

Minutes – 12th April, 2017

7pm the meeting started.

17/048 Attendees: Chairman B. Sugg, Vice Chairman M. Shepstone, Cllr. N. Hopkins, Cllr. M. Mead, Cllr. B. Hartley, Cllr. S. Snelling, Cllr. P. Chant, Cllr. D. Goddard and Clerk. **Public:** M. Fysh MP, D.Cllr. C. Bakewell, D. Cllr. G. Seaton, Mr M. Keating, 4 members of the public, Mrs Whitsun-Jones and Mr R. Upton, WYG on behalf of the Abbey Manor Group.
Apologies were received from Cllr. C. Henocq, Cllr. P. Hodge, Cllr. J.Bennett and Cllr. D. Mead, reasons noted.

17/049 No **declarations of interest** were received.

17/050 **The minutes** were approved as an accurate and correct record of the Parish Council meeting held on 8th March, 2017. Proposed by Cllr. M. Mead and seconded by Cllr. N. Hopkins.

17/051 Public Question Time

(1) Members of the Public

- a. **Tellis Cross Proposed Planning Application**, Mr Robin Upton – Director of Planning from WYG Environment Planning Transport Limited, on behalf of the Abbey Manor Group, addressed the Council. The development plan for Tellis Cross Play Area would be for a mixture of 5/4/3/2 bedroom homes, totalling 14 units, of which 5 will be affordable 2 bed homes. The current play area would move to the adjacent field. He wanted to have Council and community feedback and ask what type of consultation the Council would like or recommend any changes to the proposed development.

Chairman B. Sugg noted that the new proposed play area was very boggy, even on dry days, the trees have TPO's and Mr I Bruce had access rights. Yarlington also have nobody on the waiting list for the East Coker area. Questions from the public showed concerns regarding the current traffic levels and the dangerous walk way to the school, oversubscribed school, and why so many houses? It was also noted that some of the houses would be 2 ½ stories high, and would not be in keeping with the current style of housing. Councillors noted; the access was being used for heavy machinery and would be dangerous for children. Why 4 bed houses, when there isn't the need? The access to the development also caused concern. Who would maintain the new play area?

Mr Upton responded with regards to the new play area; they could arrange drainage, the access road would be away from the play area and the trees would be protected, maintenance could be arranged through SSDC or the Parish Council. The housing plan showed a need for these houses and a new path would be a more direct route to the school. Each house would have its own parking spaces and they could provide funds to extend the school (a member of public noted that the school had no room for development).

Chairman B. Sugg thanked Mr Upton for attending the meeting and asked for the Council to be kept informed. She also advised him that the NP was not to be

used to their advantage and they had to take on board what the planning policies are.

(2) County / District Councillors Reports

- D.Cllr. C. Bakewell gave her report. She has written to the SSDC asking why she, and D. Cllr. G. Seaton, had not be copied in on the SSDC NP draft plan responses. She was very disappointed, as was D. Cllr. G. Seaton, regarding the SSDC response and would advise the Parish Council not to abandon the plan.
- D.Cllr. G. Seaton gave her report. She wanted to bring to Parish Councils attention the fourth coming changes to the Local Boundary Commission. Each member will represent roughly the same amount of parishioners.

17/061 (6) HELAA - SSDC latest housing and employment review

Mrs L Whitsun-Jones wanted to make the Parish Council aware of her concerns regarding the developments on the plans, which all seem to be pointing at East and West Coker.

17/052 To discuss and make observations on SSDC - Planning Applications

a. 17/01201/FUL

Applicant: Mr I Bruce

Proposal: The installation of an oil storage tank

Location: Hymerford House Main Street, East Coker

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

b. 17/01326/S73

Applicant: Concept Building Services

Proposal: Application to vary condition 2 (approved plans) of planning approval 16/00527/FUL and 10/03626/FUL

Location: The Byre, Dorchester Road, Barwick

Resolution: No observations or objections to make, all agreed. It should be noted to planning that Barwick was noted as the Parish Council, which is incorrect.

c. 17/01335/LBC

Applicant: Concept Building Services

Proposal: The carrying out of internal and external alterations

Location: The Byre, Dorchester Road, Barwick

Resolution: No observations or objections to make, all agreed. It should be noted to planning that Barwick was noted as the Parish Council, which is incorrect.

d. Neighbourhood Planning

A resolution was sought to decide the way forward. The next steps, if Parish Council continue with the plan, would be; spend a day updating the plan from the Matrix, then send it back to SSDC for them to arrange and pay for a consultation, then it goes to the inspector/examiner, then back to SSDC and then another referendum to the Parishioners. This should take up to the end of the year.

Cllr. B. Hartley was not happy to take out the target figure and noted that the SSDC was not opposing the view of having a target number. It was agreed that the figure given should have evidence to show how this figure was produced. It was also agreed that a professional should look at the Parish housing needs assessments along with other SSDC related documentation. Who to use and costs to be agreed at a later meeting, this should be the first step.

Resolution: It was agreed by all to continue with the NP plan, make the amends, keep a target number in and then report back to the Parish Council when completed. **Action:** The NP Working Group.

- e. **15/01000/OUT** – Keyford
– Temporary Road Closure – Email from Mr Snelling. After discussion it was agreed by all to take no action at this time.

SSDC – Planning Determinations – *For your information.*

- a. **16/02376/ADV 16/02378/LBC**

Applicant: Punch Tavern

Description: External alterations to affix various illuminated and non-illuminated signs to exterior of building.

Location: Heylar Arms, Moor Lane, East Coker

Consent granted

- b. **15/05325/OUT**

Applicant: Boon Brown Architect Ltd

Description: Outline application for the erection of 14 no. single storey dwellings, new vehicular access and associated works

Location: Land adjacent, Broadacres, East Coker

Permission Granted

- c. **17/00340/LBC**

Applicant: Mrs Marlene Melber

Proposal: The carrying out of external alterations by replacing 3 no. side windows and replacement front and rear doors (Part implemented).

Location: Finch Cottage 2 Burton Barton, Burton, East Coker, Yeovil

Consent Given.

17/053 Memorial Approvals

- a. Memorial to be erected in East Coker cemetery in memory of the late Sylvia Culliford.

Resolution: Memorial approved, agreed by all.

- b. Inscription to be added to the memorial of the late Dennis Burton.

Resolution: Inscription approved, agreed by all.

17/054 To receive the Clerk's report.

- (1) MG Car Club will be travelling through the village again in May, Saturday 13th 8:40am – 10:50am. **Action:** Clerk to note on Noticeboards.

17/055 To receive correspondence from the SSDC

None received

17/056 To receive and discuss Parishioner Correspondence

- (1) Mr J. Cordwell – An email has been received regarding the Parish being a designated area of intrinsic darkness. No information could be found and therefore it should be assumed the Parish is not an area of intrinsic darkness. The Parish Council are only responsible for public lighting and cannot deal with private lighting issues. **Action:** Clerk to inform Mr Cordwell.
- (2) An email has been received from Ms. G. Bowditch regarding the repair to the Chapel in the Cemetery and the Speeding issues. **Action:** Clerk to write to Ms Bowditch to explain that the speeding issues are being addressed in the NP plan and as soon as a suitable use for the Chapel is decided repairs will start. Clerk will also inform Ms Bowditch of the Parish meeting date and times if she wishes to discuss further with full Council.

17/057 To discuss Working Group issues and resolve

NP discussed earlier.

17/058 Group Representative Reports

No reports to give.

17/059 To discuss and identify Highways Issues and resolve

No issues to report.

17/060 To discuss and identify items for the Village Ranger

Garden Waste had been dumped by the Electric works. Chairman B. Sugg meets with the Ranger at 8am every Wednesday, please let her have any issues before she meets with him.

17/061 To discuss and resolve the following topics;

- (1) **New Community Car Park.** The item was moved to the end of the meeting.
- (2) **Reprinting of Footpath Maps.** It was agreed to add the Monarchs Way and the missing footpath to the map.
Resolution: Changes to be identified and handed to Cllr. D. Goddard for publication, ready for the Parishioner meeting, May 18th. **Action:** Cllr. D. Goddard
- (3) **Traffic Speed & Signage**
– The working group will be Cllr. D. Goddard, Cllr. P. Chant and Vice Chairman M. Shepstone, all agreed. **Action:** Clerk to forward email details of Mr Fletcher, Highways, to the group. **Action:** Working Group to update at the next meeting.
- (4) **Cemetery Hill** – Chairman B. Sugg has received an email from a Mr Cameron regarding the retaining wall above the cemetery entrance. It was noted and the owner was notified. **Action:** Clerk to inform Mr Cameron.
- (5) **Growing a rural community survey.** Cllr. B. Hartley asked for this item to be brought forward to the next meeting. **Action:** Clerk to email the survey link to Cllr. B. Hartley.
- (6) **HELAA - SSDC latest housing and employment review**, was brought forward to earlier in the meeting.
- (7) **Community Forum Meeting** - Vice Chairman M. Shepstone gave a de brief. The meetings will now be twice a year.
- (8) **Road Frontage Trees.** **Resolution:** Preservation orders to be placed on the trees lining the field on Halves Lane, opposite the Garage Work Shop, all agreed. **Action:** Clerk to organise.
- (9) **Bonfire Notice** – Cllr. P. Chant has received complaints regarding bonfires during the day. This should be an agenda item for the Parishioners meeting. **Action:** Clerk

to send an email to parishioners asking them to be considerate to their neighbours when having a bonfire.

(10) Annual Parishioner Meeting – 18th May 7-9pm – VILLAGE HALL

- a. It was agreed by all for Cllr. D. Goddard to create a banner to fit on the top of the bus shelter. This banner should be installed one week prior to the event, 11th May. **Action:** Cllr. D. Goddard.
- b. The location of the event will be the Village Hall and not the Pavilion. **Action:** Clerk to send a correction/reminder email to Parishioners.
- c. A collection for the Village Postman, John, to be arranged, leaving date is believed to be the 13th August, 2017. It was noted that this postman is not to be confused with the other postman within the Parish. **Action:** Vice Chairman M. Shepstone to source his leaving date and the legalities of giving a cash donation to a postman.
- d. Group/Individual photos. **Action:** Cllr. S. Snelling to discuss with Mr Snelling and arrange suitable time and location.
- e. Website Photo Competition – It was agreed to have this as an agenda item for the Parishioner meeting. **Action:** Cllr. C. Henocq.

- (1) **Resolution:** To exclude the public and press during the following item was agreed by all. **New Community Car Park.** It was agreed by all to get a valuation of the land.

17/062 Agenda items for the next Annual Parish Council meeting, Wednesday, 10th May, 7.00pm at the Pavilion

Cllr. S. Snelling gave her apologies for the next meeting.

17/063 Agenda items for the next Parish Council meeting, Wednesday, 10th May, 7.30pm

- Keyford – Cllr. B. Hartley
 - o The Triangle – The Parish Council should have an input into the development of the Triangle.
 - o The Archeological Report
- East Coker Cockerels fixed fees
- Growing a rural community survey – Cllr. B. Hartley

17/064 Finance

The following items of expenditure and those paid under delegated powers, were approved. Proposed by Vice Chairman M. Shepstone and seconded by Cllr. N.Hopkins.

Description	Amount	Vat
Current balance	£25,332.87	
VAT Q4 to be claimed	£1,007.23	
Income		
Pre School	£ 455.00	
Pre School Electric contribution	£ 294.00	
Memorial Fees	£ 133.00	
Outstanding cheques not drawn	(0)	
Clerks Expenses /Office Rent	(£ 42.40)	
Clerks Salary March	(£773.28)	
Claire's Cleaning Services March	(£180.00)	
KM Dike – March	(£ 922.26)	£ 153.71
NP Costs		

- 11/3/17 Open morning expenses	(£57.28)	
- John Burton Signs	(£51.00)	£ 8.50
- Footprint Futures	(£1,590.00)	
SSDC – Ranger	(£2,142.00)	£357.00
SSDC – Clear Drains In Holywell Lane	(£369.60)	£ 61.60
Village Hall Car Park Proposal – Hall Booking	(£18.00)	
PAYE	(£98.88)	

Note: Next precept April, 17.

9:27pm the meeting closed.

Signed by:

Chairman B. Sugg.