

## Minutes

### East Coker Parish Council Meeting – 13<sup>th</sup> January, 2016

Meeting started at 7:03pm

Vice Chairman J. Bennett took the chair

**779 Attendees:** Cllr. S. Snelling, Cllr. H. Clarke, 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:** Chairman B. Sugg and Cllr. D. Mead, will arrive late after attending a highways meeting, Cllr. B. Hartley away on holiday. **Public attendance:** D. Cllr. G. Seaton, D. Cllr. C. Bakewell and Mr M. Frost of Boon and Brown Architects and 20 members of the public.

It was agreed by all Council to move Keyford Planning forward for discussion first under the Planning, agenda number 786. Clerk informed Cllr J. Bennett to wait for Chairman B. Sugg before declarations are declared.

**781 The minutes** were approved as an accurate and correct record of the Parish Council, meeting held on 9<sup>th</sup> December, 2015 proposed by Cllr. M. Shepstone and seconded by Cllr. S. Musgrove, all Council agreed. Acting Chairman J. Bennett and Clerk signed the minutes.

7:10pm Chairman B. Sugg and Cllr. D. Mead arrive to the meeting

Chairman B. Sugg took the chair.

**780 Declarations of interest.** Cllr. D. Goodard has an interest in 15/05325/OUT

**782 Officer/Clerk's report**

Member of the Public, D.Cllr. G. Seaton left the room

A **planning application** has recently been received. White Post Garage 15/05754/OUT. Applicant is Douglas Seaton Ltd. Outline application for residential development of land and the formation of a vehicular access. Location. Land Adjoining White Post Garage West Coker Road. We have been given an extension to 11<sup>th</sup> February, 2016. Received too late for the agenda, noted for discussion at the next meeting.

Member of the Public, D.Cllr G. Seaton came back into the room.

**Annual Playground Inspection Service.** Is now due and will cost £78.50, plus VAT. **Resolution:** All Council agreed by a show of hands.

**Mole update.** Chris Cook has managed to catch 2 and there is just the 1 left.

**Pre School Garden.** Works starts putting up the garden fence on 23<sup>rd</sup> January, 2016.

**Council Tax Grant.** Clerk informed council that the grant we receive will be reduced to zero within four years. We should therefore keep this in mind for the next and every other precept going forward. There are also rumours that large rises (no exact amount) in precepts may have to go to a village referendum.

**15/05325/Out Broadacres planning application.** A consultation on potential leisure planning obligations had been received by the Clerk and sent to Parish Council for comment. None were received.

**Parishioner yearly meeting/open day.** A decision will be brought forward to next the meeting.

### 783 Correspondence from the SSDC

Area South Newsletter circulated to Council via email.

### 784 Parishioner Correspondence

(1) Footpath at Halves Lane/High Street – Mrs Christine Seymour

Highways will look into the footpath, but if it is the original path and not damaged, then it will not be widened. **Action:** Clerk to write to Mrs Seymour.

(2) Flooding in Long Furlong Lane – Mrs Leigh Chick

It was agreed to look into a jetting company and inform Mrs Chick. **Clerk to Action.**

(3) Standing Order/Financial Regulations – Mr Nick Whitsun-Jones emailed Cllr. S.

Musgrove and asked for these documents to be on the Parish Council Website. Clerk informed Council that although this is not a legal requirement, it would be good practice to do so. The website is being redesigned and after such these documents will be added.

**Action:** Cllr. S. Musgrove to reply to Mr N Whitsun-Jones.

### 785 Public Question Time

(1) Members of the Public

- Matt Frost of Boom Brown informed council that the planning application 15/05325/OUT meets local needs and affordable housing needs. They are all single storey. He confirmed that this would not change and the development would remain single storey.
- Ken McIver, representing the Broadacres Residents Association, provided Council with the statement that the association had sent to South Somerset District Council. He asked for the application to be refused for the following reasons;
  - o Conflict with Policy SS2, due to the absence of any pre application consultancy with the local community and no agreement as to the scale and nature of the development, (and as required by the appeal inspector).
  - o The imbalance in affordable/market housing which should be 65%/35% having regard to Policy SS2, which places strong emphasis on 'particularly affordable housing' in any schemes in rural settlements.
  - o The overall scale of the development, having regard to Policy SS2 requirements in respect of scale and character, when considered in the context of the visual impact of development on the landscape, having regard to the appeal inspectors strong views on this issue.
- Other members of the public had the following observations to make;
  - o The plot of land has had 6 previous proposals, all which have been refused.
  - o The access to the proposed development is very dangerous.
  - o Flooding along Long Furlong Lane
  - o Speeding in the village and it is only a matter of time before a child is run over
  - o There has been no robust consultation with the Parish, as was requested by the previous inspector.
  - o Too dense for a rural development
  - o Elderly homes are best put into the Keyford development
  - o Shame to build on good quality land
  - o What stops the developer, after and if permission is given, changing the plans? D. Cllr. C. Bakewell informed Council and public that the plans will go to Reserved Matters, which doesn't always come back to Parish Council. Mr M Frost offered to consult all residents on reserved matters.

7:40pm Cllr C. Henocq left the room.

- o D. Cllr. G. Seaton commented that the development can be seen from Coker Ridge and the Monarchs Way, plus the Village doesn't have a shop, pavements, or lighting. The documents provided by the developer have many errors.

- D.Cllr. C.Bakewell informed Parish Council that SS2 is still in place.

7:42pm Cllr C. Henocq re-joined the meeting.

## 786 To discuss and make observations on SSDC - Planning Applications

### a. 15/05325/OUT

**Applicant** Boon Brown Architects Ltd.

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

**Location:** land adjacent Broadacres East Coker.

**Council comments:** Cllr. S. Snelling noted that Long Furlong lane is 2.5 metres wide and not 3 metres, as noted in the planning documents. **Action:** Mr M Frost will look into this issue. Cllr. J. Bennett asked for the Parish Council to be involved in future plans if permission is given. Chairman B. Sugg has spoken to Highways and they have no objections.

**Resolution:** The Parish Council would recommend refusal for the following reasons;

- The development does not compliment the Village
- There hasn't been sufficient public consultation
- Impact on the landscape
- Not a sustainable development

Proposed by Cllr. J. Benett, seconded by Cllr. P. Hodge. Council voted 8 to recommend refusal, 1 abstained and 1 abstained due to conflict of interest. The resolution was carried.

7:50pm Mr M. Frost and most of the public left the meeting with the exception of 1 member of public.

### b. 15/05663/FUL

**Applicant:** Mr and Mrs Ian Beaver.

**Proposal:** The erection of a single storey rear extension to dwelling.

**Location:** 29 Wraxhill Road, Yeovil.

**Resolution:** East Coker Parish Council had no objections or observations to make. Proposed by: Cllr. P. Hodge, Seconded by: Cllr. D. Mead.

### c. 15/05600/FUL

**Applicant:** Sundial Developments.

**Proposal.** The erection of extensions to dwelling including the enlargement of garage.

**Location:** Greenfields 7 Meadow View East Coker.

**Resolution:** East Coker Parish Council had no objections or observations to make. Proposed by: Cllr. M. Shepstone, Seconded by: Cllr. J. New

### d. Approval of the **erection of a Memorial stone.** Anthony (Tony) Denning.

**Resolution:** East Coker Parish Council had no objections to make. Proposed by: Cllr. M. Mead, Seconded by: Cllr. D. Mead

### e. 15/01000/OUT – Keyford

**Cllr. J. Bennett** informed Council that the exit will not change. Simon Fox and the Developer are considering a roundabout. A member of the public wanted to receive an up to date version of the Outline Plan. **Action:** Clerk to send a copy of minutes to Barick and Stoford Clerk and up-to-date outline plan to the member of public.

### f. **Planning Procedure.** Chairman B. Sugg reminded all Council that any planning issue(s) must come to Parish Council before they are raised with SSDC.

## **SSDC – Planning Determinations – For your information.**

- g. 15/05015/TPO Application; Mrs C Phillips. Proposal; To carry out tree surgery work to 1 no. beech, 1 no. goat willow, 1 no. holm oak, 1 no. copper beech, 1 no. laurel and 1 no. yew. All known as being within group G1. Location. Stable Cottage, Coker House, Yeovil Road, East Coker. Permission Granted.

- h. 15/04923/OUT Applicant; Boom Brown Architects, Proposal; outline application for the erection of 5 dwellings with associated access and parking. Location; land at Key Farm, Dorchester Road, Yeovil. Application withdrawn.
- i. 15/04467/FUL – Applicant: Mr and Mrs R Ford. Demolition of existing dwelling house and replacement with a dwelling house with integral garage. Location: The Bungalow, Yeovil Road, East Coker. Full Permission Granted.

## 787 To discuss Working Group issues and resolve

### (1) The Neighbourhood Plan

#### a. Working Group Members

**Resolution:** it was agreed by all that the group working on NP will be called a Working Group, therefore no elections required. Everything must come back via the Parish Council. The Working Group members are; Cllr. S. Snelling (lead), Cllr. P. Hodge, Chairman B. Sugg, Martyn Sowerbutts and Anne Hartley.

#### b. Website. Cllr. C. Henocq informed Council that she is redesigning the website.

#### c. Memorandum of Understanding

**Resolution:** It was agreed by all that a Memorandum of Understanding was not required.

#### d. Conservation Appraisal

**Resolution:** It was agreed that reference will be made to the conservation area but South Somerset District Council would make any changes that may or may not be required to the conservation area map. Proposed by Cllr. J. New and seconded by Cllr. M. Shepstone, 12 councillors agreed, 1 abstained.

#### e. Drop in Day – 19<sup>th</sup> March, 2016 11am – 2pm. It was agreed to have a drop in day.

9:15pm Cllr. P. Hodge left the meeting.

Clerk reminded councillors that it is a legal requirement to be seen to vote by putting a hand in the air.

## 788 Highways Issues and resolutions

- (1) Long Furlong Lane. **Action:** Chairman B. Sugg to contact highways to have Long Furlong Lane Swept.
- (2) Flooding in the Parish. **Action:** Clerk to speak to jetting companies to obtain quotations.

## 789 To discuss and identify items for the Village Ranger

- (1) Notice Board refurbishment, it was agreed to wait until the dryer weather. **Action:** Clerk to bring forward to a spring meeting.
- (2) It was agreed by all to get a leaving gift for the previous village ranger, who left due to illness. Chairman B. Sugg proposed a £50 gift token for those parishes who had him for twice a week and £25 for other parishes that only used him once a week. **Action:** Clerk to contact surrounding Parishes who used the ranger and ask if they would contribute.

## 790 Topics

- (1) Post Top – Design. Chairman B. Sugg noted that it was important to have the cockerel pointing the right way. **Action:** Chairman B. Sugg
- (2) White Poplar tree. Discussions on this topic to be brought forward to the next meeting.
- (3) Youth Provision Forum - 6<sup>th</sup> February, 2016. None of Council could attend.
- (4) Westlands Regeneration Programme – Parish Contribution. D.Cllr. C. Bakewell informed the Council that the negotiations around the Westland Sports and Leisure complex continue. Given that a number of residents from outside Yeovil spoke passionately about preserving this facility as they used it regularly as a member of a club or organisation, surrounding parishes have been asked by the District if they wish to contribute to the cost of preserving this facility for the benefit of their residents. This is very similar to the process that took place when Crewkerne Community Pool was first set up, whereby Crewkerne Town Council wrote to neighbouring parishes asking them if they would be prepared to contribute for a set number of years, whilst the pool got up and running. Clerk informed Council that she had received no notification of contribution and was only made aware of the situation by the Western Gazette.

9:40pm Cllr. H. Clarke and C.D.Cllr. G. Seaton left the meeting.

**791 Updates;**

- (1) Meeting with new School Head to discuss traffic problems. This will be brought forward to the next meeting.

**792 Agenda items for the next meeting, Wednesday, 10<sup>th</sup> February, 2016, 7.00pm at the Pavilion**

- (1) Defibrillator for the Pavilion. Cllr. J. Bennett informed Council that defibrillator training in West Coker will be at 7.30pm in West Coker School on Feb 2nd, 10th & 23rd, March 9th, 15th & 23rd and April 6th & 12th. Those interested should call 07767883211 or email [john@frosdick.co.uk](mailto:john@frosdick.co.uk)
- (2) Scout Lease

**793 Finance**

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

Description	Amount	Vat
Clerks Expenses /Office Rent	£ 52.59	£ 2.41
Clerks Salary (Includes a Tax Rebate)	£888.39	
Claire's Cleaning Services DEC	£160.00	
KM Dike DEC	£904.18	£150.70
John Burton Signs – Village Hall	£ 81.66	£ 13.60
Christmas Celebrations		
- Mince Pies - Mortimers (Yeovil) Ltd	£ 57.00	
- Heylar Arms – Mulled Wine	£152.41	£25.40
- CCM Electrics – Tree lighting Installation and removal	£117.00	£19.50
- Children in Need (donations made at Xmas Carols)	£128.70	
(Monies being paid in 14/1)		

**Resolution:** All agreed, proposed by Cllr. M. Shepstone and seconded by Cllr. J. Bennett/Cllr. M. Mead.

The meeting closed at 9:55pm.

The next meeting will be at 7pm at The Pavilion on 10<sup>th</sup> February, 2016.

Approved: Proposed: \_\_\_\_\_

Seconded: \_\_\_\_\_

\_\_\_\_\_  
Officer/Clerk, Gillian Macpherson

\_\_\_\_\_  
Chairman, Bridget Sugg