

## **Minutes – 10<sup>th</sup> February, 2016**

The meeting started at 7:02pm

**794 Attendees:** Cllr. J. New, Cllr. C. Henocq, Cllr. J. Bennett, Cllr. P. Hodge, Cllr. M. Mead, Cllr. D. Goddard, Cllr. M. Shepstone, Cllr. S. Musgrove and Cllr. B. Hartley. **Apologies:** Cllr. D. Mead, Tractor Conference, Councillor C. Henocq, Holiday, Cllr. S. Snelling, Holiday and Cllr. H. Clarke, Illness. **Public attendance:** D. Cllr. G. Seaton, Mr Simon Fox, Mr Paul Wheatley of SSDC Planning, Mr and Mrs Whitsun Jones, Mr Ed Seaton and Mr Mike Williams.

**795 Declarations of Interest**

798 b 15/05754/OUT – Chairman B. Sugg / D. Cllr. G. Seaton

7:05pm Vice Chairman J. Bennett and Cllr. J. New join the meeting.

Declarations of interest were asked for again by the Chairman.  
Yeovil Green Belt Petition – Vice Chairman J. Bennett

**796 The minutes** were approved as an accurate and correct record of the Parish Council, meeting held on 13<sup>th</sup> January, 2016 proposed by Cllr. D. Goddard and seconded by Cllr. M. Mead, all Council agreed. Chairman B. Sugg and Clerk signed the minutes.

**797 Public Question Time**

Mr Whitsun-Jones, Chair CPRE (**Campaign to Protect Rural England**) South Somerset District Group for CPRE Somerset – Yeovil Green Belt Petition. Mr Whitsun-Jones would like to have a dialogue with the Parish Council. It was suggested that Yeovil have a green belt through the local planning process. He is hoping for local support and asked the Councillors, as individuals to sign the petition. Mr Whitsun-Jones is meeting with other surrounding Parishes to encourage them to support the CPRE. Mr Whitsun-Jones asked for the East Coker Parish Council to make a proposal to give their support to the petition. Cllrs. M. Mead and P. Hodge wanted more clarity on what they were agreeing too. Cllr. B. Hartley suggested it was a bit early to make /support a proposal regarding the petition. It was proposed by Cllr. S. Musgrove to agree to support the petition in principle. No other proposals were put forward, therefore a vote was taken. 5 Councillors voted for the proposal, 1 abstained and 1 other has a declared interest. The proposal was carried.

**Resolution:** East Coker Parish agrees to support the Yeovil Green Belt Petition in principle.

It was agreed by all to bring forward item 798 b.

7:20pm D.Cllr. G. Seaton and Mr N. Whitsun-Jones left the room

**798 b. 15/05754/OUT**

- i. **Applicant:** Douglas Seaton Ltd.
- ii. **Proposal:** Outline application for residential development of land and the formation of a vehicular access.
- iii. **Location:** land adjoining White Post Garage, West Coker

Mr Mike William detailed the type of development it would be, plus stating that the visual impact would not be harmful, it has a regular bus service, it's a small development, 20% of it is a brown fill site and the other land has not been used for agriculture since 1960.

Concerns were shown by councillors regarding the existing bungalow, Mr William confirmed that it wouldn't be affected. He confirmed that the number of dwellings hasn't been decided yet, but could be 9 with 3 being affordable housing. He also confirmed that the earth bank would remain.

It was proposed by Cllr. M. Mead to not make any objections or observations, seconded by Cllr. D. Goddard. A vote was taken, 4 in favour, 2 against, and 2 abstentions. Proposal carried.

**Resolution:** East Coker Parish Council have no objections or observations to make.

7:35pm D.Cllr. G. Seaton and Mr N. Whitsun-Jones returned to the room. Mr Seaton and Mr William left the meeting.

- 797** Mr S Fox wanted to ask Council to talk about the Townsend development. Due to the development not providing social housing the Parish will receive £45,000 and how would the Parish Council like to split it between Parish facilities/infrastructure. Mr S Fox was reminded that this could not be discussed or decided upon as it was not on the agenda and no notification had been received by Clerk to do so. It was suggested by Cllr. D. Goddard to have an extraordinary meeting to discuss, decide and resolve. It was agreed by all that an extraordinary meeting should be arranged for the 24<sup>th</sup> February at 7pm at the Pavilion (subsequently the Clerk has asked for the meeting to start at 7:30pm). Cllr. B. Hartley asked for a list of issues to be sent to Clerk for distribution to Council prior to the extraordinary meeting. **Action(s):** Mr S Fox to send Clerk list of issues for discussion at the extraordinary meeting. Clerk to organise said meeting.

**D. Cllr. G. Seaton.** Her full report is available on request to the Clerk.

*Community Infrastructure Levy - Draft charging schedule. (CIL)*

To endorse the Community Infrastructure Levy Draft Charging Schedule so that it can be subject to public consultation for a period of 6 weeks from 10th February to the 24th March. This proposal was brought to my attention because it proposes that The Community Infrastructure Levy, (CIL) for The Keyford ( East Coker Parish) Sustainable Urban Development site, will be set at the **Levy Rate of £0 (zero) per square meter**, denying the East Coker Parish Council 15% of the monies received that would automatically be passed to the Parish Council where the development occurred. This proportion increases to 25% where a Parish council has adopted a Neighborhood Plan. Therefore as a Coker Ward District Councilor, I felt that this matter needed to be challenged to try and reinstate the 15% CIL money that should be due from this large Development to the East Coker Parish Council and it's Community

Please consider responding to the public consultation period of six weeks, on The CIL Proposals, from February 10th until 24th March 2016.

Comments can be submitted to the Spatial Policy team via -

Email: planning [policy@southsomerset.gov.uk](mailto:policy@southsomerset.gov.uk)

Writing: Spatial Policy, South Somerset District Council Brompton Way, Yeovil BA20 2HT

On line <http://consult.southsomerset.gov.uk/consult.ti/system/listConsultations>;

The Council will reflect on the comments as the process moves forward.

The Upgrade of Yeovil's hospital Roundabout began on 1<sup>st</sup> February and is expected to last 18 weeks.

- 798 SSDC - Planning Applications**  
b. **15/01000/OUT – Keyford**

- i. Community Infrastructure Levy (CIL) – Simon Fox and Paul Wheatley . Paul Wheatley addressed Council. CIL is out to public consultation as of today, at draft schedule stage, until 24<sup>th</sup> March. The CIL process will make financial accounting more transparent. The nature of the Keyford scheme will not be able to tolerate a levy charge. Its large and not a typical development. Keyford has had more ‘asks’ put onto it than other developments; schools, medical centres, and utilities costs. Numbers show it wouldn’t charge a levy cost. Normally the Parish would receive 15% automatically and if a Neighbourhood Plan was in place, 25%. Paul did suggest that we could use Section 106.
  - ii. New Masterplan is still not available.
- c. **15/05385/FUL**
  - i. **Proposal:** The demolition of an existing double garage and the erection of a two storey extension with internal double garage.
  - ii. **Location:** 14 Lower Turners Barn Lane, Yeovil, Somerset. Parish of Yeovil. Adjacent to East Coker Parish.
  - iii. **Comments:** It is adjacent to the parish and was discussed for information only. All Council had no objections.
- d. **16/00218/FUL.**
  - i. **Applicant:** Darren and Lisa Venus.
  - ii. **Proposal:** Engineering works to create additional off road car parking.
  - iii. **Location:** Wyvern Back Lane, East Coker.
  - iv. **Resolution:** All Council agreed that they have no objections as long as the wall isn’t listed and if so, it should go to listed planning for consent.
- e. **15/05572/LBC**
  - i. **Applicant:** Mr Alan Perry.
  - ii. **Proposal:** The installation of 7 no. replacement windows and patio doors (Part implemented).
  - iii. **Location:** Burton Cottage, Burton Lane, East Coker.
  - iv. **Resolution:** All Council agreed, in recognition of Andrew Tuckers (LBC) comments, they had no objections.
- f. **15/05600/FUL Amendment**
  - i. **Applicant:** Sundial Developments
  - ii. **Proposal:** The erection of extensions to dwelling including the enlargement of garage. Revised extension to property. New proposed to western end as opposed to Eastern end to address concerns raised by Tree officer.
  - iii. **Location:** Greenfields 7 Meadow View, East Coker, Yeovil.
  - iv. **Resolution:** All Council agreed that they had no objections or observations to make.
- g. **16/00164/LBC**
  - i. **Applicant:** Miss Kate Best
  - ii. **Proposal:** The re-roofing of a tile porch (Implemented)
  - iii. **Location:** 4 Burton Barton Burton, East Coker
  - iv. **Resolution:** All Council agreed that they had no objections or observations to make.

#### **SSDC – Planning Determinations –**

- h. 15/05663/FUL – Mr and Mrs Ian Beaver – Approved

- i. 13/01791/OUT – Notification of Appeal Decision – Appeal Dismissed
  - i. Proposal: Residential development with associated access, landscape and public open space.
  - ii. Location: Land East of Holywell, West Coker Road.

## 799 Clerk's report

- (1) **Parishioner email list.** Clerk has over 100 parishioners on the email list. Please contact clerk at [clerk@eastcokerparish.com](mailto:clerk@eastcokerparish.com) if you would like to go on the list.
- (2) **Coker Forum** – Regular meetings between the Coker Parishes, the first one being 10<sup>th</sup> March, Thursday, 7:30. Chairman B. Sugg and Clerk to attend.
- (3) **Roles and Responsibilities** – Cllr. S. Musgrove will no longer have Keyford responsibility and has taken over Rights of Way and Footpaths. Clerk reminded Cllr. J. New of the next Village Hall Meeting in May.
- (4) **Youth/Fun Session Update**
  - a. Starting Thursday 14<sup>th</sup> weekly for 20 weeks
  - b. £2.50 fee, £1.50 will go to ECPC, invoices will reflect the weekly charge.
  - c. 5pm – 7pm, for 5-11 year olds at the Pavilion
  - d. Syrp will provide the flyers and on receipt Clerk will forward to the Parishioners via email.
  - e. A meeting with Syrp has been arranged for the 2<sup>nd</sup> March, when finite details can be confirmed, number of children and payment.

**Action:** Clerk to chase flyers.
- (5) **Defibrillator for the Pavilion**  
Clerk informed Council that the grants have now gone. Council recommend that she should try again in the next fiscal year, April, which she will do. **Resolution:** All Council agreed to apply for a grant.
- (6) **Christmas Tree Star**  
**Resolution:** 1 abstention and the rest agreed to purchase the double outline star at 500mm for £215, plus VAT and delivery. **Action:** Clerk to order.
- (7) **Parish Council Quiz Night** 19<sup>th</sup> March 7:30. Unfortunately due to prior commitments councillors were unable to attend, but made a commitment to do it next year.
- (8) **Purchase outright West/East Coker Notice board**  
**Resolution:** It was agreed by all to purchase the shared notice board outright, for a cost of £237 and have it installed at the Pavilion.
- (9) **Poplar Tree by the Scout Hut.** Bring forward to the next meeting.
- (10) **Park Bench and Picnic Table** . The tables and benches have been ordered and being delivered Thursday. Installation will take place Wednesday 17<sup>th</sup> February, 2016.
- (11) **Clerk 2016 Training Courses**  
**Resolution:** It was agreed by all for Clerk to attend the courses and pay for them. The ILCA course £99 , SLCC – Code of Conduct course in March 2016, £145 and the SLCC – Cemetery Legal Compliance – September 2016 £145, plus travel and time costs. Clerk informed Council that she would like to take CILA next year, but would bring forward at the next budget meeting.

## Councillors Questions to Clerk

Vice Chair. J. Bennett asked Clerk to confirm if Co-opted councillors should receive an allowance or not. **Action:** Clerk to investigate.

Cllr. S. Musgrove asked why gritting for Mausdley Fields had been taken off of the agenda. Clerk explained that it was the responsibility of Highways and Yarlington. **Action:** Clerk to email Rob Barker, Yarlington asking for gritting bins to be installed and/or provide a non-slip surface on the new pathway they are having to build due to the retaining wall falling down.

8:45 pm Cllr. M. Shepstone left the room

**800 To receive correspondence from the SSDC**

SSDC Annual Parish meeting with Area South Town and Parish Councils, it was agreed by all for the Parish Council to show interest and attend.

8:47pm Cllr. M. Shepstone came back to the room

**801 To receive and discuss Parishioner Correspondence**

(1) Long Furlong Lane Resurfacing – Martin Gilyatt has written to the Clerk asking for the road or an area to be resurfaced just outside his property. **Action:** Chairman B. Sugg to discuss with Highways. Clerk to write to Mr Gilyatt.

(2) Helen Styles. Clerk has received an email to thank Council for replacing the outside map at the Village Hall.

**802 Working Group issues**

(1) The Neighbourhood Plan

A meeting was being held with Jo Wilkins, SSDC, and the NP working group on Friday to go through the Draft plan.

9:23pm D.Cllr. G. Seaton left the meeting.

**803 Highways**

Resolution: It was agreed by council to pay for the Jetting/Drainage, which will cost £690 x 3 days, plus waste removal = £2,070 plus documentation £160 = £2,360. Although it may not be 3 days, it could be more or less, so an upper limit was agreed of £4,000. Clerk informed Council that she does intend to try and recoup the monies from Highways. It was suggested that the Parishioners should be emailed asking for notification of drain flooding. **Action:** Clerk will add this request to her weekly email.

**804 Village Ranger**

Matthew Harington - contribution to a leaving present. Council were informed that any contribution could not come from Precept funds. It was agreed that it was too late in the day to do it now. Other donations from parishes received should be returned. **Action:** Clerk to return donations already received.

9:35pm Vice Chair. J. Bennett left the room

9:36pm Vice Chair. J. Bennett came back into the room

**805 Parish topics;**

(1) Website design. Chairman B. Sugg and Clerk have had a meeting with Cllr. C. Henocq. Vice Chair. J. Bennett suggested we should incorporate all different aspects of the Parish, Clerk assured him it would – Brought forward to next meeting as Cllr. C. Henocq on holiday.

(2) Pre-School Contract – Brought forward to next meeting as further investigations required.

(3) Finger Signpost.

The finger sign post has been ordered and will hopefully be installed from April. Gary Warren, Somerset Highways, would like clarification on the size of the tree roots to avoid damage. **Action:** Vice Chair. J. Bennett to check with Phil Poulton, Arborist. Clerk to send a copy of the email from Gary Warran to Vice Chair

It was suggested that another finger post should be installed on Halves Lane to direct to the Village Hall. **Resolution:** it was agreed to purchase the finger post sign for £678, hopefully to be installed at the same time as the larger finger post.

(4) The Queen's Birthday Celebration – brought forward to next meeting

**806 Updates on the following;**

(1) Scout Lease – Still waiting for a response from the solicitor, item to be brought forward to next meeting.

(2) Meeting with new Headmistress to discuss School Traffic. Cllr. P. Hodge informed council that this would be part of the Neighbourhood Plan process.

**807 Agenda items for the next meeting, Wednesday, 24<sup>th</sup> February, 2016, 7.30pm at the Pavilion**

- (1) Simon Fox, Developer contribution distribution
- (2) Queens Birthday Celebrations
- (3) Scout Lease
- (4) Annual Parishioner Meeting
- (5) Website design
- (6) Finger Post Sign – Tree Roots
- (7) Poplar Tree

**808 Finance**

To approve the following items of expenditure and those paid under delegated powers.

<b>Description</b>	<b>Amount</b>	<b>Vat</b>
Clerks Salary/ Office Rent/Expenses	£628.20	
Claire's Cleaning Services JAN	£225.00	
KM Dike JAN	£904.18	£150.70
South Somerset Heritage (Copies of old Cemetery Maps)	£ 17.00	£ 3.40
Save the Children cheque	£128.70	
Toilet Tissue for Pavilion – B. Sugg	£ 8.00	
NP Costings		
Refreshments for an NP meeting	£ 10.60	
John Burton Signs	£ 60.00	£ 10.00
ILCA Online Training Course	£118.80	£ 19.80
Village Ranger Scheme (Invoice on hold)	£1660.56	£276.76
Annual Playground Inspection	£94.20	£ 15.70
Realise futures CIC – Park benches and picnic table	£1,643.89	£273.89

All council agreed to finances, Proposed by Cllr. D. Goddard, seconded by Cllr. M. Shepstone.

The meeting finished at 10pm.