

Minutes 14th October 2020 7pm

7.00pm 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 S Snelling, Cllr P Hodge, Cllr D Mead, Clerk J. Heggarty.
Public Attendance: 5 x member of the public

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

19/704 To receive any apologies and reasons for non-attendance. D Cllr G Seaton, D Cllr N Clark reasons have been noted.

19/705 To receive any declarations of interest in items on this agenda. Cllr B Sugg, Cllr D Mead on item 20/02304/REM

19/706 To receive and approve the minutes of the Parish Council, meeting which was held on the 14th October 2020. **All Agreed**

7.04 Cllr Hodge Joined meeting.

20/02304/REM Councillor Sugg brought this agenda item forward.

Cllr Sugg stood down and Cllr M Shepstone took over chairing the meeting.

19/707 Public Question Time. 5

Members of the Public. One member of the public spoke in support of agenda item 20/02492/FUL and 20/02491/OUT. He advised the development for both plots would be self builds for local people.

2 Members of the public spoke in objection to the above 2 application. There concerns where flooding, the interruption of the Holywell Spring, drainage and the impact of increased traffic on an already very busy narrow lane. One member of the public also questioned why the previous application which was made in 2004 was turned down.

A member of the public also spoke in support of 20/02304/REM.

7.18 Cllr Shepstone brought all planning forward

19/708 To discuss and make observations on SSDC - Planning Applications

A 20/02304/REM Location: Land adjoining White Post Garage. **Application:** The erection of four dwellings with associated access and parking to include details of appearance, landscaping, layout and scale.

The above item was discussed and Cllr Shepstone advised that a site meeting had taken place. Cllr Comstive said that he felt that the plans would be a constructive use of space. Cllr Wilkins expressed concerns that the footpath takes you in front of M & S and because of signage force you to walk in the road. Cllr Bennett advised that West Coker had commented on the footpath and felt their comments were valid. **Proposal:** ECPC support this application subject to the footpath being amended, so rather than taking the dog-leg to and along the main A30. A safer, shorter route that would also allow a thicker and denser hedge between Plot 1 and the A30 and so retain many of the existing trees and bushes along the edge of the road. **Proposed:** Cllr Bennett. A vote was taken and all agreed.

Action: Clerk to email comments to Planning.

B 20/02491/OUT Location: Land adjoining Meadow View, Holywell

Application: Erection of 2 detached dwellings and formation accesses.

Cllr Shepstone advised that a site meeting was conducted. Cllr Sugg said that when she stood on the land it seemed wider than first thought however she was unsure about the proposed roof heights and had reservations as to how this application would improve the lane. Or would it just make it a lot faster? Cllr Bennett had been in touch with the planning office regarding class of land. They advised him that it was classed as agricultural until a planning application was made. Cllr Bennett, Cllr Comstive, Cllr Hodge and Cllr Cowan all expressed concerns about the effect any development would have on the ancient Holywell Spring. Cllr Comstive proposed that this application be supported but with very strict provisos. **Proposal.** ECPC support this application but only with the following conditions. That the properties are indeed conditioned to be for self-build purchasers only. That they be in some way conditioned so as to reserve sale to locals to undertake that self-build (ie not for a commercial contractor or developer for onward sale). That the spring and watercourses that are in

the very close vicinity of the proposal site are not in any way adversely affected by the proposals (this is already an area prone to flooding and with a spring / springs that have heritage interest as well ecological interest). That it is checked the traffic flows and traffic movement/ passing areas along the road through Holywell (that is currently severely restricted in width) is not adversely affected by the proposals. That the car parking provisions are checked and deemed to be adequate for a large detached (family) house that can generate the need for up to 4 cars or more (in an area with zero spare car parking capacity anywhere on street as a result of point 4 above). That the heights of the bungalows are no higher than the observed height from the road of the eaves and ridge of the existing property to the north of the subject site. **Proposed:** Cllr R Comstive **Seconded:** Cllr P Hodge. A vote was taken and all agreed. **Action:** Clerk to email planning with all comments.

C 20/02492/FUL Location: Land adjoining Meadow View, Holywell

Application: Erection of 1 detached 4 bedroomed dwelling with formation vehicular access.

Cllrs echoed all of the concerns of the above application, being that it is for the same plot of land but also have concerns about the roof height. Cllr Bennett shared plans on his computer showing roof heights. A member of public began to talk and Cllr Shepstone told them not to speak and requested Clerk to mute them. A member of the public was asked what the height would be and he confirmed that the new build would not exceed the height of the neighbouring chalet bungalow. Member of the public also advised that there would be 3 parking spaces with this property. **Proposal:** ECPC support this application but only with the following conditions. That the property is indeed conditioned to be for self-build purchaser only. That it be in some way conditioned so as to reserve sale to locals to undertake that self build (i.e. not for a commercial contractor or developer for onward sale). That the spring and watercourses that are in the very close vicinity of the proposal site are not in any way adversely affected by the proposals (this is already an area prone to flooding and with a spring / springs that have heritage interest as well ecological interest). That it is checked the traffic flows and traffic movement/ passing areas along the road through Holywell (that is currently severely restricted in width) is not adversely affected by the proposals. That the car parking provisions are checked and deemed to be adequate for a large detached (family) house that can generate the need for up to 4 cars or more (in an area with zero spare car parking capacity anywhere on street as a result of point 4 above). The height of this dwelling should be no higher than the observed height from the road (which goes downhill from north to south) of the eaves and ridge of the existing property immediately to the north of the subject site.

Proposed: Cllr Shepstone. A vote was taken, 5 support and 5 abstentions so Chairman's cast in Favour. Motion carried to support application. **Action:** Clerk to email planning.

8.08 4 members of the public left meeting.

D 20/02462/S73 Location: Owl Cottage, East Coker **Application:** To vary pool enclosure.

Cllr's had no observations to make. **Action:** Clerk to email planning

E 20/02663/FUL Location: Saffron Mead, Moor Lane BA22 9JR Application:|

Construction of a detached workshop for use by owner as part of soft furnishing business. Cllr Hodge advised that she had had a few concerned Parishioners, who were not worried about the building but were worried that there would be a lot more traffic travelling on Moor Lane. Also, the possibility of the turning area at the bottom being used for parking. Cllr Cowan said that he felt uneasy about the application and wondered why consideration had not be given to using a unit at the Saw Mills rather than constructing a unit in a residential area. Cllr Comstive quoted policy ECEM.1 Business Development of the ECNP. He felt that if this was to go ahead, then it must be tied to Saffron Mead but given the current crisis where a huge amount of people are having to work from home plus the new push towards sustainable 'live work' units means that the proposal should be supported (subject to various conditions as suggested). **Proposal 1:** Cllr Shepstone proposed to reject the application due to it being an industrial unit in a residential setting. **Seconded:** Cllr H Cowan. **Proposal 2:** Cllr Comstive proposed to allow, but with the proviso that the building would be tied to Saffron Mead and never be separable from its curtilage. **Seconded:** Cllr M Beckerleg. A vote was taken. Proposal one: 2 in favour. Proposal two: 4 in favour with 2 abstentions. **Motion Two Carried.**

F 15/01000/OUT Location: Keyford. Cllr Bennett asked if all Councillors would support him speaking to Barwick and Stoford and Yeovil Town Council, to see if they wished to join forces to organise conducting a highways safety audit and health and safety audit. There is no financial commitment at this time. A vote was taken and **All Agreed:** Cllr Bennett to make contact with B & S and Yeovil.

8.32. 1 member of the public left meeting

SSDC – Planning Determinations – *For your information.*

19/709 Memorial Approvals. None

1. Permission sought for a memorial to remember Joyce Hilda Newman. No Objections
2. Permission sought for a memorial to remember Alan Boucher. No Objections
3. Permission sought for to exhume of ashes of Mr Douglas Cutler. No Objections

Action: Clerk to advise various applicants.

8.09 Cllr Sugg took the meeting over

Location: Waterfalls, East Coker BA22 9NJ: Cllr Sugg reported that she and the Clerk had had a very successful meeting with the site manager. They have said that they will seek guidance from SSDC in the future when putting external lighting in or removing any more trees.

19/710 Matters for discussion and resolution:

1. Maintenance of path at the Chapel. Cllr Shepstone advised that only 2 quotes have been received so this item has been moved to next month.

2. Concerns have been raised, as to the parking of the vehicles at the "The Dub Doctor" at the Saw Mills. It was felt that the way the vehicles are parked forces pedestrians out into the road and this is a great safety concern. It was proposed that the Dub Dr should be written to requesting, that they park the vehicles in a more careful manner. This letter is to be CC to the landlord. A vote was taken 10 agreed 1 abstention. Motion Carried. **Action:** Clerk to write and send letters.

3. Cllr Comstive has done a huge amount of research as to how to refurb the Paddock Pathway sympathetically. He has been recommended by SSDC to use a company called Court Design to come out and survey, asses and quote for works. A budget for the investigation has been capped at £800.00. Proposed by Cllr Shepstone Seconded: Cllr B Sugg. **Action** Cllr Comstive to book in a date for this to be undertaken.

4. Cllr Snelling sought approval for printing 500 "Discover East Coker leaflet". The cost would be £337 including amendments. **Proposed** Cllr Snelling **Seconded:** Cllr Hodge. A vote was taken and all agreed.

Action: Cllr Snelling to contact printers

5. Cllr Sugg advised that herself and the Clerk had a meeting with S & D Services regarding the Drains and Gullies and she asked for approval for a maximum of £2,500 to be spent on jetting before the winter came. A vote was taken and all Agreed. **Action:** Clerk to contact contractor.

6. Cllr Sugg advised that the Poppy's will be put up around the village over the coming days. Cllr Shepstone advised that there was no door to door collection due to Covid 19.

19/711 To receive the Clerk's report Clerk reported that the shelves for the book swap had been completed in the bus shelter, and that it was being well used and received by the community.

19/712 To receive correspondence from the SSDC / SCC

Cllr Shepstone gave his feedback and opinions on "One Somerset" which SDC are hoping for. The other is "A Stronger Somerset" which would be the district choice. This would see the Councils split in two areas, East and West. East Coker would come under the East. At our previous meeting D Cllr Clarke and D Cllr Seaton offered to do a presentation on this. **Action** Cllr Sugg will speak to D Cllr Clark and Seaton to arrange for them to present something over the coming months.

19/713 To receive and discuss Parishioner Correspondence

19/714 Discuss Working Groups

Pavilion Modernisation: Cllr Chant advised that he had chased Hardwell's for the plans and they have promised that they will get them to him the week ending 23rd October. Once this is received a meeting of the working group will be arranged.

The Chapel- Cllr Snelling has written a very informative brief which she will forward to the clerk for circulation. However, she suggested that any further work on this project is shelved until at least April May time. A vote was taking and **All Agreed.**

19/715 Group Representative Reports

Village Hall – Cllr M Shepstone advise that the AGM had taken place on the phone and via email. He said that he had emailed the Chairperson to request that the Village sign is returned to the PC so can be erected on Halves lane to replace the one which was stolen. The chairperson came back to him and said he could not

decide that and he will request the secretary to email all committee members and ask what their feelings are.

Action: Cllr Shepstone to await email

Alms Houses – Chairman B. Sugg had nothing to report

Primary School – Cllr. R Comstive had nothing to report

19/716 To discuss and identify Highways Issues and resolve. None

19/717 To discuss and identify items for the Village Ranger None

19/718 To discuss and resolve the following topics;

Resolution sought to exclude the public (*Non Parish Council Members*)

19/719 Agenda items for the next meeting, Wednesday 11th November 2020. Village Sign, Electric Charge points for any new builds, Brympton Strimming Offer.

19/720 Finance

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

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Description	Amount Inc VAT
Previous Balance	£73,581.70
Funds as of 30th September 2020	£68,785.43

Monies in September 2020

Pre School Electricity	£204.38
Pre School Rent	£471.65
Cemetery	£384.40
Total	£1,060.43

Paid Out in September

		VAT
P. Hodge (Sundries)	£67.00	
Argos (EE router)	£93.94	£15.66
Claire's Cleaning	£75.00	
SALC and NALC Affiliation Fees	£491.35	
Water to Business (cemetery)	£105.06	
EDF Energy	£237.05	
Clerk 57 quarter hours / Costs	£825.74	
Stationary	£62.72	
£8.39		
J A Stewart (works at rec)	£540.00	£90.00
Water to Business (Pavilion)	£190.32	
KM Dike monthly maintenance	£958.26	£159.71
KM Dike Football pitch maintenance	£1,248.00	£208.00
Rotary Club (Purple Crocus supporting Children with Polio)	£100.00	
D J Hawkins (Bus shelter shelves)	£852.00	£142.00
B and Q (varnish for bus shelter shelves)	£9.97	
Total	£5,856.41	
£623.76		

October invoices

Claire's Cleaning	£100.00	
K M Dike Ground Maintenance	£922.26	£153.71
KM Dike Lychgate repair	£600.00	£100.00
KM Dike Painting of Lychgate	£1,650.00	£275.00
KM Dike The Paddock Ground Maintenance	£36.00	£6.00
Clerk Sept Wage/back pay/ office & broadband	£910.53	
Viking Direct (Stationary)	£73.99	£12.33
SSDC (Range Scheme May/June 2020)	£1,165.50	£194.25
SALC (Cllr Training)	£50.00	
TOTAL	£5,508.28	
£741.29		

Balance Carried Forward

£63,277.44

Finance: Proposed Cllr Snelling **Seconded:** Cllr Shepstone

Minutes were emailed to all Councillors and agreed as a true account. They will be signed when ECPC are able to meet again in person.

Meeting ended 21.21