the next meeting, Wednesday, 11th January, 7.00pm at the Pavilion

- (1)** Precept/Budget – Fiscal 17/18 – Meeting 4th January, 2017, 7pm.
- (2)** Annual Parishioner Meeting – 13th May, 2017
- (3)** Cemetery Hedge / KM Dike Quotation
- (4)** Chapel Cemetery / KM Dike Quotation

994 Finance

Agreed by all council. Proposed by Cllr. D. Mead and seconded by Cllr. S. Snelling.

Description	Amount	Vat
Current balance	£49,455.49	
VAT Q2 claimed (to be paid)	£1,239.67	
VAT Q3 to be claimed –include June KM	£1,012.94	
Outstanding cheques not drawn	(£76.66)	
Clerks Expenses /Office Rent	(£ 25.00)	
Clerks Salary November	(£773.28)	
Grant Thornton - Auditors	(£450.00)	£ 75.00
Claire's Cleaning Services November	(£180.00)	
NP Costs		
Footprint Futures	(£6,314.00)	
Proof reading	(£200.00)	£ 40.00
East Coker Hall – Purchase of Chairs	(£24.00)	
British Telecom – Internet Services	(£36.00)	£ 6.00
Pavilion Frame Repair – Cllr. J. New	(£30.00)	
British Telecom – Telephone Bill	(£90.20)	£ 15.03
Mortimers – Christmas Mince Pies	(£56.75)	
SSDC New Dog Bins	(£ 380.86)	£ 63.48
SSDC Empty 29 Gullies	(£ 382.80)	£ 63.80
EDF	(£ 279.55)	£ 13.30
CCM Electrics Ltd – Pavilion Heater	(£ 112.32)	£ 18.72
Heylar Arms	(£ 60.00)	£ TBA
KM Dike October	(£ 958.26)	£ 159.71
Plastic Glasses – Christmas Eve	(£ 16.75)	

The meeting closed at 8pm.

Approved: Chairman B. Sugg

Proper Officer/ Clerk: G.Macpherson