

## East Coker Parish Council 10<sup>th</sup> November 2021 Minutes

**Attendees:** Cllr H Cowan, Cllr B Sugg, Cllr M Beckerleg, Cllr D Mead, Cllr Warwick-Mortimer, Cllr T Wilkins, Cllr P Hodge, Clerk J. Heggarty. Public Attendance: 9 members of the public. Meeting commenced at 7.00pm at East Coker Pavilion

Vice Chairperson Cllr L Mills chaired the meeting.

**21/067** Apologies and reasons for non-attendance. Cllr S Wintersgill, Cllr R Comstive, Cllr S Bridgford-Whittick, Cllr J Bennett, Cllr S Snelling, D Cllr N Clark

**21/068** Declarations of interest were received from Cllr Sugg, Cllr Mead on item 21/071 B,C,D,E,H and Cllr Hodge on items 21/071 B,C,D,E

**21/069** Minutes of the Parish Council, meeting which was held on the 13<sup>th</sup> October **Proposed:** Cllr Sugg **Seconded** Cllr Wilkins, All agreed.

### **21/070 Public Question Time**

- (1) Members of the Public 3 members of the public spoke in favour of item 21/071 b,c,d,e  
1 member of the public spoke in favour of item **21/072. 2**

7.04 1 member of the public arrived

- (2) County / District Councillors Cllr Gina Seaton delivered her monthly report
- (3) PCSO Not present

### **Brought Forward 21/072 Memorial Approvals.**

- 2.** Scattering of ashes at East Coker Cemetery of the late Derek John Legg and name to be added to the Cemetery records was talked about and approved. The family will be requested to mix soil in with the ashes before scattering. **Action** Clerk to update family and update cemetery records.

7.07 2 members of the public left the meeting.

### **21/071 To discuss and make observations on SSDC - Planning Applications**

A **15/01000/OUT Location:** Keyford Nothing to report

7.09 1 member of the public arrived Cllr Mead and Cllr Sugg left the meeting

B **21/02950/FUL Location:** Land OS 4221 Main St, East Coker **Application:** The Erection of 1 self-build dwelling with vehicular access.

C **21/02949/FUL Location:** Land OS 4221 Main St, East Coker **Application:** The Erection of 1 self-build dwelling with vehicular access.

D **21/02948/FUL Location:** Land OS 4221 Main St, East Coker **Application:** The Erection of 1 self-build dwelling with vehicular access.

E **21/02947/FUL Location:** Land OS 4221 Main St, East Coker **Application:** The Erection of 1 self-build dwelling with vehicular access.

The above application was discussed. Vice Chair Cllr Mills said that

East Coker is identified as a rural settlement under SSDC Policy SS2. This policy limits development in rural settlements and, in the context of the District Councils Settlement Strategy, development in the villages is to be limited to sustainable development meeting local need. In addition, all proposals for housing will need to address general planning considerations as set out in East Coker Neighbourhood Plan Policy ECH2. Three 4 bed detached houses and one 5 bed detached house is neither a mix of housing type or size. ECNP states that 32.3% of properties within the district are detached plus, by the applicants planning statement (policy Page 18 6.13) a total delivery of 72 properties is already available, so there is no local need either. Cllr Cowen said that if that area was to be developed these houses are defiantly be in keeping with the style of buildings in the village but agreed that they do not fit in with the ECNP. Cllr Wilkins and Cllr Warwick-Mortimer not only had concerns about the builds not fitting the ECNP but also the amount of mature hedging that would be ripped up in order to create 4 separate driveways.

**Proposal:** East Coker Parish Council object to these application for the above reasons.

**Proposed:** Cllr Mills **Seconded** Cllr Cowen.

A vote was taken and all agreed. **Action:** Clerk to email planning

Cllr Mead and Cllr Sugg Returned to the meeting and 5 members of the public left the meeting.

**F 21/03235/S73 Location:** Hunts House, Holywell, East Coker **Application:** Alterations to existing lean-to storage rooms to the rear and part rendering of existing dwelling. S73 application to vary condition 5 of approval 20/03687/HOU to change timeframe from pre-commencement to No building operations above damp-proof course level of the dwellings shall take place until the Local Planning Authority has been provided with either: The above application was discussed. **Proposal:** ECPC are happy to support SSDC in their decision. **Proposed:** Cllr Hodge **Seconded:** Cllr D Mead A vote was taken and all agreed **Action:** Clerk to update Planning

**G 21/03025/LBC Location:** The Chantry Yeovil Road. **Application:** Instillation of 2 roof lights to replace existing bathroom roof light, also new patio doors and kitchen window to the rear of the property. This item was discussed **Proposal:** ECPC are happy to support the listed building officer in their decision. **Proposed:** Cllr Wilkins **Seconded:** Cllr P Hodge A vote was taken and all agreed **Action:** Clerk to update Planning

**H 21/02623/S73A Location:** East Coker Mushroom Farm Fairwind Burton Lane East Coker **Application:** S73A application to vary condition no. 02 (approved plans) of planning permission ref. 16/04744/FUL, approved 23rd January 2017, as previously amended by 18/03823/NMA dated 29th November 2018 and 19/00599/NMA dated 4th March 2019. The Cllr discussed this item and proposed that they were happy to support the application to amend the plans. **Proposed:** Cllr Beckerleg **Seconded:** Cllr Cowen A vote was taken and all agreed **Action:** Clerk to email planning

### **21/072 Memorial Approvals.**

1. Memorial request to remember the late Mike Hallett was approved. **Proposed:** Cllr Sugg **Seconded:** Cllr D Mead

### **21/073 Matters for discussion and resolution:**

- 1 Flooding at Holywell Vice Chair Cllr Mills advise that two weeks ago there had been a substantial flood through Holywell. Luckily there were no houses flooded however she said that the problem must be addressed. She advised that herself, Cllr Mead and some residence had worked hard to clear as many drains as possible but thought the problems stemmed from the sandy soil run off from the fields further up the lane. The clerk advised that she had email Highways and Mark Keating with picture of the flood. She advised that highways would organise for the traps to be cleared but they said there is currently a back log so no time frame was given. A road sweeper did come out which has cleared some of the problem but the drains really must be cleared. **Action:** Clerk to contact highways again to see if they have a date.
- 2 Christmas Tree and Lights. Cllr Cowen asked how many Christmas trees were to be put up this year and when. It was decided that there would be 2 on the bus stop and one in the paddock and that Cllr Cowen is going to speak to the Beardsleys to make sure they are happy for the PC to use their electricity supply. Cllr Hodge will speak to Palmers to see if they may be able to donate the Christmas tree for the paddock and the Clerk will email the electrician and book him to wire the lights on the 6<sup>th</sup> December.  
8.10 C C Mark Keating joined the meeting and delivered his report
- 3 Tellis Cross Park. Beth Poole from SSDC responded to clerks' email shortly before the meeting so not all councillors had had an opportunity to read it. Cllr Hodge advised that if we are going to have the piece of land transferred to the ownership of the Parish Council, then they will need a solicitor. She will speak to a solicitor to see what costs are involved. Clerk advised that she was waiting for the ground maintenance company to quote for the area to be maintained. **Action:** Cllr Hodge to investigate possible solicitor fees and Clerk to chase maintenance quote, and add to next month's agenda.
- 4 Footpath Signs: Cllr Wilkins has walked all the footpaths in the village and has collated a very informative book of all footpaths, posts and styles. (Thank you Cllr Wilkins) She has made note of all the signs which need painting, replacing or re-bedding. She advised that some are just in need of being tidied. There are some new finger posts that need to be replaced but they are £175.00 each before any wording is routed on, so Cllr Wilkins is investigating routing options. She will also speak to Cllr Sugg and advise her which ones she thinks the village ranger will be able to fix.

8.45 D Cllr Seaton, CC mark Keating and 1 member of the public left the meeting.

5 Cllr Hodge advised that the Planning Training was really valuable and encouraged all councillor to attend the next course on the 16<sup>th</sup> November.

6 **21/074 To receive the Clerk's report** Clerk advised that she had not heard any more about the wall behind the Coker Millennium stone but had chased it.

7 **21/075 To receive correspondence from the SSDC / SCC nothing received.**

8 **21/076 To receive and discuss Parishioner Correspondence**

#### **21/077 Discuss Working Groups**

1. The Pavilion Modernisation Cllr Hodge advised that the planning application had been submitted and that there was a working group meeting on the 29<sup>th</sup> November which the architect would be attending. The aim of this next meeting is to start getting a better idea of costing for the project.
2. Future Finance Precept meeting date was set for Monday 10<sup>th</sup> January. Action: Working group to work on budget before then.
3. Well Being. Jubilee Celebrations. Cllr Mills reported that the beacon lighting would be on 2<sup>nd</sup> June.

#### **21/078 Group Representative Reports**

Village Hall – Cllr L Mills-Nothing to report

Alms Houses – Chairman B. Sugg-Nothing to report

Primary School – Cllr. Warwick-Mortimer had nothing to report but Cllr Hodge asked if she could speak to the head regarding a lot of parents standing in groups on the road outside the school gate rather than the pavement.

#### **21/079 To discuss and identify Highways Issues and resolve.**

**21/080 To discuss and identify items for the Village Ranger.** Cllr Sugg advised that the Ranger had been using bark chippings to try and make muddy areas on the footpaths more passable. There is an area beyond Tellis Cross which is in need of doing. **Action** Cllr Sugg has requested Clerk contact Crystal Classics and request access across the back of Tellis Cross fields she will also contact the insurance company to see how much extra insurance will need to be purchased.

#### **21/081 To discuss and resolve the following topics;**

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

#### **21/082 Agenda items for the next meeting, Wednesday 8<sup>th</sup> December 2021.**

Planning Training review, Tellis Cross land.

#### **21/083 Finance**

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

|                         |                   |
|-------------------------|-------------------|
| <b>Previous Balance</b> | <b>£55,136.83</b> |
|-------------------------|-------------------|

|   |                   |
|---|-------------------|
| <b>Funds as of 31<sup>st</sup> October 2021</b> | <b>£53,215.65</b> |
|---|-------------------|

#### **Monies in Oct 2021**

|                  |                  |
|------------------|------------------|
| Pre School Rent  | £471.65          |
| Cocker Cockerels | £2672.00         |
| <b>Total</b>     | <b>£3,143.65</b> |

#### **Paid Out in October**

|   |         |
|---|---------|
| Water to Buisness                           | £124.09 |
| Amazon Vouchers                             | £75.00  |
| Somerset County Council Road Sign Legal Fee | £350.00 |
| Claire's Cleaning                           | £100.00 |
| Flaydemouse                                 | £232.80 |
| Pension Contribution                        | £198.81 |
| Village Hall Hire                           | £72.00  |
| Clerk Wage, Office, Broadband               | £729.26 |
| K M Dike                                    | £945.32 |
| Little John Audit Charge                    | £360.00 |
| S Snelling (Wonder Walk exp)                | £68.81  |
| Ranger scheme Aug                           | £932.40 |

|                           |                  |
|---------------------------|------------------|
| Ranger Scheme July        | £745.92          |
| Triangle Planting         | £29.94           |
| ICO (Data protection fee) | £40.00           |
| Old Mill Xero Charge      | £60.48           |
| <b>Total</b>              | <b>£5,064.83</b> |

**To be paid in November**

|   |                  |
|---|------------------|
| Pavilion Planning Application Fee         | £1,183.00        |
| Ranger Scheme                             | £559.44          |
| Claire's Cleaning                         | £125.00          |
| K M Dike                                  | £945.32          |
| Amazon (New Printer & Cartridges)         | £194.04          |
| Clerks wage, office, broadband & back pay | £880.63          |
| Pension Contribution                      | £283.41          |
| HMRC                                      | £102.22          |
| <b>Total</b>                              | <b>£4,273.06</b> |

**Balance** **£48,942.59**

**Above figures will be subject to change due to receipt of any outstanding invoices.**

Projects Account Balance £59,910.00