

East Coker Parish Council Meeting

MINUTES - Wednesday 8th July, 2015

670/15. (Agenda item 1). Approval of minutes from meeting 17th June, 2015. Proposed by Cllr. D. Mead and seconded by Cllr. M. Mead.

671/15. (Agenda item 2). Attendees, Apologies and Reasons for Absence. Apologies; Cllr. R. Jones, prior work commitments, Cllr. H. Clarke, unwell, D.Cllr. C. Bakewell, chairing the South Somerset Together AGM. **Attendees:** Chair. B. Sugg, Cllr. J. New, Cllr. S. Snelling, Cllr. C. Henocq, Cllr. M. Mead, Cllr. D. Mead, Cllr. J. Bennett, Cllr. D. Goddard, Cllr. M. Shepstone, Cllr. P. Hodge.

672/15. (Agenda item 5). Register Councillors Interests. 15/02977/LBC and 15/02974/FUL, Cllr. M. Mead, Chair. B. Sugg, and Cllr. D. Mead. Tellis Cross, Cllr. D. Goddard.

673/15 (Agenda item 7). County / District Councillors Reports. An email report by D.Cllr. C. Bakewell is available on request. D.Cllr. G. Seaton attended an Area South Committee meeting which discussed highways and she suggested that we should have a monthly highway report, to register pot holes etc. This could be a rolling plan. She informed council of the fourth coming play days at Ninesprings and the new Café is open, there is also a dog show at Ham Hill organised for 12th July.

674/15 (Agenda item 8). SSDC - Planning Applications

15/02977/LBC and 15/02974/FUL Applicant: RMR Developments (Coker) Ltd. Proposal: The carrying out of alterations to convert existing farm buildings to 2 no. dwellings, revised application, GR354245/112181. It was agreed to let Chair. B. Sugg, Cllr. M. Mead and Cllr. D. Mead stay in the room whilst a presentation was given by architect, Graham Vincent. The new application has reduced ridge heights, the style remains the same. House type splits are kept the same. Tress will remain and an extensive planting of apple trees plus a duck pond, which is actually a drainage system. Council showed concern about the visibility splays. Council took a vote, 6 agreed and Cllr. J. Bennett abstained. Council has no objections, subject to highway approval, native planting at the back of the plot and local materials being used. Proposed by Cllr. M. Shepstone, seconded by Cllr. D. Goddard.

15/02730/FUL – Applicant; Mr Alan Potter, Proposal: The erection of a first floor extension and conversion of existing garage. Location: Lockwell Cottage Gunville Lane, East Coker. Council has no objections. Proposed by Cllr. M. Mead, seconded by Cllr. D. Mead.

15/02909/FUL – Applicant; Mr and Mrs M J Francis, Proposal; Alterations and the erection of a single storey side extension. Location; 58 Beaconfield Road, Yeovil, Somerset, BA202JN. Observations required by 14th July, 2015. Council has no objections. Proposed by Cllr. J. Bennett, seconded by Cllr. J. New.

15/02911/FUL – Adjacent to our Parish. The erection of a single storey side extension to dwelling house. Isles Cross East Coker Yeovil. Council has no objections.

15/00326/FUL – Proposal; The erection of a cattery building, Lower Key House, Dorchester Road. Additional information. Council has no objections. Proposed by, Cllr. S. Snelling, seconded by Cllr. M. Shepstone. Cllr. J. Bennett abstained.

15/02647/FUL - Mr Christopher Battison. Proposal; The carrying out of alternations to widen existing drive and formation of a hard standing. Location; Fair Haven Burton East Coker, Yeovil. Council has no objections. Proposed by Cllr. J. New and seconded by Cllr. S. Snelling.

15/01000/OUT – Keyford – Cllr. J. Bennett has arranged to have a meeting with Leanne Buckley-Thomson, Barrister on the 24th July. He will give council an update at the next meeting. An update will also be on the website soon.

Tellis Cross. An email from Mr Timmis was discussed. It was agreed that we need a Neighbourhood plan. Cllr. S. Snelling will forward a NP timetable to Council. Cllr. D. Mead commented that we can't really do anything until planning has been submitted. It was agreed that Council are unhappy about building on a play area, Clerk to reply to email to say so.

675/15 (Agenda item 10). Highways. Chair. B. Sugg will chase again the signpost by the Sawmills and the new sign behind the BT Box. Cllr. C. Henocq asked for a 'slow' sign or 'single car' sign from the church up and over the hump. 'Children' sign on Long Furlong Lane needs replacing as very faded, Chair B.Sugg to organise. There is a pot hole by the Sawmills, Cllr. C. Henocq to action.

676/15 (Agenda item 11). Village Ranger. Broken bench at the Pavilion has been removed. Car park weeds have been treated.

677/15 (Agenda item 12/13) SSDC SCC correspondence. Play Day flyer received and distributed around the Parish and Primary School. Social media has also been used.

678/15 (Agenda item 14) Clerks Report/Questions.

Pavilion Cleaner, Clerk informed Council that she has spoken to the cleaning company, Claire's cleaning and rectified the issues and the cleaning is now of a very high standard.

Red Telephone Box. It was decided that this should be brought forward at a later date.

Standing Orders / Financial Regulations – Update / Renewal – It was agreed by all to keep them the same.

Pavilion Hire. Pre School has its own area and the main room and kitchen can be hired out at the same time. Notice of it being hired should be given to Pre School. Chair. B. Sugg and Clerk to create a hire form.

Councillors Contact details are now on the website.

Nippy Bus. A letter has been received regarding the removal of the Nippy Bus, no.8. D.Cllr. G. Seaton confirmed that it had been stopped; she recommended writing to Sid Harvey of County Transport Officer regarding the bus being taken off. A petition to be created between West and East Coker. Clerk to contact West Coker clerk. Clerk to reply to letter received.

West Coker Notice Board. It was agreed by Council to move the notice board. Clerk to contact West Coker Clerk to find a new position.

679/15 (Agenda item15). Items for Report and Discussion

Equalities and Disabilities – Cllr. J. New will bring an update to the next meeting.

Neighbourhood Plan (NP). Cllr. S. Snelling gave an overview. She is on the way to producing a draft plan, policy of intent. We can apply for a grant threw locality. Cllr. S. Snelling has spoken to Stuart Tood. She asked Council to consider Simon Williams, who helped on the Broadacres and Keyford planning. Cllr. S. Snelling said we should employ consultants, be more supportive of Steering Group, East Coker Trust Society to be involved. The NP should be headed up by a Parish Councillor. Cllr. S. Snelling is happy to continue to head up the NP for the Parish and ask consultants to move it forward, consultants are providing a proposal. It can be £500 a day. It was suggested that we get an estimate of costs. Cllr. J. Bennett asked if consultants, Simon Williams and Stuart Todd are happy to work together? They are but locality have to agree. Cllr. J. Bennett asked if District Council can override the NP? District have to take NP into consideration. D.Cllr. G. Seaton commented that it was a legal document when completed. Cllr. M. Shepstone said that we need to have it completed in 48 days or less if they charge £500 a day, hours and costs need to be pinned down. It was agreed that we should employ consultants if costs and proposal acceptable to Council. Proposed Cllr. D. Mead, seconded Cllr. J. Bennett.

A presentation on NP to be given at the next meeting.

9:12pm Cllr. S. Snelling left the meeting.

New Conservation Areas. Barry Hartley told council that the last time a conservation area document or North Coker was last completed was 1978. Steering Committee (B. Hartley, N. Whitsun-Jones, K. Wilson and D. Marple) agreed that both areas (East/North) could be extended. There is no timescale but should run with NP. Barry Hartley has drafted an appraisal but needs a Parish Council representative. Chair. B. Sugg was happy to read through it and say if it is right or wrong. All councillors should have copy of the appraisal, Barry to forward to Clerk to forward to Councillors.

Grants. It was agreed at a previous meeting to put aside £3,000 a year for grant distribution, of which no more than £500 at a time should be given. Council received a grant application from Pre School for £500. It was suggested that it should be considered when they have other funding in place. Chair. B. Sugg to discuss with Pre School, Kay Strobe.

9:40pm D.Cllr. G. Seaton left the meeting.

Youth Group. Cllr. P. Hodge and Cllr. C. Henocq both visited the group and felt that the earlier session was very well attended. A concern from both councillors regarding the unhealthy 'tuc' items being sold was noted. Item brought forward for next agenda.

Paddock Notice Board. The old notice board to be removed. Proposed by Cllr. D. Mead, seconded Cllr. P. Hodge.

Scout Lease. Cllr. P. Hodge to do a summary and liaise with Battens Solicitors.

Playground Bench/Picnic Table. Cllr. D. Goddard to bring costs to the next meeting.

Clerks Salary. It was agreed to bring Clerks salary in line with SALC (Somerset Association Local Councils) guidelines. Proposed Cllr. M. Shepstone, Seconded Cllr. D. Goddard.

680/15 Accounts. It was agreed by all that the Youth Club Hire payment to the East Coker Village Hall to be put on hold until further discussions are made at the next meeting.

All other payments agreed. Proposed, Cllr. D. Mead, seconded Cllr. J. New.

Meeting ended at 9:59pm

The next meeting will be 12th August, 2015

Approved; Proposed: _____

Seconded: _____

Clerk, Gillian Macpherson

Chairman, Bridget Sugg