

Monthly Parish Council Meeting Minutes 9th July 2025 7pm

Attending Councillors: Cllr Cowen, Cllr Hodge, Cllr Costello, Cllr Mead, Cllr Sugg, Cllr Hall, Cllr Carter-Uren & Cllr Chauveau.

Apologies for non-attendance: Cllr Wintersgill, Cllr Comstive & Cllr Walker

25/98 Approval was given to accept the minutes of the Parish Council meeting which was held on the 11th June 2025 **Proposed:** Cllr Hall **Seconded:** Cllr Costello **Vote:** All Agreed **Action:** Clerk to publish

25/99 There were no declarations of interest

25/100 Public Question Time

(1) There were no members of the public present.

(2) Unitary Councillors were not in attendance.

25/101 Chair's Report. Cllr Cowen advised that in accordance with the Standing Orders any Cllr who declares an interest in an item on the agenda, will have to leave the meeting room while that item is discussed. He advised that Cllr Warwick-Mortimer had stood down and we now had 2 vacancies available which were being advertised. He thanked both Cllr Wakely and Cllr Warwick-Mortimer for the time that they had given ECPC.

25/102 100 Club number draw 1st 16 2nd 26 3rd 21 **Action:** Clerk to pay and update winners.

25/103 To discuss and make observations on SC - Planning Applications

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

B **APP/E3335/W/25/3367483 for 24/01771/FUL Location:** Land at Courtyard Coker Court (GR:353770/112297) Application: Erection of detached 2 bed single storey dwelling with access from existing driveway and associated parking. **Notice of Appeal.**

It was said that the original plans had not been altered in any way to address any of our objections. It was also said that the location is in a conservation area and is in close proximity to grade 1 & 2 listed building which are named in the ECNP.

Proposal: ECPC would like to reiterate its previous objection to the planning application made in October 2024 and to add that it contravenes further parts of our Neighbourhood Plan, namely Section 10 (page 40):

'Conservation Objective - To support the retention and enhancement of the existing Conservation Areas in East and North Coker'

And ECCN1 (page 42):

'Development proposals will be expected to preserve or enhance the special character and appearance of East and North Coker Conservation Areas, especially positive elements that may be identified in any Conservation Area Appraisal. Consideration will be given to the impact of development on the setting of the Conservation Areas, including views in and out of the village.'

In addition, on page 41, Grade 1 Listed Coker Court Manor House and Grade 2 listed St Michaels Church are mentioned specifically as key characteristics of the area. The planned new-build house does not satisfy these conditions in terms of its design or materials used.

Proposed: Cllr Hodge **Seconded:** Cllr Hall **Vote:** All agreed. **Action:** Clerk to update Somerset Planning and appeal lead.

25/104 Memorials: There were no memorial requests, but the Clerk advised that the family of the late David Haines had requested that we now purchase and plant a Cherry Tree in his name at cost to them. Cllrs said that whilst they were happy for there to be a tree planted in David Haines name the responsibility of buying, planting and upkeep of the tree would need to be with the family. We would only choose the location. Clerk was also asked to stress to the family that the PC would not be liable should the tree die. Cllr Sugg suggest that the family contact Brimsmore Garden Centre themselves as they do a planting service. **Proposed:** Cllr Mead **Seconded:** Cllr Chauveau **Vote:** All Agreed **Action:** Clerk to update family

Action: Clerk to update the family.

25/105 Matters for discussion and resolution:

A Possibility of selling the doors and windows of the Pavillion after demolition. Cllr Costello asked agreement to sell Pavillion doors and windows on eBay. He advised that they could make at least £500+ which could go towards the modernisation project. Cllrs agreed that this would be a good idea. .

B Decide if there is to be an August PC meeting. It was agreed that the August meeting would take place. Cllr Cowen will speak to landlord of Hellyar to see if we could use the skittle alley as the Pavillion will not be available.

C Possible co-option of new Councillors. There were no interested parties present.

25/106 To receive the Clerk's report.

Clerk had been advised that areas of the floor in the chapel are rotten. Cllr Costello said he knew someone who may be able to fix them, so he will speak to him and let the Clerk know of the possible costs.

Clerk advised the Cllrs that the following applications had been approved in June

25/01062/HOU Homelea Lodge Long Furlong Lane **Status:** Approved

25/01002/HOU The Corner House Burton Lane **Status:** Approved

25/107 Correspondence received from Somerset Council. Clerk had shared an email with Cllrs prior to the meeting with info about Highways Maintenance.

25/108 Discuss Parishioner Correspondence. Clerk advised that she had received another email about the mud on the roads around Longlands and Gunville. She said that this issue had been reported to both Highways and Street Scene in February, but no action had been taken. She said that she had logged the issue again with Somerset Council and that she had also asked for Oliver Patrick's help getting this resolved. Cllr Sugg reported that the road had been cleaned as of 9th July.

25/109 Working group updates

A **The Pavilion Modernisation** Cllr Costello advised that there had been a reduction of £7000 in the build costs due to changing the shower room boarding from the entire area to just shower cubicles. He advised that some remedial works will be taking place on the 11th July in the shower rooms and they will not be usable after that. Clerk will advise all groups.

Cllr Hodge advised that she had heard back from MHCLG regarding the borrowing application which had been submitted with a couple of questions which she intended to answer in the next day. She also advised that she had largely completed the application form to Somerset Council to request S106 monies be paid and asked the Chair to sign and submit it.

B **Fund Raising.** Cllr Chauveau advised that there is to be a fund-raising Yoga Session at the Rec on the 26th July and donations will be requested.

There is also a lunch booked on Sunday 10th August which is being held in the grounds of Hymerford House by kind permission of the owners. The Piano Man will be playing and there will be a chargeable bar. This is a ticketed event and the cost is £45. So far around 60 tickets have been sold. Cllr Sugg advised there would be a raffle for a luxury hamper plus other items. She asked Cllrs for donations. Clerk to apply for a temporary events licence and double check public liability insurance.

There were also plans suggested to hold a race night on the 25th October at the Village Hall, but these are to be confirmed.

Cllr Carter-Uren suggested a just giving page to enable collection of donations as well as ticket proceeds, which Cllrs thought would be a good idea. The link could be put on the website. Cllr Cater-Uren will set one up and email details to Cllr Chauveau.

C **Parish Communications** Cllr Carter-Uren asked if anyone had any updates for the newsletter that they sent them to her. Cllr Chauveau advised that the webmaster was in the process of upgrading the current website and soon all Cllrs will have .Gov email addresses.

D **Cemetery** Cllr Cowen advised that Camera traps had been put up again in the cemetery to see if the badgers had come back. We are waiting to hear back from Integrated Ecological Solutions Ltd for the results before being able to continue with landscaping and fencing.

E **LCN** No representative so nothing to report

25/110 Finance

Cllr Cowen asked anyone if they had any questions about this month's figures but no one did. **Proposed:**

Cllr Sugg **Seconded:** Cllr Carter-Uren **Vote:** All Agreed **Action:** Clerk to pay invoices

25/111 To discuss and identify Highways Issues. Clerk advised that she had contacted Highways about dates for the bridge repairs at the Sawmills but had not got a response yet. She reported that there are to be road closures on Primrose Hill, Halves Lane and Higher Burton between the 23rd and the 27th July in preparation for resurfacing works.

25/112 To discuss and identify items for the Village Ranger: Cllr Costello asked if the styles between Paviotts Mill and Sawmills could be looked at, as some are very wobbly.

25/113 Agenda items for the next meeting which is to be held on the 13th August 2025.

Meeting ended at 8:45pm