

## **Minutes 12th August at 7pm**

7.03pm Meeting opened.

Attendees: Chairperson B Sugg, Vice Chairperson M. Shepstone, Cllr. M. Beckerleg, Cllr H Cowan, Cllr R Comstive, Cllr J Bennett, Cllr P Chant, Cllr T Wilkins, Cllr P Hodge, Clerk J. Heggarty. Public Attendance:, D Cllr G Seaton,

7.03 Cllr Sugg welcomed everyone and advised that the meeting would be recorded

**19/670** To receive any apologies and reasons for non-attendance. Cllr D Mead, Cllr S Snelling, D Cllr N Clarke, C Cllr M Keating. Reasons have been noted.

**19/671** To receive any declarations of interest in items on this agenda. **None**

**19/672** To receive and approve the minutes of the Parish Council, meeting which was held on the 8th July 2020. **All Agreed**

### **19/673 Public Question Time**

(1) Members of the Public

(2) County / District Councilor's Reports. D Cllr G Seaton advised that there was not an area south meeting help in July. A lot of work is going on regarding the plans for unitary. She said it was in its infancy and a lot of work was going on. Cllr Sugg advised that she had Spoken to C Cllr Keating today and that if we had any questions please contact him.

(3) Districts have not yet produced their study on this plan yet and Cllr Shepstone feels that we should send the selfsame questions to all the district councils. All agreed. Action: Clerk to email all questions out to all Somerset Districts.

19.06 Cllr Chant and Cllr Hodge joined meeting

### **19/674 Planning**

#### **a 15/01000/OUT Location: Keyford**

Cllr Bennett advised that there was nothing further to report at this time.

#### **b 20/01948/OUT Location The Dairy House, Nash Lane, East Coker BA20 2HZ**

**Application:** Outline application for the demolition of the existing derelict buildings and erection of a new dwelling house with detached garage.

The above application was discussed, Cllr Comstive felt that the outline proposals are overbearing in nature in relation to the two bungalow style neighbours on the plots to the side of the proposal site (ie of the existing house and the one being built). The extant buildings are lower in height across the main part of the roof line, whilst the proposal is for a large full two storey building. Cllr Bennett said that the two plots to the side and those on the various approach roads have similar or smaller buildings on larger plots. As such this proposal appears to be over development of a tight plot. Cllr Hodge was concerned about the possible presence of asbestos in the current derelict building. Councillors agreed that SSDC must be mindful of the obligations of the original application (18/01163/OUT) which are as follows.

**1.** No development hereby permitted shall be first occupied until works to the access track, to improve its width and surface from its junction with Nash Lane to the location of the new dwellings, have been carried out in accordance with details (including the design, alignment, finished levels, edging materials and surfacing of the route) which shall have been submitted to and approved in writing by the Local Planning Authority.

**2.** No development hereby permitted shall be first occupied until visibility splays measuring 2.4m by 43m to the north and to the south along Nash Lane, measured from the centre of the improved restricted by-way referenced Y9/50 at its junction with Nash Lane, shall have

been created such that there is no obstruction to visibility within the splays above 0.6m above the level of the adjoining carriageway.

3. We also understand it is the responsibility of the property owner to comply with the control asbestos regulations 2012 in arranging for a pre-refurbishment or demolition survey prior to any work being instructed or commenced.

**Proposal:** Cllr Sugg. With the above in mind it is considered that the proposals contravenes policy ECH2, ECH3 and ECH5. A vote was taken, 8 in favour of above proposal and 1 against.

**Action:** Cllr Bennett and Cllr Comstive to write a detailed response and forward it to Clerk to send to SSDC.

7.40 Richard Comstive left meeting

**SSDC Planning Determinations.** None

**19/675 Memorial Approvals.**

1. Permission has been sort by Mr & Mrs J Langdon, currently residing in Ilminster that they may have their ashes interned in the existing family grave at East Coker Cemetery. A vote was taken and all agreed. **Action:** Clerk to advise and also cross refence cemetery paperwork

**19/676 Matters for discussion and resolution:**

1. The quotation limit was discussed. Cllr Sugg advised that it was very difficult to get 3 different quotes for works which are under £1000. Cllr M Beckerleg proposed that the amount be lifted to £1000 before it was necessary to gain 3 quotes, as long as the majority of Councillor agreed that the works were justified and needed. A vote was taken and all agreed.

2. Clerk advised that Cllr Snelling had been able to amend the typing errors on the village leaflets, so the bill for production was going to be a lot less, however the exact figure was not yet known. Cllr Shepstone requested an exact printing cost before anything was agreed. Clerk advised that Dag Design have 30 maps of the village and can produce 100 for £44.00. It was suggested by Cllr Hodge that the maps were uploaded on to the web site, Cllr Shepstone said he thought that it would be a good idea to wait and have a new batch printed when current stock was lower. A vote was taken and all agreed. **Action:** Clerk to contact Cllr Snelling and ask for exact printing costs for village leaflet. Clerk to email Dag Design and request that the map of the village is uploaded for people to download and print.

7.52pm Cllr Bennett left meeting

3. The opening up of the playground was discussed. Cllr Shepstone said that there had been no further update from the Government and he felt that the play area should remain closed. The Clerk advised that the park was already being used as she was replacing the cable ties frequently which locked the gate. Clerk has received a quote for the park to be deep cleaned prior to it opened. This was £144.30 plus vat. It was reported that the grass was also very long. **Proposal:** The clerk contacts Dikes and asked them to cut and strim the play area and also contact SSDC and arrange for it to be deep cleaned. Once that was completed then the Clerk could put Covid warning signage up and reopen the park. **Proposed** by Cllr Sugg **Seconded** Cllr Beckerleg a vote was taken and 6 agreed and 1 abstention. **Action:** Clerk to contact Dikes to strim and mow, SSDC to clean and then make signs and open park.

4. Accounting statement emailed to all Councillors prior to meeting. **Proposal:** Figures were in order. A vote was taken and all agreed. **Action:** Clerk to post on Web Site and notice boards.

5. Internal Audit and Annual Governance statement emailed to all Councillors prior to meeting. A vote was taken and All agreed information is correct. **Action:** Clerk to post on Web Site and notice boards.

6. The village book swap in the bus shelter was discussed again. The Clerk advised that she had tried to get another 2 quotes but one builder never came back to her and she met another builder there to show him what was required but they never submitted their quote. **Proposal.** Cllr Sugg proposed that we moved this project forward and accept the original quote for the shelves of £730.00. A vote was taken and all agreed. **Action:** Clerk to contact Contractor to advise that his quote has been accepted and request him to book works in.

7. Cllr Sugg advised that the Christmas Tree which was planted in the Paddock had been removed as it was dead. She asked Council if they would like it to be replaced. D Cllr G Seaton said that she had some Christmas trees in her garden and would be happy to donate one to village. She invited Cllr Sugg to come round and have a look at them and check their height. **Proposal:** Accept D Cllr Seaton's kind offer of a tree. A vote was taken and all agreed **Action:** Clerk to email D Cllr Seaton to thank her, accept her kind offer and arrange a time to visit.

8.15pm D Cllr Seaton left Meeting

8. Cllr Sugg advised that she had been approach by someone with a medical back ground asking if the defibrillator had been checked recently. Cllr Sugg was unsure and they said they would have a look anyway. They reported that there was a wire which was not connected and the pads expire at the end of September. The Clerk ordered new pads and investigated the wire, and found out it is for the alarm and to have this connected would be £150 plus vat. It was felt as the battery did the same job that the hardwiring could be done once the Pavilion modernisation had been completed. they also said they would be happy to do regular checks. **Proposal:** Hard wiring be completed once Pavilion Modernisation is completed. A vote was taken and all agreed.

### **19/677 To receive the Clerk's report**

1. Clerk advised that she had obtained another 2 quotes for the jetting of the village drains in the autumn. She reported the previous quote was £195.00+ Vat per hour but this included a water tanker. The next quote from Drainway was £80.00 a drain but with no water tank. The third quote from Affordable drainage was £85.00 + vat per hour but this included water. Cllr Sugg proposed that Affordable Drainage quote was the best value for money and we should ask them to undertake the work. A vote was taken and all agreed. **Action:** Clerk to contact affordable drainage and get works booked in for the end of October.  
Cllr Bennett returned to the meeting.

### **19/678 To receive and discuss Parishioner Correspondence**

1. Email received on behalf of the Rotary Club asking if the PC would like to purchase some bags of purple Crocuses in support of a children's Polio charity. Each bag holds 50 corns and they are £5.00 a bag. It was proposed by Cllr Hodge that we purchase 20 bags. Cllr Shepstone Seconded. A vote was taken and all agreed. **Action:** Clerk to advise Rotary club.

2. Email was received from the Scouts with concerns about damage caused to the hut by stray footballs that miss the goal and also the large Poplar Trees lower branches which are hitting the hut. The clerk advised that she had contact the football club prior to the meeting to discuss the problem and they had advised that there was no way that the goal could be relocated without losing valuable pitch space. Cllr Sugg had met a tree surgeon to look at the tree and he sent a quote through 2 options. One was to remove the lower branches which would be £450.00 and the other for pollarding the entire tree which would be £2000. **Proposal:** There is no need to have the tree pollarded but to remove the lower branches would be best course of action. **Proposed:** Cllr Shepstone **Seconded:** Cllr Beckerleg. A vote was taken 7 for and one against motion carried. **Action:** Clerk to contact and instruct tree surgeon accordingly.

3. Email received from the Football club requesting that they are able to use the toilets in the pavilion again and also to advise that they had cancelled player subs when Covid lockdown happened. It was discussed by Councillors that the Cockerels are a huge asset to the community and for this reason ECPC will offer to reduce the 2020/21 season pitch fee by 50%. They will also review the Cockerels Covid policy and report back to them regarding the use of the toilets in the pavilion. **Proposed** by Cllr Shepstone **Seconded:** Cllr Hodge. A vote was taken and all agreed. **Action:** Cllr Chant and Cllr Sugg to meet on the 13th August to go through Clubs Covid Policy and contact Clerk with their requests. Clerk to contact club to advise of discounted rates and to feed back what is required of them if they wish to use the toilets.

4. An email was received from a concerned parishioner regarding antisocial behavior at the cemetery, as they had seen a discarded empty bottle of alcohol in the cemetery bin. It was proposed that there had been no other complaints or any other suggestions of any antisocial behavior occurring at the cemetery. A vote was taken and all agreed. **Action:** Clerk to email parishioner to advise that no action would be taken and the PC would continue to look after the Cemetery in the way they always have.

5. Email received from two parishioners regarding the erection of a fence at Stable Cottage. They are concerned that because of the location and the association to Coker Court that planning permission is needed. This was discussed, however due to the nature of the matter and that their email refers to their deeds which would contain private information it was felt that it was out of the remit of the PC and was a private matter. It was proposed that they should be advised to raise their concerns SSDC Planning and SSDC Conservation Officer directly. **Action:** Clerk to send email to advice parishioner of above comments.

### **19/679 Discuss Working Groups**

1. Cllr Chant reported that on the 10th July, the working group had a successful meeting with the building contractor Hardwells. Cllr Chant advised that they will be sending plans and

costing in the next few weeks. He also reported that the 106 form will need to be filled in, but more information is needed before it can be completed. Once all information is through from Harwell's another Working group meeting will be held to complete the 106 form.

**2. The Chapel:** Cllr Snelling's brief was emailed out prior to the meeting. Cllr Hodge commented that her biggest concern was the fact that there was no electricity at the chapel and in to get a supply would be very expensive. Other Cllr Agreed. Cllr Sugg said that she would try and get a quote for both solar and main electricity Cllr Shepstone suggested Tower Hill Electrics for Solar power. **Proposal:** Cllr Sugg to investigate electricity installation. All other matters are to be deferred until September. **Action:** Cllr Sugg to get electricity quote.

**3. Future Finance:** Clerk Advised that the internal audit had been completed and now signed can be displayed for the appropriate time. She advised that the internal auditor had been a huge help and felt PC needed to thank him with a gift, as he did not want to receive any form of payment. Cllr Shepstone advised that this could be done as an honorarium. A figure of £75 was suggested. A vote was taken and all agreed **Action:** Cllr Hodge to purchase gift up to the value of £75.00 and Clerk to deliver it.

**4. Cemetery Improvement:** Clerk advised letter had been sent to landowner, but no response had been received. Cllr Sugg advised that she had a phone number so will call

#### **19/680 Group Representative Reports**

Village Hall – Cllr M Shepstone advised that there had been a meeting and the committee were looking at re opening the village hall, at the beginning of September but with very limited access.

Alms Houses – Chairman B. Sugg had nothing to report.

Primary School – Nothing to report

#### **19/681 To discuss and identify Highways Issues and resolve None**

**19/682 Discuss and Identify works for Ranger:** Brambles and bushes at Placket lane need cutting back, Stone Bridge near Tellis cross is very overgrown and needs attention. Beside dog bin at Tellis Cross the bushes are very bushy and visibility is poor. Grass lane before Longlands under the bridge is needing to be cut. **Action:** Councillor Sugg to instruct Ranger.

#### **19/683 Agenda items for the next meeting, Wednesday 9th September 2020.**

Path across the Paddock and path at the Cemetery. Quote for remainder of the Litch gate painting.

#### **19/686 Finance**

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

<b>Description</b>	<b>Amount Inc VAT</b>
<b>VAT</b>	
<b>Previous Balance</b>	£78,313.16
<b>Funds as of 31st July 2020</b>	£75,723.85
<b>Monies in July 2020</b>	
Scout Hut rent	£1.00
Cemetery	£175.71
<b>Total</b>	<b>£176.71</b>

#### **Paid Out in July**

Back Pay and Current year bus shelter rent (cheq # 3503)	£125.00
Triangle Compost and plants	£85.97
Clerk wage, office, phone and broadband + Stationary	£735.50
Claire's Cleaning	£45.00
KM Dike	£922.26
£153.71	
J Mead and Sons (Verge Cutting cheq # 3503)	£780.00
£130.00	
Artisan Plumbing (new tap for Pre School)	£72.30
£12.05	
<b>Total</b>	<b>£2,766.02</b>

**August invoices Awaiting payment**

C & R Fabrications (repair of the Cricket nets)	£432.00	
£72.00		
Clerk wage, office, phone and broadband + Stationary	£727.50	
Claire's Cleaning	£45.00	
KM Dike	£958.26	
£159.71		
KM Dike Lychgate Repairs	£500.00	
£100.00		
Replacement Defib pads	£42.00	£7.00
Playground Annual Inspection	£66.00	
£11.00		
SSDC Burton Drains	£48.60	£8.10
<b>Total</b>	<b>£2,919.36</b>	
<b>Balance Carried Forward</b>	<b>£72,804.49</b>	

**Minutes were emailed to all Councillors and agreed as a true account.**

**Meeting ended 9.21pm**