

## East Coker Parish Council 9<sup>th</sup> February 2022 Minutes

**Attendees:** , Cllr M Beckerleg, Cllr D Mead, Cllr Warwick-Mortimer, Cllr T Wilkins, Cllr Comstive, Cllr P Hodge, Cllr Wintersgill, Cllr Bennett, Cllr Snelling Clerk J. Heggarty. **Public Attendance:** 9 members of the public.

Meeting commenced at 7.00pm at East Coker Pavilion

Cllr Comstive chaired the meeting.

Meeting Commenced at 7.01pm

**22/004** To receive any apologies and reasons for non-attendance. Cllr Mills, Cllr H Cowan, Cllr B Sugg,

**22/005** There were no declarations of interest on any agenda item

7.04 Cllr Bennett arrived

**22/006** Received and approve the minutes of the Parish Council, meeting which was held on the 12<sup>th</sup> January 2022. **Proposed:** Cllr Snelling **Seconded:** Cllr Bennett **Vote:** All Agreed

### **22/007 Public Question Time**

- (1) Members of the Public 1 member of the public spoke with concerns that the PC were possibly thinking about planting a formal flower bed in the paddock. They were worried that the area in question may overlook their property. 1 member of the public spoke in support of Agenda Item **22/00024/FUL and 22/00028/FUL**. 1 member of the public spoke on Agenda item 22/010.1 and asked if the PC would consider putting a bid in for the land purchase.

- (2) County / District Councillors D Cllr G Seaton and D Cllr N Clark delivered her report which had been circulated to Cllrs prior to meeting.

### **22/008 To discuss and make observations on SSDC - Planning Applications**

A **22/00024/FUL Location:** Pavyotts Farm, Pavyotts Lane: **Application:** The erection of an ancillary cafe, shop and office to be used in connection with existing equestrian yard/livery facility and carp fishery business.

B **22/00028/FUL Location:** Pavyotts Farm Pavyotts Lane East Coker **Application:** Change of use of building to engineers store and workshop (Use Class E).

There had been a site meeting on the 7<sup>th</sup> February. Cllr Snelling proposed that the PC support these applications She said that the improvements which have taken place already were done to a very high standard and both these applications could only better a local business. **Proposal:** East Coker Parish Council support both these applications. **Proposed:** Cllr Snelling **Seconded:** Cll J Bennett. **Action:** Clerk to email planning.

7.25 3 Members of the public left

D. Strategic planning meeting was attended by Cllr Hodge, Cllr Comstive on the 25<sup>th</sup> Jan with SSDC There was a short Keyford update stating that it is many years (3-5 years) before the detailed consent could be given and that it held 15% affordable housing. There was suggested a 2027 start. But nothing can be confirmed.

YV3 was also reviewed in the light of Keyford and it was suggested that this was in the 'far future' and anyway not until Keyford is resolved. The balance of the meeting was dealing with issues to do with the fact that the EC Neighbourhood Plan has provision for a fraction of the numbers by Keyford alone excluding other provision over the period of its term.

The possibility of a village boundary was dismissed as another SSDC village applied and had it rejected by the Inspector.

It was suggested that we review our neighbourhood plan (review the ECPC boundary) and look at a Landscape Policy and Coalescence policies to try and protect the village form being absorbed in to a greater Yeovil.

**22/009 Memorial Approvals.** None.

### **22/010 Matters for discussion and resolution:**

1. Impending sale of land surrounding the recreation ground was discussed.

A member of the public spoke on this item and asked the PC if they would be able or willing to purchase this area. Cllr Mead said that it would be wonderful if the PC were able to purchase the land, but thought that it would be sold for well over the guide price. Even so, ECPC are not in a financial position to be able to purchase it (or even contribute), as we have the newly permitted EC Pavilion to fund.

Cllr Hodge agreed that the PC did not have the funds to be able to purchase, but this did not stop any private community group from purchasing it. **Proposal:** PC would support the concept of land being purchased by a community group but are not in a financial position to contribute to its purchase. **Proposed:** Cllr

Bennett, **Seconded** Cllr Beckerleg **Action:** No further action to be taken

2. Footpath Posts. A budget was set to replace fingers posts. Cllr Mead has got 4 plain posts. Cllr Wilkins will advise of locations that the plain posts can be used in and report back which finger posts are in worst order so

these can be replaced. Maximum budget £1000 **Proposed** Cllr Comstive **Seconded** Cllr Beckerleg. A vote was taken and all agreed.

**3. Jubilee Tree Planting:** Cllr Snelling said that she would like to organise for a tree along with a bench and garden to be put in the paddock for the Queens Jubilee. A member of the public had raised concerns in Public Questions about possible and style of proposed garden. Cllr Snelling circulated pictures of a planting idea and said that the gardening club and a local garden designer were keen to get involved. It was felt that the proposal of formal flower beds was out of character for the paddock and that wilder less formal bed would be more acceptable better. **Proposal:** The Well Being Working group and Cllr Bennett can locate a good site for the tree and bench and go ahead and select and plant the tree. Cllr Snelling to speak to a garden designer and gardening club about suitability, location. Cllr Comstive also advised that any planting must be undertaken mindful of it being returned to its current state after the Jubilee.

**4. Jubilee Celebrations.** Cllr Snelling suggested that one of the footpaths was re-named for the Jubilee. Cllr Wilkins is going to look at possible walks. Cllr Snelling also spoke about a beacon and asked Cllr Mead if he would be able to organise one at the top of lodge hill and light it. He advised he would happily speak to the land owner but could not commit to lighting it as it was a very busy time of year for a farmer.

**5. Tellis Cross play area** was discussed. Clerk advised that a vote to be taken to decide if the PC were willing to take the area over on a permanent basis. Cllr Comstive proposed this and all agreed

**6. Chapel Maintenance.** Cllr Snelling advised that the Chapel was very messy at the moment and said that it would be nice to have a group attend in the early spring just for an hour to tidy it up.

**7. Co-option of new Councillors.** Jane Carter Uren had sent her letter of intent through to the clerk who had circulated it with all Councillors prior to the meeting. Jane spoke about what she thought she could offer as a councillor and was then asked to leave the room. Cllr were asked to vote to co-opt Jane Carter-Uren onto ECPC. A vote was taken and 8 in favour of Co-option and 1 abstention. Motion Carried. Jane was asked back and welcomed as a new member of ECPC. Action: Clerk gave all joining paperwork to Jane and asked her to fill in and forward to her asap.

**8. Parish Council Communications** were discussed. Cllr Wintersgill said that she thought that the way we communicate with notice boards was old fashioned and thought that we needed a better platform to communicate what the PC were doing. Clerk advised that she would not have anything to do with Facebook. Cllr Hodge suggested that we spoke to Barwick and Stoford to see how they communicated to their Parishioners. **Action.** Cllr Wintersgill to contact Barwick and Stoford PC.

#### **22/011 To receive the Clerk's report.**

1. Grant application. Clerk advised that Cllr Cowan and herself had submitted a grant application to SSDC for the paddock path and await a decision.

#### **22/012 Receive correspondence from the SSDC / SCC**

#### **22/013 To receive and discuss Parishioner Correspondence**

#### **22/014 Discuss Working Groups**

1. The Pavilion Modernisation Cllr Hodge advised that there would be a meeting in March.
2. Future Finance. Budget will be circulated prior to the March meeting for approval on the 9<sup>th</sup> March.
3. Well Being Nothing to report.

#### **22/015 Group Representative Reports**

Village Hall – Cllr L Mills Nothing to report

Alms Houses – Cllr B. Sugg Nothing to report

Primary School – Cllr C Warwick-Mortimer advise that head mistress was off at the moment.

#### **22/016 To discuss and identify Highways Issues and resolve. None**

#### **22/017 To discuss and identify items for the Village Ranger None**

#### **22/018 To discuss and resolve the following topics;**

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

#### **22/019 Agenda items for the next meeting, Wednesday 9th March 2022. Budget.**

#### **22/020 Finance**

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

Description	Amount Inc VAT
Previous Balance	£43,408.30
Funds as of 31 <sup>ST</sup> January 2022	£41,182.33

#### **Monies in Jan 2021**

Pre School Rent	£471.65
Pre School Back Payment	£46.05

Cemetery	£241.00
Pre School Electric Contribution	£349.69
VAT	£1,660.34
<b>Total</b>	<b>£2,768.73</b>

#### **Paid Out in Jan 2022**

Clerk Wage, Office, Broadband,	£825.75
Pension Contribution	£232.85
HMRC	£22.34
Claire's Cleaning	£100.00
EDF (pavilion)	£408.23
Ranger Nov and Dec	£1,393.56
Helliar (vermin Control)	£288.00
Defib pads	£46.80
Dag annual upload charge	£150.00
K M Dike	£945.32
CPRE annual membership	£36.00
Old Mill Xero Charge	£75.60
<b>Total</b>	<b>£4,524.45</b>

#### **To be paid in February**

Clerk Wage, Office, Broadband,	£831.79
Pension Contribution	£237.09
HMRC	£28.79
Claire's Cleaning	£125.00
Artisan Plumbing (Pre School Heater)	£281.40
Blake Training (Strimmer Course)	£93.00
Range Scheme	TBC
K M Dike	TBC
<b>Total</b>	<b>£1,597.07</b>
<b>Balance</b>	<b>£39,585.26</b>

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

Projects Account Balance	£59,910.00
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