

East Coker Parish Council 8th June 2022 Minutes

Attendees: Cllr P Hodge, Cllr T Wilkins, Cllr Cowen, Cllr Snelling, Cllr Carter-Uren, Cllr Wintersgil, Cllr Warwick- Mortimer, Cllr Sugg, Cllr J Bennett Clerk J. Heggarty., **Public Attendance:** 5 members of the public. Meeting at East Coker Pavilion. Cllr Hodge Chaired and meeting commenced at 7pm

22/060 To receive any apologies and reasons for non-attendance. Cllr Comstive and Cllr Mead.

22/061 To receive any declarations of interest on items on this agenda. Cllr Hodge and Cllr Sugg on Item **22/00704/HOU**

22/062 To receive and approve the minutes of the Parish Council, meeting which was held on the 11th May 2022. **Proposed:** Cllr Snelling **Seconded** Cllr Warwick- Mortimer A vote was taken and all agreed.

22/046 Public Question Time

- (1) Members of the Public: 1 member of the public spoken in favour of item 22/063B.
2 members of the public objected to item 22/063G. One member of the public spoke and objection to item 22/063D.
7.05 One member of the public left meeting.
- (2) County / District Councillors. Cllr N Clark emailed her report to Councillors prior to meeting.

22/063 To discuss and make observations on SSDC - Planning Applications

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

Councillor Sugg, Councillor Hodge stepped down and Cllr Cowen took over as Chair

B **22/00704/HOU Location** Townsend Farm, Main Street, East Coker **Application:** Demolition of existing single storey rear extension and erection of a new two storey extension. This application was discussed, and Councillor had no objection but observed that there was not any form of Velux windows currently on the property. **Proposed:** ECPC have no objections but do note that there are currently no Velux windows at the property. **Action:** Clerk to update SSDC Planning.
Councillor Sugg, Councillor Hodge re-joined meeting

C **22/01217/REM Location:** The Dairy House, Nash Lane, East Coker **Application:** Reserved matters application for the erection of dwelling with approval access, appearance, landscaping, layout, and scale following outline approval 20/01948/out. Cllr acknowledged that the size and height of the property had been reduced, since the last application, and rights of way were still involved with this application. **Proposal:** Subject to this application meeting the rights of way brief, ECPC have no objection to this application. **Proposed:** Cllr Hodge **Seconded:** Cllr Sugg. A vote was taken 8 in favour with one abstention. **Action:** Clerk to update SSDC planning.

D **22/01328/HOU Location:** 20 Wraxhill Road, Yeovil, **Application:** Erection of an extension to existing detached garage to form an annex. This application was discussed. Cllr Bennett observed that this plot of land is significantly higher than that of the houses of Beaconfield Road behind it. It was also said that this would be backland development within a small plot, which ECPC do not support. It is not in keeping with the area and the street is already densely populated.

Proposal: East Coker Parish Council OBJECT strongly to this application which would be very out of keeping with the locality. It would constitute unacceptable backland development within a very small plot, along a street which is already densely populated and which does not have residential backland development in any other location there. This is further exaggerated by the topography; this plot of land is significantly higher than the houses of Beaconfield Road behind it and so the presence of a residential dwelling upon this site would be both overbearing and overlooking for these residents. **Proposed:** Cllr Sugg **Seconded:** Cllr Cowen. A vote was taken 8 in favour 1 abstention **Action:** Clerk to email objection to SSDC.

E **22/01340/HOU Location:** 21 Helena Road, Yeovil, **Application:** Demolition of existing conservatory and garage. Erection of a 2 storey side and rear extension and single-story front extension. This item was discussed. It was felt that the side and rear extension were in keeping with that of the area however the front porch was not. As there are not any properties in that specific area which have front porches similar to the proposed one. **Proposal:** ECPC do not object to the side and rear extension but do not think that the front porch area is in keeping with the street and does not adhere to the general design policy of the ECCNP. A vote was taken and all agreed. **Proposed:** Cllr Sugg **Seconded:** Cllr Bennett. **Action** Clerk to update SSDC planning.

F **22/01306/HOU Location:** Wood View Primrose Hill. **Application:** Construction of a detached garage. Councillors observed that design was in keeping and have no objection to this application. **Proposed:** Cllr Hodge **Seconded:** Cllr Snelling a vote was taken and all agreed. **Action:** Clerk to update SSDC planning.

G **22/02 59/FUL Location:** Yeovil Court Hotel **Application:** Alterations and improvements to the rear accommodation block. Cllr Bennett said that whilst ECPC are keen to support investment in Yeovil Court, he was concerned that the balconies to the rear of the accommodation block would be unacceptable as they would overlook the adjacent properties to the East. Cllr Warwick Mortimer also made comment about the trees being removed which act as screening. She said it went against points 2 and 5 of the biodiversity checklist which accompanied this application. **Proposal:** East Coker Parish Council met on Wednesday and discussed this application. Whilst it is keen to support investment in Yeovil Court Hotel, listed as a valued community asset within Policy ECCF 2: Protection of Community Assets, within the East Coker Neighbourhood Plan. However, unfortunately, it is unable to support and so must OBJECT to this specific application, due to the suggestion of balconies to the rear of the rear accommodation block. The use of these would result in unacceptable overlooking of adjacent residential properties to the east, contrary to Policy ECEM 1 of the East Coker Neighbourhood Plan, "*New business development on land already in employment use in East Coker will be supported subject to the following criteria: ...They would not adversely affect residential amenity*". East Coker Parish Council is also concerned to learn about the apparent removal of trees and screening vegetation within this area, and so also potential inaccuracy within the biodiversity checklist accompanying this application, points 2, 3 and 5. **Proposed:** Cllr Bennett: **Seconded:** Cllr Snelling A vote was taken and all agreed. **Action:** Clerk to email objection to SSDC.

22/064 Memorial Request to remember: The late Annie Roberts. **Proposed:** Cllr Sugg **Seconded:** Cllr Wintersgil A vote was taken and all agreed.

22/065 Matters for discussion and resolution:

1. Clerk spoke about roles and responsibilities; she will update her information Action: Clerk to update list and distribute to Cllr and update Web site.
2. The possibility of not conducting a meeting in August was discussed. Cllr Bennett was concerned that this could be an inconvenience to the public and any parishioner issues. Cllr Hodge said that possibly we would not have a quorum if people are away on holiday. She proposed we revisit this in July meeting to see how many Cllr will be available. **Proposed:** Cllr Cllr Snelling **Seconded:** Cllr Carter-Uren.
3. Village Maps were discussed. Cllr Snelling and Cllr Wilkins are going to discuss updates., then they will obtain a quote and bring it to Council for approval. **Action:** Cllr Snelling and Cllr Wilkins to arrange meeting together.
4. 2 x Grant Applications and been received but one was withdrawn. The application for £500 had been applied for by 2 individual members to help them fund a trip to the scout jamboree. It was felt that this goes against the application specification as it is for individuals. However it was suggested that ECPC could donate £250 in return for a leaflet drop to be undertaken by said individuals. A vote was taken and all agreed. **Action:** Clerk to update applicants.
- 5a Annual Governance Statement 2021/2022. Clerk had given a copy to all councillor and asked if they had any question or observations and if not where they happy to approve. **Proposed:** Cllr Hodge **Seconded:** Cllr Sugg. **Action:** Cllr Hodge)Chair) and Clerk to sign and Clerk can update web site and notice boards.
- 5b Accounting Statement 2021/22 Accounting statement was given to Councillors and discussed Clerk had given a copy to all Councillors and asked if they had any question or observations and if not where they happy to approve. **Proposed:** Cllr Hodge **Seconded:** Cllr Sugg. **Action:** Cllr Hodge (Chair) and Clerk to sign and Clerk can update web site and notice boards.

6. Cemetery land. Moved to July Meeting

7. Littering at the Recreation Ground. Clerk advised there had been reports on needles being found at the recreation ground. The Ranger had removed them and Clerk asked the PCSO to walk around area when she visited the village.

22/066 To receive the Clerk's report. Nothing to report

22/067 To receive correspondence from the SSDC / SCC None

22/068 To receive and discuss Parishioner Correspondence:

22/069 Discuss Working Groups

1. The Pavilion Modernisation: Nothing to report.

2. Future Finance: Cllr Hodge showed the proposed new way of reporting the accounts statistic on a monthly and quarterly basis. Proposal: Clerk will circulate the financial report pulled from Xero each month and attached to the agenda and every quarter the budget comparison sheet. **Proposed:** Cllr Hodge

Seconded: Cllr Wilkins

3 Well Being (Queens Jubilee Celebrations) Working group will give full brief and report at next meeting

22/070 Group Representative Reports

Village Hall –

Alms Houses – Cllr B. Sugg advised that one of the Alms Houses has had the renovation completed and would be marketed for let, in the near future for local people and if there are no applicants it would then be put out to a wider area.

Primary School – Cllr C Warwick-Mortimer Nothing to report

22/071 To discuss and identify Highways Issues and resolve. There have been reports of speeding in the village. Clerk explained that in order to get a calming sign we would need a team of residents to do a traffic speed check for 6 months. She said in the past she has asked for volunteers but never got enough people. She advised she will put a piece in the next newsletter.

22/072 To discuss and identify items for the Village Ranger.

22/073 To discuss and resolve the following topics;

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

22/074 Agenda items for the next meeting, Wednesday 13th July 2022

Village Maps, and Recycling flyer, Jubilee Tree, Jubilee update.

22/075 Finance

Cllr Hodge noted that there was an error on the finance as the clerks pay had been entered twice incorrectly. The correct amount paid to the Clerk in May was £844.57 and the correct amount paid to Clerk in June was £856.18.

Cemetery income - it wasn't £1,009.99, it was £695. The Jubilee donations should have been £1429.99 not £1,115

Balance of bank account was as at 25th May not 31st May.

Extra invoice for Viking was not listed £95.27.

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

Description	Amount Inc VAT
Previous Balance	£91,253.12
Funds as of 31 st May 2022	£77,401.03
Monies in May	
Pre School Rent	£487.00
Jubilee Donations	£1,115.00
Cemetery	£1,009.99
Viking (refund)	£94.31
Paid Out in May 2022	
Transfer to Projects Account	£15,000.00
Jubilee Prize Vouchers	£110.00
Viking but refunded	£94.31
KM Dike	£968.94
Clerk Wage, Office, Broadband, Travel	£839.39
HMRC	£25.82
Pension	£238.14
Claire's Cleaning	£180.00
EDF	£330.61
Reimbursements for Jubilee	£1,570.06
Pin Badges for Jubilee	£403.99

Range Scheme	£593.00
Flaydermouse Jubilee Banners	£180.00
Zurich Insurance	£1,216.07
Dag	£150.00
Parish On Line Membership	£129.60
CCM Eletrical (Pavilion)	£170.40
Clerk	£844.57
Total	£23,044.90

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

Projects Account Balance	£74,910.00
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