

East Coker Parish Council 11th May 2022 Minutes

Attendees: Cllr Mills, Cllr T Wilkins, Cllr D Mead, Cllr Cowen, Cllr P Hodge, Cllr Snelling, Cllr Carter-Uren, Cllr Wintersgil, Cllr Warwick- Mortimer, Clerk J. Heggarty. **Public** Attendance: 6 members of the public. Meeting commenced at 7.00pm at East Coker Pavilion. Vice Chair Cllr Mills started the meeting at 7pm

Annual Parish Council Meeting Agenda – 11th May 2022 7pm

22/038 To receive any apologies and reasons for non-attendance. Cllr Sugg, D Cllr Clark and D Cllr Seaton.

22/039 To receive any declarations of interest in items on this agenda. None

22/040 Election/ Co-option of new Councillors. Richard Comstive requested co-option and so did Justin Bennett. A vote was taken and all agreed.

7.03pm Cllr Bennett and Cllr Comstive joined meeting

Vice Chair Mills stood down from the PC. Clerk and Cllr thanked her for the hard work she has put in over the past year. Clerk said she would be sadly missed, and the room agreed. Thank you, Laura. Cllr Comstive took over the meeting and Cllr Mills Left meeting. 7.07pm.

22/041 Election of Chairperson and Vice Chairperson was offered to the floor but no one put themselves forward. Cllr Comstive proposed that as no individual was willing to be a full time Chair then we should have a rotating Chairperson, Cllr Hodge, Cllr Cowen, Cllr Comstive and Cllr Bennett volunteered to do this. This would mean that the Clerk each month would have support of one of these Cllrs and they would in turn act as Chair and Vice at the monthly meetings. A vote was taken, and all agreed in favour. **Action:** Volunteers to discuss and arrange dates that they will be Chairing meetings and advise Clerk.

22/042 Items for discussion and agreement

1. Clerk asked all councillors to agree to use email as notification of meeting summons. All Agreed
2. Clerk asked all Cllr for consent to share email addresses between other Council members. All Agreed.

AGM concluded at 7.16.

Monthly Agenda – 11th May 2022 7.17pm

Attendees: Cllr Bennett, Cllr Comstive, Cllr T Wilkins, Cllr D Mead, Cllr Cowen, Cllr P Hodge, Cllr Snelling, Cllr Carter-Uren, Cllr Wintsgil, Cllr Warwick- Mortimer, Clerk J. Heggarty. **Public** Attendance: 4 members of the public

22/043 To receive any apologies and reasons for non-attendance. Cllr Sugg, D Cllr Clark and D Cllr Seaton.

22/044 To receive any declarations of interest in items on this agenda. Cllr Mead, Cllr Snelling, Cllr Wintersgil and Cllr Hodge declared an interest on item 22/047 D,E,F & G. Cllr Wilkins declared an interest on it 22/047 B & C

22/045 To receive and approve the minutes of the Parish Council, meeting which was held on the 13th April 2022. **Proposed:** Cllr Hodge **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 spoke in favour of item 22/047 D,E,F & G and gave a brief of the revised plans for this application.
1 member of the public spoke in objection to item 22/047 B & C asking for Cllr to think about the impact that large delivery vehicles would have if they were allowed to have access to the site during the morning and afternoon school runs.
- (2) County / District Councillors. Next County Councillor Mike Hewitson introduce himself to the room and advised that if anyone need his help or had any issues that he could be contacted at any time. He gave clerk his contact details.

22/047 To discuss and make observations on SSDC - Planning Applications

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

7.36 Cllr Wilkins stood down

B 22/00533/S73 Location: Land Os 0020 Tellis Cross East Coker Yeovil Somerset BA22 9HP **Application:** S73 application to vary Condition 04 (No. of dwellings) of Planning Permission 18/01536/OUT to alter the condition wording to match the application description from two to three dwellings. Cllr Bennett advised that this application amendment still did not fit the criteria laid out in the Neighbourhood Plan policy ECH2 ECH4. **Proposed:** ECPC still object to this application as per Policy ECH2 (General Housing Considerations) and Policy ECH4 Affordable Housing

Proposed: Cllr Warwick Mortimer **Seconded:** Cllr Carter-Uren A vote was taken and all agreed. **Action:** Clerk to email planning.

C 22/00532/REM Location: Land Os 0020 Tellis Cross East Coker

Application:. Reserved Matters application for the appearance, landscaping, layout and scale for the erection of 3 dwellings (2no. three bed detached bungalows and 1no. 4 bed detached house) with parking, garages and associated landscaping and boundary treatment and the continued use of land for public open space and retention of play area equipment following the approval of 18/01536/OUT (Outline planning application for the erection of up to three dwellings, associated access and landscaping, boundary treatment and ground works, the continued use of land for public open space and retention of play area equipment)

This item was discussed. Cllr Mead said he was concerned about the location of the boundary line to the road. He said that there would never be a possibility of ever widening the road or putting a pavement in if this application was approved. Cllr Comstive said that the access would be incredibly tight on an already busy and dangerous part of the road. He also said it was very close to the green lane entrance opposite. In particular, lots of dog walkers cross the road at that point as its width is restricted. The interplay here will be cars, pedestrians (children coming back from school) as well as the exit from the houses. Cllr Comstive questioned how the splay lines (the viz splays) could possibly be safe to 50 meters at this point with all of those conflicting issues. Cllr Bennett agreed with the member of the public that if and when development commenced there needs to be something written in that no deliveries or large vehicles are able to have access to the road during the AM and PM school runs. He says as it is it is chaos already when the school run is on, and large delivery trucks would only exacerbate this. **Proposal:** ECPC object to this application. The proposed entrance would be incredibly dangerous on an already busy lane and is in close proximity to the opposite green lane entrance. it would mean that there would never be a chance of widening the road or putting in a pavement in years to come. It does not fit with the NP as per Policy ECH2 (General Housing Considerations) and Policy ECH4 Affordable Housing. There would be certain damage to the roots of the adjacent Horse Chestnut tree which has a TPO on it. **Proposed:** Cllr Snelling **Seconded:** Cll Cowen A vote was taken and all agreed. **Action:** Clerk to email planning.

7.46 Cllr Wilkins re-joined meeting

Item brought forward to 7.22pm Cllr Mead, Cllr Snelling, Cllr Wintersgil and Cllr Hodge stood down

D 21/02947/FUL Location: Plot 1, Land Os 4221 Main Street East Coker Yeovil, (GR:354409/112206)

Application: Amended plans to reduce scale and size of dwelling

E 21/02948/FUL Location: Plot 2, Land Os 4221 Main Street East Coker Yeovil,(GR:354409/112206)

Application: Amended plans to reduce scale and size of dwelling works.

F 21/02949/FUL Location: Plot 3 Land Os 4221 Main Street East Coker Yeovil, (GR:354409/112206)

Application: Amended plans to reduce scale and size of dwelling

G 21/02950/FUL Location: Plot 4 Land Os 4221 Main Street East Coker Yeovil, (GR:354409/112206)

Application: Amended plans to reduce scale and size of dwelling

Cllr Cowen and Cllr Wilkins said that whilst they welcomed that the applicants had reduced the properties in size, the proposed properties still did not fit housing need of the ECH 2 (General Housing need) , ECH4 (Affordable Housing) Cllr Bennett proposed the following. **Proposal:** East Coker Parish Council object to these four self-build applications for the following reasons: 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 Council's 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. **Proposed:** Cllr Cowen **Seconded:** Cllr Warwick- Mortimer A vote was taken. 5 in Favour and 1 abstention.

7.36pm 2 members for the public left. Cllr Mead, Cllr Snelling, Cllr Wintersgil and Cllr Hodge re-joined the meeting

H 22/00773/HOU **Location:** 4 Wyvern Close, East Coker. **Application:** Alterations and the construction of a replacement garage, workshop, and boot room extension, with en-suite bedroom over. This item was discussed. Cllr Bennett advised that there is an objection from a neighbour regarding the extension overlooking his property. Cllr Cowen commented that the extension was very large. Cllr Mead made a proposal that if the applicant addressed the overlooking of the neighbours property we would have no objection. **Proposal:** ECPC do not object to the application provided the applicants address the issue of overlooking. **Proposed :** Cllr Mead **Seconded:** Cllr Warwick Mortimer A vote was taken 9 in favour with one abstention. **Action:** Clerk to update SSDC

22/048 Memorial Approvals. None

22/049 Matters for discussion and resolution:

1. Village Signs were discussed. Clerk advised that she had received an email from County confirming that highway where happy for the Village Sign Stone to be placed on Browns Island as per the license. **Proposal:** Cllr Comstive proposed that ECPC go ahead and place stone at original location and write letter to Parishioner who objected to this to advise them. A vote was taken 8 in favour 1 abstention 1 against. Motion Carried.

Action: Clerk to contact Parishioner who had an objection to advise that the PC would be going ahead and placing the stone in that position. Clerk also ask Cllr Sugg to order the stone.

2. Paddock Path. Cllr Cowen reported he had been in touch with the Contractor and that he was still hopeful that the path would be started and finished before the jubilee celebrations took place. He advised that colour had been decided on and was subtle and not bright.

3. The Triangle. Clerk Advised that Parishioner who has tended the gardens at The Triangle was sadly no longer able to undertake this job. Clerk suggested that we formally thanked her for keeping the area in such beautiful order, all year round and that the PC should show their appreciation by giving her £100 of M & S gift vouchers. A vote was taken and all agreed. **Action:** Clerk to purchase vouchers and write a thank you letter. The jubilee planting and ongoing maintenance at the triangle was also discussed. Cllr Snelling said that one of the gardening club members had volunteered to plant up the Triangle for the Jubilee. She suggested that they may also take on the ongoing maintenance, so she will call them to discuss further. Cllr Carter-Uren suggested that going forward after the jubilee display has finish low maintenance planting may be a good idea. **Action:** Cllr Snelling will speak to Parishioner about Jubilee planting and ongoing maintenance and update clerk.

4. Transfer of monies from the Current Account to the Projects account was discussed. Cllr Hodge had circulated the up-to-date budget form prior to the meeting. She suggested that another bank account be opened and money which was earmarked for the Pavilion Modernisation put into there. She advised that the closing balance 2021/22 was £35, 834 but over £11,000 of that was for the Village Signs and Paddock Pathway Projects. She Proposed that £15,000 was transferred into a new account especially for ongoing projects which could be used as and when they were completed, and £15,000 put into the Pavilion Modernisation Account. **Proposed** Cllr Hodge **Seconded:** Cllr Cllr Snelling a vote was taken and 9 in favour 1 against. Motion Carried. **Action:** Clerk to open new bank account and transfer funds.

5. The jubilee working group ran through plans for the bank holiday weekend and asked for as much help as possible. Cllr Snelling said that there was a huge amount of support from the local community from offers of help to financial contributions, which is very much appreciated. Cllr Warwick Mortimer requested an extra budget of £347.00 to be able to purchase commemorative pin badges for every child at East Coker Primary School and Pre School children (who attend the Picnic on the Sunday). Both Cllr Hodge and Cllr Comstive said that they would donate £100 each to fund this but the remaining £147.00 would need to be funded by the PC Jubilee budget. Cllr Snelling said that instead of voting on this they would discuss and decide at a meeting next week and update Clerk.

22/050 To receive the Clerk's report. Clerk advised that she had received a standard memorial request to remember the late Susan Richard. Clerk asked that to save delay for the family if it could be voted on at the meeting. A vote was taken and all agreed in favour of the memorial. **Action:** Clerk to advise family.

22/051 To receive correspondence from the SSDC / SCC None

22/052 To receive and discuss Parishioner Correspondence: Clerk advised that there had been a letter received from 2 members of West Coker Scout group requesting help with funding for a scout trip in 2024 to Korea. It was agreed that the clerk should contact them and ask them to apply via the grant form on the web site.

22/053 Discuss Working Groups

1.The Pavilion Modernisation: Nothing to report.

2.Future Finance: Budget Sheets was circulated prior to this meeting. And future quarterly reporting is being investigated.

3 Well Being (Queens Jubilee Celebrations) see 22/049.5

22/054 Group Representative Reports

Village Hall – Cllr L Mills

Alms Houses – Cllr B. Sugg

Primary School – Cllr C Warwick-Mortimer

22/055 To discuss and identify Highways Issues and resolve. Cllr Mead asked Clerk if she would like him to instruct the verge cutter again this year. Clerk said yes.

22/056 To discuss and identify items for the Village Ranger. Cllr Wilkins is going to speak to Cllr Sugg regarding some footpath signage.

22/057 To discuss and resolve the following topics;

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

Clerk requested a pay rise. She requested the same as last year which was 6.5% so taking pay from £14.96 per hour to £15.93.

Clerk left meeting and Cllrs discussed and voted. 9 in favour and 1 against. Motion Carried.

Clerk returned to meeting.

22/058 Agenda items for the next meeting, Wednesday 8th June 2022

22/059 Finance

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

Description	Amount Inc VAT
Previous Balance	£35,834.67
Funds as of 30th April 2022	£95,450.92

Description	Amount Inc VAT
Previous Balance	£35,834.67
Paid out in April 2022	£4,634.01
Funds as of 30th April 2022	£95,245.26

Monies in April 2022

Pre School Rent	£487.00
Cemetery	£274.00
VAT	£1,052.64
EC Pre School Electricity contribution	£313.83
Credit from projects account	£64.79
Cemetery	£332.00
Precept	£62,0000
Total	£64,250.26

To be paid in May 2022

Parish online Annual fee	£129.60
Clerk wage, OT, phone, office, travel	£844.57
Pension Contributions	£238.14
HMRC (Tax)	£25.82
Raffle Tickets	£38.00
Drinks Licesnse	£21.00
Zurich Insurance	£1,216.07
Claire's Cleaning	£180.00
Flaydermouse Jubilee Banner	£180.00
K M Dike	£968.94
Dag Design (Computer clean and new license)	£150.00
Total	£3,992.14

Balance	£91,253.12
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Above figures will be subject to change due to receipt of any outstanding invoices.

Projects Account Balance	£59,910.00
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Signed by Chair.....Signed by Clerk.....