

**Meeting of West Coker Parish Council
Thursday 23rd January 2014 at 7:30pm
West Coker Commemoration Hall
High Street, West Coker**

Present:

Mr A McPhee (Chair)	Mrs A Blight
Mr D Neal (Vice Chair)	Mr A Chubb
Mr R Aitken	Ms B Mack
Mr C Barker	Mrs G Seaton
Mrs B Blackmore	

CLERK'S NOTES ON PUBLIC MEETING

In attendance:

Mrs P Chapman (Clerk) and 4 members of the public

Public Session

Two representatives from the West Coker Commemoration Hall (WCCH) discussed the upcoming planning application with the Parish Council. The drawings were available to review and all comments were welcome. The main funding for the work will come from grants. The Chairman thanked the representatives for attending the meeting in order to keep the Parish Council informed.

Wardens' Reports:

Tree Warden Councillor A Blight noted the Hedge Laying day in Hatherstone Wood was successful and there will be photos available on the website.

Footpath Warden Mrs C Murray-Gourlay was not in attendance. It was reported the kissing gate at East Close near the telephone exchange post had been repaired.

COUNCILLOR'S REPORTS

County Councillor County Councillor M Fysh was not present.

District Councillors District Councillor C Bakewell was not present.

Councillor G Seaton reported on the three West Coker applications discussed at the Area South Meeting on the 8th January 2014. Two were unsuccessful. At the meeting Councillor G Seaton attended on the 16th January a new statement for premises licensing was discussed and anyone holding a license should be aware of the possible changes.

Councillor G Seaton requested a letter of support from the Parish Council, WCCH, Twine Works and the primary school in order to continue to apply pressure for a permanent flashing speed indicator device to replace the broken one at west end of the village. Councillor C Barker had spoken to the manufacturer of the broken device confirming it can no longer be repaired. Councillor Barker offered to contact the school to ask for their support for a repair. Councillor Blackmore will ask the WCCH for a letter and Councillor R Aitken will write one for the Twine Works all of them in support of a replacement device. Letters can be sent to Councillor Seaton and copied to Bev Norman and Nic Cowling of County Council. The Clerk will forward a letter from the Parish Council.

The Clerk reported the temporary installation of a speed indicator device on rotation for the A30 at Uplands Terrace in West Coker is due to commence the week of beginning 24th February 2014.

Mr S Davis and Mr C Fletcher of Somerset County Council had discussed with Councillor Seaton the option of a French drain system in order to alleviate the flooding on Font Lane. They advised that the one way system that had been suggested for use on Manor Street must have a public consultation before it can be recommended.

The Clerk will report the repaired tarmac outside the George is not satisfactory.

Councillor G Seaton discussed the Yeovil Western Corridor noting there are improvements on Lysander Road for cyclists and pedestrians that may incorporate additional traffic lights. Councillor Seaton suggested the PC send a letter stating our concerns.

Councillor G Seaton stressed the importance of the responsibility of the River Od/West Coker Stream is on the land owners along the bank of the properties should be noted in the Ropewalker.

Councillor Seaton will request a map of the drains in West Coker in order to stress the crucial drains that need clearing more frequently than once every 4 years.

January 2014

Chairman

Date

Clerk

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Present:

Mr A McPhee (Chair)	Mrs A Blight
Mr D Neal (Vice Chair)	Mr A Chubb
Mr R Aitken	Ms B Mack
Mr C Barker	Mrs G Seaton
Mrs B Blackmore	

In attendance:

Mrs P Chapman (Clerk) and 4 members of the

1. Apologies for absence

Councillor A Perry, District Councillor C Bakewell, and County Councillor M Fysh.

2. Declarations of interest

No declarations were made.

**3. Minutes of the meeting of the Parish Council (28th November 2013)
and matters arising**

Councillor R Aitken noted that, at the last meeting, the Clerk had been asked ensure that the Carols in the Square gathering had been covered under the Parish Council's insurance Policy. It had been and the Clerk was asked to add this item to the next agenda. The 2013 Carols in the Square raised in excess of £600.

4. Planning Applications

Wooden Top Farm

The Clerk received a phone call from Mr N Waddleton, a section 106 officer, to inform the Parish Council that a representative of the SDDC visited had the site and "could not find any fault". This item is not necessary for the next agenda.

Application No: 13/04622/LBC

Applicant: Mr T Skedgell

Proposal: The installation of 2 No. roof windows to the front elevation and 1 No. to the rear slopes of garage.

Location: Barn End Manor Farm, West Coker.

The Parish Council does not have any objection to the application.

Application No: 13/04893/TPO

Applicant: Mr George Sartin

Proposal: Fell a Sliver birch tree and to carry out tree surgery works to a Willow tree within a designated conservation area.

Location: Teal house, East Street, West Coker

Councillor A Blight, the parish tree warden, spoke to the case officer concerning this application and although she does not want to see the tree felled, the willow will regenerate. It was Councillor Blight's opinion that the SSDC will most likely approve the application because the request is inspired by a desire by the applicant to install solar panels.

Application No: 14/00011/TPO

Applicant: Mr T Edwards

Proposal: Carry out tree surgery works to 2 Poplar trees.

Location: Archway Cottage, 17A High Street, West Coker.

No objections to this application. Councillor Blight had spoken to the case officer about this application and advised its acceptance.

Application No: 13/04999/R3D

Applicant: South Somerset District Council

Proposal: Installation of 1 No. 4 metre high CCTB camera.

Location: South Somerset District Council (SSDC), Brympton Way, Lynx Trading Estate, Yeovil, Somerset.

Action

Clerk

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Clerk

In general, the Parish Council does not have any objections to the above application. The Clerk will request a reason for the SSDC wanting to install CCTV.

Clerk

SSDC granted permission to the following applications:

- 13/04647/FUL – alteration to create a parking bay
- 13/04632/TPO – application to fell 1 willow tree and to carry out tree survey work to 6 willow trees
- 12/02610/FUL – the erection of 6 dwelling with associated access and parking
- 13/04261/LBC – the installation of a new window in the west elevation of dwelling
- 13/04073/COU – the change of use from a mixed use to a dance studio
- 13/04622/LBC – the installation of 2 rood windows to the front elevation and 1 to the rear slopes of garage

SSDC refused permission to the following applications:

- 13/04058/FUL & 13/04056/LBC – application to form an opening in rear boundary to create parking area, erection of fencing and removal of earth closet.

The Clerk reported that advice of appeal had been received regarding 13/02149/FUL (Rock Bottom Cottage, West Coker Hill, West Coker).

5. Neighbourhood Plan

Councillor G Seaton suggested there is an extraordinary meeting to discuss this with Councillor M Fysch.

6. Trees in the Hollow

Mr Seaton reported he is in contact with Mr P Poulton of SSDC and is also waiting for the recommendations from an arborist, Mr J Hawkins, to decide the number to trees that need to be felled in order to keep the ground stable along the A30 for the safety of pedestrians and vehicles.

Clerk

The Clerk will write to Somerset County Highways to suggest the Sycamore trees are coppiced for safety reasons along the A30.

7. Highway Matters

Drains on Dibble Lane

The Parish Ranger, Mr M Harrington, has attempted to clear the culverts along Dibbles Lane. Councillor Blackmore stated that during the recent heavy rains two landslides had occurred. Councillor Blackmore reported that gambions will replace the bank in the near future but it would be best to divert the stream at the end of Dibbles Lane through the drainage system. The Clerk, with the assistance of Councillor Blackmore, will write to Somerset County Council to suggest this solution in order to alleviate future flooding.

Clerk/
Cllr
Blackmore

Permanent Flashing Light Replacement

This item had been discussed in the public session of the meeting.

Manor Street Parking

After much consideration and discussion it was resolved that the logistics of a one way system would not be a suitable solution to the parking and speeding issue on Manor Street. The Clerk will write to Mr Timmis to inform him of the Parish Council's decision.

Clerk

Clerk

The Clerk will report the following to South Somerset County Roads:

- Pothole on Bunford Roundabout (east side)
- Pothole on Manor Street near 15 Manor Street (Elephump House)
- The drain is broken on Font Lane
- Pothole on Wash Corner near 100 High Street (The Lodge)
- The recent repair to the drain on the High Street near the George is not satisfactory.

Clerk

8. Village Maintenance / Parish Ranger Scheme

Mr Chris Cooper of SSDC has a bench that could be used to replace the one outside the Inn at the Square. The Clerk will ask Mr Cooper when this will be done.

Clerk

The Clerk had not receive the estimates from Mr Cooper for the repairs needed in the Recreation Grounds as requested. The Clerk will follow up with Mr Cooper.

Parish
Ranger

It was requested Mr M Harrington clears the litter on the High Street.

January 2014

Chairman

Date

Clerk

9. Recreation Ground for children

The Clerk emailed the most recent SSDC inspection report to both Mr C Seaton and Mr C Cooper (SSDC/ Parish Ranger coordinator). Mr Cooper has not sent the estimates requested.

Both Councillors Barker and McPhee reviewed the inspection report onsite and reported the chains are mostly wear and tear but the wood needs cleaning because it is slippery. Mr C Seaton will speak to Steve Fox & Matt Harrington to discuss the best option for this issue.

The Councillors reaffirmed it is priority to resolve the drainage issues near the tennis courts. Councillor McPhee will speak with the firm suggested by Mr Berkeley in response to the dyno-rod estimate provided 3 months ago. The Clerk will look for the information.

The questionnaire for the consultation concerning the new building on the recreation grounds will be in the next Ropewalker and is already live on the website. Councillor Barker reported that there are already 20 online responses.

The next meeting scheduled to discuss the new building requirements is 10th February at 7:30pm in the WCCH. Councillor B Blackmore agreed to arrange for the hire of the Committee Room.

10. Ropewalk

Councillor R Aitken reported that the planning applications are in and SSDC is supporting them as well as the English Heritage.

11. WCCH

Nothing more to report. The planning applications had been discussed in the public session.

12. Website

Councillor Barker reported that the website has been up and running for 12 months and has received over 17500 hits.

13. Consideration of grants under section 137, 139, and 142 of the Local Government Act 1972.

A request had been received from the Citizens' Advice Bureau (CAB) for a donation. It was resolved to grant them £100.

Amended information from Hardington & West Coker Cricket Club

The Clerk had not not receive any estimates for repairs from the HWSCCC (Cricket Club).

14. Accounts

The following cheques were approved and presented for signature;

Payee	Reason	Amount
Parish Clerk	January Salary	£390.12
Caretaker	January Salary	£262.50
WCCF	Rent of Room	£15.00
SSDC	Parish Ranger Scheme	£1,207.62
Hardington Mandeville Parish Council	Contribution to grit bin	£100.00
SSDC Cab	grant	£100.00
Transfer from deposit account		£2,000.00

Clerk Salary Review

The Clerk left the room for the Councillors to discuss this item.

Budget

The Clerk emailed the proposed budget of £28,000 (including the grant of £1,560) before the meeting.

It was proposed (Cllr Neal) and seconded (Cllr B Mack) and resolved to request a precept of £29,000 which will **not** increase the cost to the taxpayers. An increase in the support grant by the SSDC will add £900 to the budget. It was suggested a budget for the website is needed. The Clerk will change the budget to reflect this and email it to the Councillors.

**Parish
Ranger**

**Clerk/ Cllr
McPhee**

**Cllr
Blackmore**

Clerk

January 2014

Chairman

Date

Clerk

14. Correspondence:

- An email received from Lisa Bartlett concerning printing the minutes on the Ropewalker. It was decided not to have the minutes in the Ropewalker as they are available on the notice boards and on the Village Website.
- SALC has been allocated tickets to the Royal Garden party. No interest.
- Community Forum Meeting Monday 3rd February. No interest.
- Avon and Somerset Constabulary – community safety scheme. The Clerk will forward the information to Councillor Barker for the website.
- Fairer Funding for Somerset from SCC
- The Somerset Community Foundation Newsletter

Clerk

It was resolved the Clerk can attend the requested upcoming training for Data Protection at the SSDC offices for free and The Essential Clerk Part 2 (only) for £25.

15. Next agenda 27th February 2014 –

To include Insurance for Carols in the Park

**Meeting of West Coker Parish Council
Thursday 27th February 2014 at 7:30pm
West Coker Commemoration Hall
High Street, West Coker**

Present:

Mr D Neal (Vice Chair)	Mrs A Blight
Mr R Aitken	Ms B Mack
Mr C Barker	Ms A Perry
Mrs B Blackmore	Mrs G Seaton

CLERK'S NOTES ON PUBLIC MEETING

In attendance:

County Cllr M Fysh, Mrs P Chapman (Clerk) and 6 members of the public

Cllr D Neal announced he will Chair the meeting as Cllr A McPhee has resigned for personal reasons.

Public Session

Mrs B Preston requested the Parish Council supply the Christmas tree for the Carols in the Square and perhaps smaller ones around the square. It was noted the Parish Council supplies the insurance for the event and recently the Christmas lights. Cllr Neal thanked her for attending the meeting and mentioned it will be discussed later in the meeting.

Mrs Dale requested support for the upcoming planning application for her mother's house located on Meadowview, East Coker. The application will involve permission for 2 houses to sit on the 1 acre of land surrounding her mother's house. Cllr G Seaton offered to help Mrs Dale obtain a meeting with SSDC to discuss the application with Planning for advice as she has not been successful contacting them. Based on the documents Mrs Dale provided the Councillors did not foresee any objections.

Mr Mark Clements and Mr Richard Needs, Somerset County Council, attended the meeting in order to discuss the letter from Mr A McPhee to Somerset County Council concerning the proposed improvements to the Yeovil Western Corridor. The scheme intends to deliver improved pedestrian and cycling links along the Yeovil Western Corridor, as well as improve journey times and reduce congestion. The Councillors queried changing many aspects of the roads that are currently not a problem and the installation of traffic lights may cause congestion rather than prevent congestion. Mr Richard reminded the Parish Council the scheme should be in place by 2028 taking into consideration background growth and strategic growth. Cllr G Seaton queried exactly which developments were considered, specifically whether Holywell is in the study.

The scheme is based off the Parsons Brinkerhoff plan which will change many of the roundabouts along Bundford Lane/ A3088 into intersections driven by traffic lights. It was noted the lights will run off the "scoot system" where 3 of the traffic lights will be linked in order to keep the traffic flowing.

Cllr G Seaton queried why a dual road was not considered as it is the best option. Mr Leeds stated it was one of the options originally considered but due to funding it was dropped.

Cllr D Neal thanked the representatives for taking the time to attend the meeting to discuss the proposed changes.

COUNCILLOR'S REPORTS

County Councillor County Cllr M Fysh reported the budget for Somerset Council is balanced and on track to make the necessary savings. He received a few Health & Wellbeing Grant applications one of which is from the West Coker Youth Club. Cllr M Fysh discussed the upcoming small improvements scheme for Odcombe Road.

Wardens' Reports:

Tree Warden Cllr A Blight noted after a storm the tree was down in the Recreation Grounds for Children. Cllr D Neal requested Westend Tree Services to cut the fallen tree and nearby branches damaged in order to make the area safe. The Parish Ranger, Cllr A Chubb and a West Coker resident helped cut the larger pieces and clear the majority of the area.

District Councillors District Cllr C Bakewell was not present. The Clerk sent the report by email to the prior to the meeting.

Footpath Warden Mrs C Murray-Gourlay was not in attendance.

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Date

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Present:

Mr D Neal (Vice Chair)	Mrs A Blight
Mr R Aitken	Ms B Mack
Mr C Barker	Ms A Perry
Mrs B Blackmore	Mrs G Seaton

In attendance:

Mrs P Chapman (Clerk) and 2 members of the public

2. Apologies for absence

Cllr A Chubb and District Cllr C Bakewell.

2. Declarations of interest

Cllr D Neal declared interest to a planning application.

4. Minutes of the meeting of the Parish Council (23rd January 2014) and matters arising

The minutes were approved by the Council and signed by the Vice Chairman.

4. Planning Applications

Application No: 14/00504/FUL

Applicant: Mr Stephen Averill

Proposal: The erection of a front extension to existing garage

Location: 31 Watercombe heights, West Coker

The Parish Council does not have any objection to the application.

Application No: 14/00411/FUL

Applicant: Mrs B Martin

Proposal: Alterations, the erection of a single storey extension to north east elevation and improvements to disabled access

Location: West Coker Recreation Club, High Street, West Coker

This application was discussed during public session of the January Parish Council Meeting.

It was agreed the Parish Council did not have any objection to the application.

Application No: 13/04953/FUL

Applicant: Mr James Cook

Proposal: The formation of a vehicular access and hardstanding

Location: 34-36 East Street, West Coker

The Parish Council does not have any objection to the above application.

SSDC granted permission to the following applications:

- 13/04893/TPO – application to fell 1 Silver birch and to carry out tree surgery work to a Willow tree within a designated conservation area
- 14/0011/TPO – application to carry out tree surgery works to 2 Poplar trees

The Clerk received notification to the application for East Coker (14/00603/FUL)

Proposal: demolition of buildings and conversion and extension of former milking parlour into a dwelling

Location: The Milking Parlour, Primrose Hill Farm, East Coker, Yeovil

The Councillors do not have any objections to the application in principal but would like to know if the proposed conversion and extension is single storey. The Clerk will request the information from Mr A Collins, SSDC Planning Officer.

The Parish Councillors have no objections to the following tree applications:

- 14/00835/TCA West Coker Garages & Stores, High Street, West Coker
(Cllr D Neal did not take part in the discussion or decision of the application)
- 14/00837/TCA 67 High Street, West Coker

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- 14/00736/TCA Primrose House, Manor Drive, West Coker
 - 14/00649/TAC St Martin's Church, Church Street, West Coker
 - 14/00418/TAC The Hall, High Street, West Coker
 (Cllr G Seaton did not take part in the discussion or decision of the application)
 Cllr A Blight will contact Mr P Poulton on behalf of the Parish Council.

Cllr A Blight

Cllr D Neal apologised to Cllr Seaton, she did not get a chance to report in the public session. Cllr G Seaton reported the next full council meeting is the 13th March at 4pm. The meeting will discuss the modifications to the local plan at approximately 7pm.

Cllr R Aitken thanked Cllr Seaton for her support concerning the tourism information promoting the Twineworks. Cllr Seaton suggested an A4 flyer was produced and sent to the local clerks of Barwick/Stoford, Hardington and East Coker.

Clerk/ Cllr R Aitken

Cllr Seaton reported on the Community Health Leisure update – Health Walks. The bus station waiting room refurbishment is complete. She suggested the Parish Council produces a list for the Parish Ranger and highways which can be checked what was completed and when. The Clerk noted the Parish Ranger list of completed tasks over the past few months was emailed today. Cllr G Seaton noted the drains need to be cleared more often than the County Council budgeted and in order to avoid flooding and we must consider they are done locally.

5. Neighbourhood Plan

Cllr G Seaton suggested we request the cost for Paul Weston to make a presentation to the Parish Council concerning a NP for West Coker in the future. The Clerk will contact Mr Weston and report the cost at the next Parish Council Meeting.

Clerk

6. Highway Matters

Drains on Dibble Lane

Cllr Blackmore noted the drain nearest to the surgery is blocked and suggested an arched cover allowing water to continue to flow over the debris should be considered. It was requested the Parish Ranger investigates making a drain cover. Cllr D Neal will also look at the area.

**Parish Ranger
Cllr D Neal**

Permanent Flashing Light Replacement

Cllr G Seaton reported a permanent light will be replaced within the next 2 to 3 months. There was some confusion if it was replaced already.

Manor Street Parking

The Clerk emailed Mr Timmis' idea of the possibility of a mirror on Manor Street instead of a one way system. The position of the mirror was discussed but it was decided to wait until representative of the Parish Council meet with highways. The Clerk contacted Somerset Highways to request a meeting at the site in order to discuss options best suited for Manor Street. Cllr Mack and Cllr Barker are happy to meet with Mr G Warren. The Clerk will organise the meeting. Cllr G Seaton requested the Clerk let Mr Warren know she has spoken Mr S Davis about the problems on Manor Street.

**Clerk
Cllr B Mack
Cllr C Barker**

The Clerk will report the following to South Somerset County Roads:

- Pothole on Halves Lane near Holywell
- Bunford Roundabout (east side) has not been repaired
- Pothole on East Street across from the Almshouses

Clerk

8. Village Maintenance / Parish Ranger Scheme

The Clerk received an estimated cost of £340.69 to repair the items on the December inspection report. The Clerk will verify the estimated cost is for the carousel, toddler unit and junior unit and does not include replacing the chains at this time. Once this is verified the Clerk will ask Stephen Fox to move forward with the repairs necessary. The work will not be completed by our parish ranger on a Thursday.

Clerk

9. Recreation Ground for children

Cllr Aitken suggested the Parish Council / Trustees of the Recreation Ground for Children set up a sub-committee to move forward with the new building. It was resolved this will take place at the next Recreation Ground for children meeting on the 7th April.

The Clerk will locate the Constitution for the Recreation Ground for Children.

Mr C Blight has kindly dug away a ditch at the back of the tennis courts to allow the flood water to drain away. Cllr D Neal spoke to the field owner to the back of the tennis courts
 Chairman Date

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Clerk

but had nothing to report at this time.

Due to the recent problem of theft in the Pavillion it was decided to install window locks. The Parish Council will pay £12 each lock. There are 9 windows in total.

Cllr Barker reported there are 35 online responses and no postal responses to the questionnaire concerning the new building. The majority of responses are positive and some offer help.

10. Ropewalk

Cllr R Aitken thanked Cllr Seaton for her support for the recent planning applications. He reported they received a shank diesel engine on loan from Mr P Upshall who kindly delivered it to the Ropewalk in late February. Photos of the engine can be seen on the West Coker website.

11. West Coker Commemoration Hall (WCCH)

The West Coker Commemoration Hall received two £750 donations. The planning applications have been submitted to South Somerset District Council.

12. Website (www.westcoker.net)

Cllr Barker reported the WCCH planning applications can be seen online and the Ropewalk page is updated with photos of the recently loaned engine.

14. Accounts

The following cheques were approved and presented for signature;

Payee	Reason	Amount
Parish Clerk	Clerk Salary	£390.12
Caretaker	Caretaker Salary	£262.50
WCCF	Rent of Room	£15.00
SSDC	Parish Ranger Scheme - Jan	£603.84
SSDC	Parish Ranger Scheme - Dec	£452.88
Transfer from deposit account		£1,500.00
Cheque paid from Rec Acct:		
D & L Plumbing	Pavillion toilet leak repair	£49.62

The Clerk emailed a financial overview to the Councillors before the meeting.

It was noted the Clerk received a salary increase, although this information had not been passed along to the Clerk due to the resignation of the Chairman. The increase will take place at the next month.

The Clerk forwarded three estimates for the repairs needed for the Cricket Club pavilion. The Cricket Club requested a grant from the Parish Council for the repairs. It was resolved to discuss this in further detail at the next Recreation Ground for Children Meeting on the 7th April.

The Clerk reported the Parish Council Insurance covers Carols in the Square. The Clerk will contact Mrs B Preston to ask for a written grant request stating an amount before the Parish Council can discuss a donation.

Clerk

14. Correspondence:

The Clerk reviewed the recent correspondences concerning the "Welcome to Yeovil Sign" on West Coker Road. Marie Ainsworth, Neighbourhood Development Officer, suggested it could be moved towards the roundabout but would still reside in the parish and there would be a cost associated with this. It was resolved the Clerk will request it is moved east of the roundabout as it is a hazard to pedestrians as well as request the cost, if any.

Clerk

Other Correspondences:

- The Clerk received an email from the Yeovil Town Clerk concerning the Youth Services Review Steering Group meeting. The Clerk has forwarded this email to the West Coker Youth Club. It was resolved the Clerk will respond we will not attend the meeting and the West Coker Youth Club is supported by the PC.
- Community Forum Feedback Survey and information on Safe Places Initiative from Natalie Ross, SSDC
- Local Accountability Act consultation
- BBC 2 application for a "talented amateur kitchen gardener"
- The MG Car Club Event 12th April 2014

Clerk

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- Regional Conference 2014 – no interest
- The Councillors approved the meeting dates for 2014 the Clerk emailed prior to the meeting. The Clerk will post the dates on the noticeboards and website.
- The Clerk emailed the quotation from Parson’s Landscaping for the 2014 grass maintenance. It was resolved to accept the quotation. The Clerk will sign and post the agreement.

Clerk

15. Next agenda 28th March 2014 –

To include Parish Council Vacancy

Cllr D Neal has kindly agreed to take on the role of Deputy Chair until the Annual Council Meeting in May 2014.

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Present:

Mr D Neal (Deputy Chair)	Mr A Chubb
Mr R Aitken	Ms B Mack
Mr C Barker	Ms A Perry
Mrs B Blackmore	Mrs G Seaton
Mrs A Blight	

CLERK'S NOTES ON PUBLIC MEETING

In attendance:

County Cllr M Fysh, Mrs C Murray-Gourlay (Footpath Warden), Mr C Seaton and Mrs P Chapman (Clerk).

Public Session

Wardens' Reports:

Footpath Warden Mrs C Murray-Gourlay reported she is not officially registered as the West Coker Footpath Warden. The Clerk signed the paperwork necessary for Mrs C Murray-Gourlay to register as footpath warden.

The footpath near Chur Lane was reinstated after electrical works carried out over the past month. It was agreed Mrs Murray-Gourlay will request a gate from Somerset County Council specifically for footpaths in order to restrict motorbike access. There is currently an application to change the footpath to a bridleway, although this is not likely to happen very soon.

County Councillor M Fysh reported many hedgerows are protected and suggested the Parish Council investigates who owns the hedgerow along the footpath. The first 10 feet of the footpath is in West Coker. The Clerk will contact Hardington Mandeville to query ownership.

Tree Warden Cllr A Blight reported they had a good conservation day (5th March) and the next hedge laying days are noted in the next Ropewalker. She updated the councillors on the maintenance taking place and wildlife in the local ponds throughout the village.

COUNCILLOR'S REPORTS

County Councillor County Cllr M Fysh reported West Coker received approximately £600 from the Health and Wellbeing Grant that will be shared between the Youth Club, Cricket Club and Scout Group.

Cllr M Fysh noted the government has provided an extra £12 million to help repair the roads affected by the most recent flooding. He suggested if the Parish Council could make a case for damage caused by flooding within the next few weeks there is a possibility we could receive some of the funds. The County Councillor discussed jetting drains and his push for the County to hire qualified people to use the equipment available.

District Councillors District Cllr C Bakewell was not present. Cllr G Seaton reported at the most recent area south meeting permission was granted for a food retailer, drive through coffee shop and a public house at the vacant site on the junction between West Hendford and Lysander Road. Ham Hill will soon have animals (sheep and cattle) on site.

The Local Plan was sent to the Inspector for re-examination on the 18th March and hearings may begin in June.

County Cllr M Fysh reported he is waiting for more information concerning the West Corridor Scheme regarding the Watercombe Heights roundabout capacity. There is a possibility the projected calculations for the roundabout will be very near capacity once the scheme is implemented.

Cllr G Seaton shared the correspondence from Mrs Lee with the Councillors which will be addressed throughout the meeting. It was agreed as suggested by Cllr Seaton the Clerk write to Highways requesting, for safety reasons, a red line is drawn on the road highlighting the lack of pavement near the Twineworks and Manor Street similar to Wash Corner.

Although the flashing speed indicator device is working at the western end of the village (electricity fault repaired) Mr N Cowling assured Cllr Seaton West Coker will receive a new one shortly due to items on the sign that are not in good working order.

The Clerk will write to Mr C Fletcher (County Council) to request West Coker drains are jetted more often.

March 2014

Chairman

Date

Clerk

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High Street, West Coker**

Present:

Mr D Neal (Deputy Chair)	Mr A Chubb
Mr R Aitken	Ms B Mack
Mr C Barker	Ms A Perry
Mrs B Blackmore	Mrs G Seaton
Mrs A Blight	

In attendance:

County Cllr M Fysh, Mrs C Murray-Gourlay, Mr C Seaton and Mrs P Chapman.

3. Apologies for absence

District Cllr C Bakewell.

2. Declarations of interest

None.

5. Minutes of the meeting of the Parish Council (27th February 2014) and matters arising

The minutes were approved by the Council and signed by the Deputy Chairman.

6. Parish Council Vacancy

The Clerk has advertised a vacancy to the parish council on the noticeboards and Ropewalker. Cllr C Barker added an item to the website as well.

7. Planning Applications

Application No: 14/00928/R3D

Applicant: South Somerset District Council

Proposal: The carrying out of alteration and extension to the car park

Location: SSDC, Brympton Way, Lynx Trading Estate, Yeovil, Somerset

The Parish Council does not have any objection to the application.

13/03832/FUL – Dawes Twine Works application parking facilities

A resident of Churlands Close is concerned the above application was approved by both the Parish Council and South Somerset District Council without the notifying the neighbours of the West Coker Commemoration Hall (WCCH) where the allocation of 30 parking spaces for the Dawes Twine Works (DTW) will be used for visitors. The application made reference to an agreement between DTW and WCCH.

The resident queried if the agreement took place in a Parish Council Meeting and why it was not in the minutes. The Clerk reviewed minutes and notes taken for the past 4 months and did not find any reference to an agreement made. The Clerk responded to the resident to inform him she did not have the information he was looking for and an agreement between DTW and WCCH would not take place in a Parish Council meeting.

Cllr G Seaton informed the councillors SSDC is taking this concern seriously. The Parish Council will monitor the situation. The Clerk will respond to the resident. Cllr M Fysh will contact the resident as well.

Cllr R Aitken noted it was agreed with WCCH the DTW would hire the hall and/or meeting room for the use of parking but does not intend in the foreseeable future to extend the opening hours or will there be a need for coaches.

It was noted from the most a recent email the resident will pursue his complaint via a different route.

Application No: 14/00659/FUL

Applicant: Fence Stores Ltd

Proposal: The use of land for external storage in connection with the Fencing Centre and the erection of 2.4 mtr high palisade fencing

Action

Clerk

March 2014

Chairman

Date

Clerk

Location: Land adj The Fencing Centre, Merlin Road, Lynx Trading Estate, Yeovil BA20 2GZ

This application was received after the circulation of the agenda. It was agreed the Parish Council did not have any objection to the planning application.

Application No: 14/01412/FUL

Applicant: Mrs E P Marks

Proposal: The erection of a dwelling

Location: Land Adj 94 High Street, West Coker, Yeovil, Somerset.

This application was received after the circulation of the agenda. It was agreed to request an extension for the comments until after the April Parish Council Meeting.

SSDC granted permission to the application for West Coker Commemoration Hall (14/00411/FUL).

SSDC sent notification that the application for East Coker land at the Wiches Way, Holywell, East Coker has made an appeal.

The application for 31 Watercombe Heights, West Coker goes before the Council's Area Committee on Wednesday 2nd April.

6. Neighbourhood Plan

The Clerk contacted Mr Weston and reported the cost for a bespoke 30 minute presentation is £150. Cllr M Fysh discussed the process of a NP in reference to East Coker's experiences. It was resolved the Clerk will request Mr Weston attend a meeting in the near future to give a presentation.

Clerk

7. Highway Matters

Drains on Dibble Lane

Cllr Blackmore reported the Parish Ranger cleared one drain as best he could but the drains require jetting. There are two drains closest to the High Street covered with silt. This will be marked on a map for Cllr Fysh to support the need for qualified County Council employees to use the drain jetting equipment. Cllr Blackmore reported quite a few potholes on Dibbles Lane.

Permanent Flashing Light Replacement

Cllr G Seaton reported a permanent light will be replaced within the next 2 to 3 months. (see public session for more information)

Manor Street Parking

Cllr Mack, Barker and Neal met with representatives from Somerset County Council (SCC) to discuss the concerns residents have to the parking and speed of vehicles along Manor Street. SCC offered to add two 20mph repeater signs at each end of manor street as well as road markings to emphasis the speed limit. Cllr Barker will investigate if a mirror would be useful although SCC noted it will need to be placed on private property.

Cllr Barker

At the meeting the SCC representative Mr C Fletcher also raised a matter relating to parking in Churlands Close near the junction with the main road. They have received several complaints concerning the dangers resulting when vehicles turning from the main road are confronted by parked vehicles. Mr Fletcher proposed a No Waiting at Any time should be introduced on both sides of the road and extend into the junction as far as required to solve the problem. The Councillors agreed with this proposal. The Clerk will contact Mr Fletcher.

Clerk

Mr Fletcher also noted the WCCH has requested a village hall sign is placed on the High Street opposite Churlands Close.

Overhanging vegetation on the A30

The Clerk reported a West Coker resident noted trees overhanging the A30 near Westlake House. Large vehicles clear the vegetation by driving into (if not over) the middle of the road which is very dangerous. The Clerk will contact the owner and request the trees are trimmed.

Clerk

Any other Highway Matters

Cllr Neal reported a resident kindly volunteered report and monitor road defects to SCC similar to that of other Coker Ward Parishes. Cllr G Seaton suggested Cllr Neal email Mr C

Cllr Neal

March 2014

Chairman

Date

Clerk

Fletcher to discuss it in further details.

Cllr Perry discussed some parking issues raised by a resident. It was suggested the resident contact the police or PSCO. Cllr Perry will pass this information on.

8. West Coker Parish Maintenance/ Parish Ranger Scheme

The Clerk approved the estimated cost of £340.69 to repair the items in the inspection report. Mr C Seaton will speak to Mr S Fox concerning the slippery pieces of wood on some of the equipment.

Mr C Seaton reported the work Mr M Harrington has completed over the past month.

Cllr Blackmore requested if Mr Harrington could clear the footpath near the Whirly Gog near Lanes.

9. Recreation Ground for children

Drainage

Cllr C Barker noted the north areas of the fields need to be cleared and reminded the committee the outstanding work to the culverts near Mr Berkeley's property.

Inspection report repairs needed for the children's play equipment

The Clerk does not have an update from Mr Cooper concerning the schedule of repairs but will attempt to get an estimated time frame for the Recreation Ground Meeting.

It was agreed as suggested by Cllr Aitken the Parish Council / Trustees of the Recreation Ground for Children set up a sub-committee to move forward with the new building. The Clerk will contact Mr A McPhee to enquire if he is interested in joining this sub-committee.

The next meeting is scheduled for 7th April 7:30pm WCCH. The Clerk contacted the Charity Commission to enquire if a constitution existed for the Recreation Ground for Children Charity. Unfortunately there is no constitution registered. The clerk will forward model constitutions from the charity commission to the trustees for the next meeting.

10. Ropewalk

Cllr R Aitken reported due to fantastic support and hard work the machinery in the engine room is powering the Twineworks which is a major step. The next open day is the 4th May.

11. West Coker Commemoration Hall (WCCH)

The planning applications were approved by South Somerset District Council. The music night was a great success possibly raising £1,000.

12. Website (www.westcoker.net)

Cllr Barker reported there are some new Twineworks photos on the website.

Parish Council Documents

It was agreed beginning 2014 the website will hold final minutes for the year as well as the current draft minutes.

The Clerk reported it was requested the Parish Council reconsiders the decision not to print the minutes in the Ropewalker. It was resolved with the current draft minutes available on the noticeboards and both final and current minutes available on the website it was not necessary to increase the printing cost for the Ropewalker.

14. Accounts

The following cheques were approved and presented for signature;

Payee	Reason	Amount
Parish Clerk	Clerk Salary	£390.12
Caretaker	Caretaker Salary	£262.50
West End Tree Services	Tree work in Recreation Grounds	£288.00
WCCF	Rent of Room	£15.00
SSDC	Parish Ranger Scheme – Feb	£603.84
SSDC	Parish Ranger Scheme - Mar	£603.84
Transfer from deposit account		£2,000.00
Cheque paid from Rec Acct:		

Cllr Perry

**Parish Ranger,
Mr C Seaton**

Parish Ranger

Clerk

Clerk

Clerk

March 2014

Chairman

Date

Clerk

SSDC	Children's equipment inspections	£127.20
EDF	Electricity for the pavilion	£51.72
Wessex Water	Water for the pavilion	£94.55

The Clerk will hold the cheque for the invoice from SSDC covering February's Parish Ranger until Mr C Seaton confirms Mr Harrington worked all four days in February. Mr Harrington may have only worked 3 ½ days that month.

The Clerk thanked the Councillors for the pay rise to grade SCP 21 beginning 1st April 2014.

14. Correspondence:

- The Clerk distributed comments from Mr T Johnson concerning the most recent budget, high speed broadband and the parish ranger scheme.
- Email addressed to the Clerk and Cllr Seaton from Mrs Lee
- The Clerk forwarded an email to the Cllrs discussing the progress connecting Devon & Somerset noting the areas benefiting from high-speed broadband to be connected in July 2014. (www.connectingdevonandsomerset.co.uk)
- Household Recycling & Refuse Collections and Bank Holiday Changes (see www.westcoker.net for more information)

15. Next agenda 24th April 2014 –

To include:

- Data Protection Registration
- Carols in the Square

Meeting of West Coker Parish Council
Thursday 24th April 2014 at 7:30pm
West Coker Commemoration Hall
High Street, West Coker

Present:

Mr D Neal (Deputy Chair)	Mrs A Blight
Mr R Aitken	Ms B Mack
Mr C Barker	Mrs G Seaton
Mrs B Blackmore	

CLERK'S NOTES ON PUBLIC MEETING

In attendance:

2 members of the public, Mr C Seaton and Mrs P Chapman (Clerk).

Public Session

The two members of the public requested if the Parish Council would consider investing in some skate park equipment in order to get more children using the recreations grounds. Their proposal was presented in a power point presentation and was very informative providing the Councillors options of the equipment they would like considered. Cllr Neal thanked them for coming to the meeting and discussing their request and asked them to provide a little more information such as a layout/drawing and cost of the equipment.

Wardens' Reports:

Footpath Warden Not present. Nothing to report concerning Chur Lane footpath.

Cllr R Aitken queried how a tree can be given permission to fell when it is protected. He is concerned trees are felled due to their proximity to houses which were erected too close to the protected trees. Cllr A Blight noted each case to fell a tree is not taken on lightly and the health and safety of the residents in some cases are taking priority.

Tree Warden Cllr A Blight reported the footpath at Yarlington is completed and Burrells was helpful during the process.

The Clerk wrote to the owner of Westlake House in order to request the trees overhanging the High Street were trimmed as noted in a correspondence last month from a resident. The Clerk received a call from the gardener to Westlake House and requested the Parish Council point out which trees are the problem and they will be happy to trim them. Cllr C Barker kindly offered to photograph the trees and Clerk will pass on the information. It is understood the trees overhanging and obstructing the Bakers tractors are the across from the garage.

COUNCILLOR'S REPORTS

County Councillor County Cllr M Fysh was not present.

District Councillors District Cllr C Bakewell was not present. Cllr G Seaton reported at the most recent area south meeting the Yeovil Town Football Club applications was discussed and now on hold for two months.

The Area South Meeting also discussed flooding and drainage. Cllr G Seaton discussed the informative report given to the attendees by Mr Meecham, SSDC Engineer. Cllr G Seaton pointed out it was due to the lack of maintenance that caused the problems and the affects it had on other areas of Somerset. Cllr G Seaton discussed the problems in Barwick/Stoford which is just another example of the problems caused when the silt/soil build up when the rivers and streams are not maintained properly.

Cllr G Seaton suggested we pass on a map of drains in the area that are of concern to County Councillor Fysh. Cllr D Neal noted the resident (Mr J Morton) who will be monitoring the roads repairs in the area could help with the map as it would be useful information for him.

April 2014

Chairman

Date

Clerk

**Meeting of West Coker Parish Council
Thursday 24th April 2014 at 7:30pm
West Coker Commemoration Hall
High Street, West Coker**

Present:

Mr D Neal (Deputy Chair) Mrs A Blight
Mr R Aitken Ms B Mack
Mr C Barker Mrs G Seaton
Mrs B Blackmore

In attendance:

Mr C Seaton and Mrs P Chapman (Clerk).

4. Apologies for absence

District Cllr C Bakewell, Cllr A Chubb and Cllr A Perry.

2. Declarations of interest

None.

**8. Minutes of the meeting of the Parish Council (27th February 2014)
and matters arising**

The minutes were approved by the Council and signed by the Deputy Chairman.

The proposed mirror on Manor Street was discussed as there is a liability concern if the Parish Council were to move forward and request the resident places a mirror on their property. Cllr D Neal will discuss if the resident is willing to have a mirror at the front of their property with known minimum dimensions of the mirror (800cm x 600cm).

Cllr A Blight mentioned the tennis courts need to be cleaned before they are usable for the upcoming season. Mr C Seaton is expecting a cost from Mr Stephen Fox (SSDC) in the next few days. The Clerk will provide another estimate(s) asap and forward to the Councillors.

9. Parish Council Vacancy

Nothing to report.

10. Planning Applications

Application No: 14/001264/LBC

Proposal: To carrying out of internal and external alterations to include replacement window and doors to front elevation and installation of a flue.

Location: Barn End Manor Farm, West Coker, Yeovil, Somerset.

The Parish Council does not have any objection to the above application.

Application No.: 14/01412/FUL

Proposal: The erection of a dwelling.

Location: Land adjacent 94 High Street, West Coker, Yeovil, Somerset.

Cllr R Aitken distributed his letter to SSDC objecting to the above application noting his concerns on behalf of the DTW. *(Cllr R Aitken left the room)*

It was resolved the parish council does not object to the above application and would only support a temporary building. There is not a problem with the siting of the building on the property but would request surveys for the presence of bats and hazardous materials are completed.

13/03832/FUL – Dawes Twine Works application parking facilities

The Clerk emailed the Case Officer to request an update to the concerns from a resident of Churlands Close in reference to the allocation of 30 parking spaces for the Dawes Twine Works (DTW) will be used for visitors in planning application. The Clerk has not had any response from SSDC and will ring Mr Andrew Collins.

(Cllr R Aitken returned) This application was received after the circulation of the agenda but

Chairman

Date

Clerk

Action

Cllr D Neal

Clerk

April 2014

due to its deadline for comments it will be discussed at this meeting.

Applications No.: 14/01882/LBC & 14/01881/FUL

Proposal: Alterations to form opening in rear boundary wall with gate to create parking area, erection of fencing and alterations to boundary wall. (part implemented/revised application).

Location: 46 East Street, West Coker, Yeovil, Somerset.

The Parish Council did not have any objections to the previous application, therefore, does not have any objections to the above application.

SSDC granted permission to the application for 31 Watercombe Heights, West Coker for the erection of a front extension to existing garage.

6. Neighbourhood Plan

The Clerk noted Mr Weston is not available for the May meeting but will attend the June meeting to give a bespoke 30 minute presentation.

Mr Weston contacted the Clerk to discuss if the West Coker Parish Council decides to move forward late in the financial year there may not be adequate funding available. He suggested the Parish Council applies for a designated area in order to get a NP grant. It was agreed Cllr C Barker will investigate applying for a grant and if possible apply before the next meeting. The Parish Council is under no obligation to proceed with a NP if in the future the Parish Council decides a NP will benefit the community.

Cllr C Barker

7. Highway Matters

Mr John Morton will report the roadwork needed within the West Coker Parish to Cllr D Neal. Mr J Morton will monitor the completion of the reported items.

Cllr G Seaton noted the parishes of East Coker and Barwick are working together to jet drains in the future.

Drains on Dibble Lane

Cllr Blackmore reported the Parish Ranger cleared one drain as best he could but the drains require jetting. There are two drains closest to the High Street covered with silt. This will be marked on a map for County Cllr Fysh to support the need for qualified County Council employees to use the drain jetting equipment. Cllr Blackmore reported quite a few potholes on Dibbles Lane.

Parish Ranger

Permanent Flashing Light Replacement

Cllr G Seaton suggested we monitor the situation in order to ensure we receive the permanent speed flashing light replacement at the western side of the village as promised.

Mr Grabham, SCC Traffic Engineer, met with Cllrs D Neal, R Aitken and C Barker and to discuss the placement of the rotation SID (Speed Indicator Device) at Uplands Terrace. It was agreed with Mr Grabham the best place for the post was directly opposite the Terraces adjacent to the field entrance. The installation will take up to three months. The device will be allocated to West Coker 2 weeks every four months.

Manor Street Parking

This was discussed at the beginning of the meeting and concluded Cllr D Neal will approach the resident with the dimensions of the proposed mirror to ask if the property owner is still agreeable for the installation. Although the discussion raised an issue of liability and concerns if the mirror would help the visibility along the street in general.

Cllr D Neal

Overhanging vegetation on the A30

This item was discussed earlier in the meeting. Cllr C Barker will photograph the overhanging trees and forward to the Clerk.

Cllr C Barker

Any other Highway Matters

Cllr R Aitken distributed a draft letter concerning the Font Villas Housing Development in response to the meeting with SSDC, representatives of the Parish Council and the contractors of the site on the 22nd April to understand the water problems in the Font Villa area. Cllr G Seaton suggested the Clerk send this letter to Mr M Fear of SCC as well as Mr D Norris of SSDC Planning. When the Clerk contacts Mr Fear it was requested the pipe on Halves Lane is (re) jetted as it is blocked again due to the excess water in the area.

Clerk

April 2014

Chairman

Date

Clerk

There is a history of excess water in the area but this is now compounded by the new building work in progress, lack of stream/river and ditch maintenance which is filling with silt.

The ditch located near Lakefields needs clearing and is understood to be Council property.

8. West Coker Parish Maintenance/ Parish Ranger Scheme

Mr C Seaton stated the Clerk will receive an estimate for the tennis court cleaning within the next few days from Mr S Fox. The Clerk will get another estimate as well and forward to the Councillors as soon as possible.

The slippery wooden areas play equipment was cleaned as requested.

Cllr B Blackmore requested Mr M Harrington clears the drain on Gooseacre Lane. Mr C Seaton noted he normally checks that drain and will clear it if needed.

9. Recreation Ground for children

The next Recreation Ground for Children meeting is scheduled for Monday 12 May 7:30 at the West Coker Commemoration Hall. Cllr Blackmore kindly offered to arrange hire of the meeting room.

The Clerk will email Mr J Divall and Mr A McPhee to invite them to the next meeting.

Mr C Seaton noted Mr S Fox will send the Clerk an estimate for cleaning the tennis courts which are in a very poor state after flooding most of the winter. The Clerk will arrange for two more estimates, if possible. Cllr A Blight will forward a company the Sherborne Tennis Club uses for their courts.

Drainage

It was noted Mr J Divall emailed Cllr G Seaton and the Clerk suggesting drainage funding for the problems in the playing fields. The Clerk noted the flood relief fund was in the Somerset Field's Bulletin and wish to mention the fund is for damage "as a result of the floods and storms since December 2013."

Cllr C Barker noted the north areas of the fields need to be cleared and reminded the committee the outstanding work to the culverts near Mr Berkeley's property. Cllr D Neal has kindly offered to speak to Mr Berkeley to discuss the suspected collapsed culvert in the recreation ground field.

Cllr Blight noted a tree is in the stream possibly from the field behind the recreation grounds.

10. Ropewalk

Cllr R Aitken reported the upcoming festival is cancelled. He was happy to let the Councillors know the Scouts and Guides have volunteered to help paint areas of the Ropewalk and how nice it is to have them involved as well. The machinery heritage lottery fund applications was submitted.

11. West Coker Commemoration Hall (WCCH)

Nothing to report.

12. Website (www.westcoker.net)

Cllr Barker reported there are two files for minutes. One for the final minutes and one for the draft minutes that the Clerk will update each month.

14. Accounts

The following cheques were approved and presented for signature;

Payee	Reason	Amount
Parish Clerk	Clerk Salary	£390.12
Caretaker	Caretaker Salary	£262.50
WCCF	Rent of Room	£15.00
SSDC	Parish Ranger Scheme – Feb	£528.36
SALC	Membership fee 2014/2015	£505.46
Transfer from deposit account		£1,500.00

The Clerk reissued the cheque for SSDC concerning the February Parish Ranger Scheme

Chairman

Date

Clerk

Clerk

Clerk

Parish Ranger

Clerk

Cllr A Blight

Cllr D Neal

April 2014

as it was originally invoiced for a full 4 days and Mr Matt H did not work a full month.

The Clerk distributed a bank reconciliation for the year end 31st March 2014.

Data Protection registration with the ICO

It was agreed the Clerk will register the Parish Council with the Information Commission's Office.

Clerk

Audit

The Clerk did not have the audit ready for the meeting but will bring them to the next meeting after Mr Cousins reviews the books. Notice of Appointment for the year end accounts are up on the noticeboards.

Clerk

14. Correspondence:

- Yeovil Western Corridor Meetings: 7th May at 6pm for the Parish Councils and the Public exhibition on Mond 12th & Wed 14th May
- Mr McLoughlin's most recent correspondence reference to the March Meeting Minute 5.
- Newsletter from the Avon & Somerset Police & Crime Commissioner
- Consultation on the Operation of the National Planning Policy Framework
- Somerset Field's Bulletin
- South Somerset Housing Fair 2014
- Community Forum Meeting 28th April

15. Next agenda 29th May 2014 –

To include:

- Insurance
- Carols in the Square

**Meeting of West Coker Parish Council
Thursday 29th May 2014 at 7:30pm
West Coker Commemoration Hall
High Street, West Coker**

Present:

Mr D Neal (Deputy Chair)	Ms B Mack
Mrs B Blackmore	Ms A Perry
Mrs A Blight	Mrs G Seaton

CLERK'S NOTES ON MEETING

In attendance:

District Councillor C Bakewell, County Councillor M Fysh, Mr C Seaton and Mrs P Chapman (Clerk).

1. Confirmation that a Quorum is Present

It was confirmed a quorum is present at the meeting.

2. Election of Chairman 2014-15

Cllr A Blight proposed Cllr D Neal which was seconded by Cllr G Seaton the proposal. Cllr D Neal signed the acceptance of office form.

3. Election of Vice Chairman 2014-15

Cllr G Seaton proposed Cllr A Perry which was seconded by Cllr B Blackmore. Cllr A Perry signed the acceptance of office form.

Public Session

A resident of Font Villas attended the meeting in order to discuss her health and safety concerns with the councillors in the font villa area during the recent building works. She objected to the planning and felt it was not built on in the past for many reasons but most importantly the reoccurring flooding in the area. She has contacted the Rt Hon David Laws MP and discussed these issues with him as well.

She would like to know who monitors the area as it is dangerous for pedestrians due the mud on the roads and pavements. She, herself has fallen over more than once due to the mud on the pavements and roads. It was reported there is a number of large vehicles making deliveries that are destroying the roads and pavements and she would like to make the parish council aware the roads will need to be once the work is completed,

Both District Councillors C Bakewell and G Seaton will speak to the South Somerset District Council concerning building regulations and the health and safety concerns discussed at this meeting. County Councillor M Fysh will forward her health and safety concerns with Mr J Dyke of the Highways, County Council.

Cllr A Perry noted the construction company onsite under the impression they are registered with the Considerate Constructor Scheme. The Clerk will contact the scheme to make them aware of the difficulties in the area on and near the site.

The resident did not have problems with the builders themselves as they have someone to sweep up the area after each day but the amount of water and mud is too much for the drainage to handle. Cllr M Fysh suggested the drains are cleared asap. The trees felled for the new houses are creating new water problems in the area as the water now flows around the site and coming off the fields that residents who previously did not suffer from flooding now do.

Cllr D Neal stated unfortunately the Parish Council does not have any jurisdiction of the site and only proviso pertained to the geological report provided.

Another resident of Font Villas attended the meeting to note he has spent several hours clearing the mud due to the flash floods today. He is concerned for the safety of the elderly residents in the area as the pavements are very slippery due to the amount of water and mud coming off of the site.

Wardens' Reports:

Footpath Warden Mrs C Murray-Gourlay was not present. Cllr D Neal noted the Chur Lane was recommended to add a bridleway along Coker Hill Lane in the parishes of West Coker and Hardington Mandeville. (report dated 25/4/14)

Tree Warden Cllr A Blight reported she is checking the ash tree in the area for the dieback disease. In response to the incident when checking the trees it was suggested the Parish Council provide a tree warden identification badge. The Clerk will investigate the badges for the next meeting.

Chairman

Date

Clerk

COUNCILLOR'S REPORTS

County Councillor County County Councillor M Fysh reported there is a new chief executive for Somerset County Council, Patrick Flaherty. SCC has decided not to sell the freehold of West Somerset Railway. In reference to the Holywell land planning application it was resolved SSDC has a five year housing land supply. County Councillor Fysh is reviewing the numbers of the plan.

District Councillors District Cllr C Bakewell submitted a written report which will be forwarded to the Clerk for distribution. The report discussed the upcoming changes to the Yeovil District Hospital reception area, the new car park and a complementary service centre which will include physiotherapy and other related services. The Somerset County Council objected to the closure of the YDH Stroke unit and to move it to Musgrove. There is a TRO (Traffic related order) concerning Churlands Close concerning parking restrictions.

Cllr G Seaton noted how happy she was to hear Somerset Council's objections to moving the stroke unit from Yeovil to Musgrove. She mentioned, in her experience, the staff at YDH Stroke Unit are outstanding. Cllr G Seaton discussed the renegotiation of the section 106 money affiliated with the Land at Lufton, Yeovil application is now 8.75 million with the possibility of nearly 700 new houses on the land.

May 2014

Chairman

Date

Clerk

**Meeting of West Coker Parish Council
Thursday 27th May 2014 at 7:30pm
West Coker Commemoration Hall
High Street, West Coker**

Present:

Mr D Neal (Deputy Chair)	Ms B Mack
Mrs B Blackmore	Ms A Perry
Mrs A Blight	Mrs G Seaton

In attendance:

Mr C Seaton and Mrs P Chapman (clerk).

4. Apologies for absence

Cllrs. R Aitken, A Chubb and C Barker.

5. Declarations of interest

None at this time but any declaration of interests can be noted throughout the meeting.

6. Minutes of the meeting of the Parish Council and matters arising and matters arising

The minutes of the April Parish Council Meeting were approved by the Council and signed by the Chairman.

7. Parish Council Vacancy

It was noted a few residents expressed interest but nothing to report at this meeting.

8. Planning Applications

14/01856/LBC (& 14/01854/FUL)

Applicant: Mr P Hayward

Proposal: carrying out of alterations to the boundary wall.

Location: Westlake House, High Street, West Coker, Yeovil, Somerset.

The Councillors in attendance discussed the application and do not have any objection.

13/03832/FUL

Dawes Twine Works application parking facilities

The Clerk spoke to Mr A Collins (planning officer) to enquire if SSDC will take any further action to the concerns the resident(s) near the West Coker Commemoration Hall (WCCH) have to the parking agreement between the Dawes Twine Works and WCCH. Mr Collins stated as far as SSDC is concerned the case is closed. It was resolved to take this item off the next agenda.

Any other Applications:

The following applications were received after the distribution of the agenda:

Cllr A Blight declared an interest for the planning application 14/02396/FUL in that the applicant is a neighbour. Cllr Blight will not take part in the final decision for this application.

Application No.: 14/02396/FUL

Applicant: Mr & Mrs K Sibthorpe

Proposal: the erection of a pitched roof with loft store over existing double garage

Location: 8 Ryefields Close, West Coker, Yeovil, Somerset.

The Councillors in attendance discussed the application and do not have any objection.

Two tree applications:

Cllr G Seaton declared interest in the tree application for their property and will not take part in the final decision for this application.

Application No.: 14/02417/TCA

Applicant: Mr C Seaton

Proposal: Fell 1 Oak, 3 Beech, 1 Ash and two end trees within group of 5 in survey all within designated conservation area

Location: The Hall, High Street, West Coker.

Application No.: 14/01971/TCA

Applicant: Diocese of Bath and Wells

Proposal: To carry out tree surgery works to a Wellontonia, an Oak, a Sycamore and a Cedar tree all within a designated conservation area

Chairman

Date

Action

May 2014

Clerk

Location: The Glebe Field, Church Street, West Coker, Yeovil, Somerset.

The Councillors in attendance did not have any objection to the above tree applications. Cllr A Blight (West Coker Tree Warden) will forward this information to Mr P Poulton, SSDC Tree Officer.

Cllr A Blight

The Clerk shared the letter dated 15/5/14 from Somerset County Council referring to the Eastern Corridor proposed works on Horsey Roundabout.

SSDC sent notification that the application for 34-36 East Street will be considered by the Council's Area Committee on Wednesday 4 June at 2pm.

SSDC granted permission:

- 14/01264/LBC – Barn End Farm, West Coker
- 14/00659/FUL – Land Adj The Fencing Cnetre (Plot 2B) Merlin Rd, Lynx Trading Estate
- 14/00928/R3D – South Somerset District Council, Bympton Way, Yeovil

Cllr A Blight noted the windows of a house on Manor Street were replaced and possibly not fulfilling the requirements of a listed property. Cllr D Neal will investigate.

Cllr Neal

The Clerk will report the orange bags near Ruddock Close/ garages behind Font Villas have not been collected and suspected they contain asbestos to Yarlington.

Clerk

9. Land in East Street

Mr R Pallister spoke to Cllr D Neal concerning the development of 12 dwellings on the land across from the Almshouses. The Councillors discussed the potential problems with the area. It was resolved the Clerk will ask Mr Pallister to attend the July Parish Council Meeting to discuss this in further detail.

Clerk

Cllr G Seaton cautioned the Council on the amount of low income housing West Coker allows as it will directly affect the precept.

10. Carols in the Square

This item will be delayed to the next meeting as it was Cllr R Aitken that requested this item and he is not in attendance.

11. Neighbourhood Plan

Cllr C Barker emailed the Clerk an update to the action he had from the last meeting to apply for funding for a designated area in order to begin a NP.

Cllr C Barker is the registered contact with Locality on behalf of the West Coker Parish Council. He has requested Mr Paul Weston, who is scheduled to attend the June Parish Council meeting to discuss a NP for West Coker, addresses what the reasons West Coker needs a NP and the overall time it would take including the efforts of the Parish Council.

Cllrs C Barker and D Neal agreed to hold the application until an informed decision could be made with the commitment needed before proceeding.

Cllr G Seaton reminded the Councillors a design statement is not a legal document.

12. Highway matters:

Drains on Dibble Lane

Cllr Blackmore reported two drains are blocked near the surgery.

Permanent Flashing Light Replacement

Cllr G Seaton requested the Clerk write to Bev Norman to enquire when we should see the permanent flashing light.

Clerk

Manor Street Parking

Cllr Blackmore will approach the resident on Manor Street where the traffic mirror would be best located to enquire if they are happy with the proposed dimensions of the mirror and if they are still agreeable to the installation on their property.

Cllr Blackmore

Overhanging vegetation on the A30

The Clerk reported a West Coker resident noted trees overhanging the A30 near Westlake House. Large vehicles clear the vegetation by driving into (if not over) the middle of the road which is very dangerous. The Clerk has posted a photo to the landscaper to

May 2014

Chairman

Date

Clerk

Westlake House to demonstrate the exact area in need of trimming. The Clerk received a call from the landscaper who received the letter and will pass along to the owners although they will be on holiday for the next few weeks and following that she will be on holiday.

Any other Highway Matters

It was requested the Parish Ranger clears the debris left behind when the Fir Tree came down near the Balladon House.

Parish Ranger

The Watercombe Heights grass has been cut as requested by a resident in the area.

Cllr A Perry noted the following potholes:

- entrance at the doctors surgery has a big pothole
- Between Font Villa and Primrose Hill

Clerk

A car near the almshouses has been there for some time. Cllr D Neal is taking care of this.

Cllr Neal

13. West Coker Parish Maintenance/ Parish Ranger Scheme

Many items were discussed earlier in the meeting. Mr C Seaton reported Mr Harrington is on holiday next week but the Parish will receive a temporary replacement during that time. It was concluded the Wash Corner fountain needs to be cleared and weeding on Ryefields Close was also suggested for the temporary replacement of the Parish Ranger.

Parish Ranger

14. Recreation Ground for children

Drainage

It was decided the field requires a proper survey of work needed. The Clerk noted Rob Parr of SSDC would lend a hand and investigate any maps of the area SSDC may have and pass along the information.

The ditch on the east side of the fence is the parish council's responsibility. It was decided to request an estimated cost to remove the fence, clear the ditch and replace the fence. Cllr A Perry and Cllr D Neal will get the estimates for the work.

Cllr A Perry

The next recreation ground for children meeting is scheduled for the 16th June 7:30pm at the West Coker Commemoration Hall.

Tennis Courts

The tennis courts have been cleared of all moss and the debris has been removed from the site. It was noted improvements are desperately needed for the drainage in the area. The cricket club reported at the last Trustee's meeting sewerage is coming up in the field. The Clerk will ring Wessex Water concerning this as it is dangerous.

Clerk

Although two estimates were acquired to fell the tree in the car park of the recreation ground it was decided the Tree Warden will speak to Mr Phil Poulton to request another opinion if the tree needs to be felled or trimmed.

Cllr A Blight

15. Ropewalk

Cllr R Aitken was not in attendance.

16. West Coker Commemoration Hall (WCCH)

Nothing to report. The Committee of the WCCH is looking into a monthly film night.

17. Website (www.westcoker.net)

Nothing to report Cllr Barker not in attendance.

18. Accounts

Audit

The Clerk distributed the audit submitted to Mr A D Cousins. The audit has been approved by Mr Cousins and the Clerk is happy to answer any queries concerning the audit or provide further detail if requested. The Councillor approved the audit for the financial year end 31 March 2014.

Insurance

The Parish Council insurance is up for renewal and after reviewing the documents the Clerk noticed a HP Deskjet worth over £2,000 was covered under office contents. It was resolved to have the item removed from the insurance and the new cost is £519.015.

The following cheques were approved and presented for signature;

Chairman

Date

May 2014

Clerk

Payee	Reason	Amount
Parish Clerk	Clerk Salary	£421.66
Caretaker	Caretaker Salary	£262.50
West End Tree Services	Tree work in Recreation Grounds	£288.00
WCCF	Rent of Room	£15.00
Parsons Landscaping	Grass cutting	£592.80
SSDC	Parish Ranger Scheme	£452.88
AON Ltd	Parish Council Insurance	£519.15
A D Cousins	External Audit	£150.00
Transfer from deposit account		£2,250.00

19. Correspondence:

- The Clerk received notice of examination hearing sessions for the South Somerset Local Plan for Tuesday 10th June. Cllr G Seaton asked if anyone knew if Cllr Barker wished a seat at the table. The Clerk forwarded the item to Cllr Barker.
- A Rural Advice Strategy for Somerset Questionnaire was noted.
- The Avon & Somerset Police & Crime Commissioner policing plan information was distributed
- Yarlington vacant garages notice for but notice boards.
- Photos received from Cllr Barker concerning the overhanging vegetation along the A30 across from the garage on High Street
- Road Traffic Regulation referring to the addition of changes to the parking and waiting in the area of Churlands Close.

20. Next agenda 26th June 2014 –

Cllr B Mack reported she is a now trustee of the Almhouses as Cllr G Seaton has retired from this position.

**Meeting of West Coker Parish Council
Thursday 26th June 2014 at 7:30pm
West Coker Commemoration Hall
High Street, West Coker**

Present:

Mr D Neal (Chairman)	Mr A Chubb
Mr C Barker	Ms A Perry (Vice Chair)
Mrs B Blackmore	Mrs G Seaton
Mr A Blight	

In attendance:

Mr C Blight, County Councillor M Fysh, Mrs B Martin, Mr R Pallister, Mr P Weston and six members of the public

The Chairman welcomed the members of the public and speakers to the meeting. He queried the members of the public if they wish to speak in the public session or matters they wish to ask the Council. One member of the public was interested in learning more about the planning process and if the Council is considering extending the building line. Cllr Neal advised the member of the public the council invited a speaker, Mr P Weston, who will give a brief presentation on the possibility of a Neighbourhood Plan although at this time there is no plan to extend any boundaries.

Mr R Pallister was invited to address the meeting concerning Local Housing to meet Local Need in Rural Communities. The aim is to enable residents to live in their own communities longer and our young people to live in their local communities by creating a range of housing to meet the needs of an ageing population and one that is affordable for young local people. Mr R Pallister would like the support of the Parish Council to put this idea forward at a public meeting in July to the residents of West Coker. It was noted the first query most residents will have is where this development will be located within the village. Although Mr Pallister suggested the Land at East Street as an example it does not need to be the location but keep to in mind the land has restricted value, ideal for this type of development. A copy of this presentation is available from the clerk. Cllr D Neal thanked Mr Pallister for his time and attending the meeting.

Mr Paul Weston, Community Consultant and Town Planner, was invited to the present to the councillors the advantages of a Neighbourhood Plan for West Coker. A Neighbourhood Plan would empower the local people, develop a shared vision for the local area, shape & direct sustainable development, set local planning policies for the development and use of the land and give planning permission in particular circumstances. A Neighbourhood Plan (NP) is essentially a community plan that must be done by the community and the plan must have a statement of community involvement which means going out to each individual and making them aware of the local NP. The parish council is the only body that can produce a NP. The cost range from £10K - £15K and grants are available for £7K to be used by December 2014. Copies of this presentation are available from the clerk.

Wardens' Reports:

Footpath Warden Mrs C Murray-Gourlay was not present.

Tree Warden Cllr A Blight reported she continues to check for the ash dieback disease locally. It was resolve no to replant the two trees until the drainage issues and the placement of the new facility is agreed.

COUNCILLOR'S REPORTS

County Councillor County County Councillor M Fysh reported the planning application for the Land East of Holywell is being pushed through and he shares the West Coker Parish Council's concerns with the highways issues the development presents. He attended this meeting to get an update to the safety concerns the residents in the Font Villas area raised at the last parish council meeting. Mr D Neal noted a few councillors met with Mr M Fear (Somerset County Council) to discuss the drainage issues in June.

District Councillors District Cllr C Bakewell submitted a written report to the clerk. The report was forwarded via email prior to this meeting and printed copies were available at the meeting.

Cllr G Seaton noted how happy she was to hear the stroke unit will stay in Yeovil District Hospital. She mentioned the gold star awards and asked the councillors to give thought to someone within West Coker for the award.

At the district executive meeting held on the 5th June it was recommended the District Executive endorses the "Five Year Land Housing Supply Paper".

Clerk: Mrs Patricia Chapman, 3 Churchwell Lane, Bradford Abbas, Sherborne, Dorset. DT9 6RQ
Telephone: 01935 473833 Email: westcokerpc@hotmail.co.uk

**Meeting of West Coker Parish Council
Thursday 26th June 2014 at 7:30pm
West Coker Commemoration Hall
High Street, West Coker**

Present:

Mr D Neal (Chairman)	Mr A Chubb
Mr C Barker	Ms A Perry (Vice Chair)
Mrs B Blackmore	Mrs G Seaton
Mrs A Blight	

In attendance:

Cllr M Fysh, Mrs B Martin, Mr C Seaton and five members of the public

1. Apologies for absence

Cllrs R Aitken and B Mack.

2. Declarations of interest

Mr D Neal declared an interest in the planning application for 14/02466/FUL as he resides next to the Castle Inn.

3. Minutes of the meeting of the Parish Council and matters arising

The minutes of the May Parish Council Meeting were approved by the Council and signed by the Chairman.

4. Parish Council Vacancy

Nothing to report at this time.

5. Planning Applications14/02466/FUL

Applicant: Firstcourt Accommodation

Proposal: carrying out of alterations to the roof to reinstate the north slope with tiles instead of thatch.

Location: Castle Inn, High Street, West Coker, Yeovil, Somerset.

Of five Councillors (two councillors abstained from voting) there were no objections. The application presented examples other properties within the Coker villages with similar construction of both tile and thatch roofs.

14/02237/FUL

Applicant: Mr Jason Bartlett

Proposal: Demolition of existing garden storage shed and the erection of a double garage and wood store

Location: 100 High Street, West Coker, Yeovil, Somerset.

The Councillors in attendance did not have any objection to the application. The Clerk noted the conservation officer has contacted the applicant with concerns and if they are not addressed it may be recommended for refusal.

14/02286/FUL – is an East Coker application and no documents were received concerning this application. It is not necessary for the parish council to comment.

Any other Applications:

None.

The Clerk reported the applications for 14/01854/FUL & 14/1856/LBC were withdrawn. SSDC granted permission:

- 14/01882/FUL – 46 East Street, West Coker
- 14/01881/FUL – 46 East Street, West Coker

SSDC refused permission to the application 13/04953/FUL – 34-36 East Street, West Coker.

Cllr A Blight enquired if Cllr D Neal had time to look at the windows of the house on Manor Street which were replaced and possibly not fulfilling the requirements of a listed property.

Action**Cllr Neal**

Chairman

Date

Clerk

10. Land in East Street

It was resolved in principal the councillors supported the idea of a community housing but not necessarily on the Land in East Street. County Councillor M Fysh referred to the SS2 policy - This policy position determines that Development Areas of rural settlements are no longer applicable and are removed once the Local Plan is adopted. Cllr G Seaton expressed concerns to the increase of cars/traffic and if the village needs more housing. Cllr A Chubb noted his concern to whether it was a good idea to have elderly residents alongside young residents. Cllr Blackmore felt it is a good idea to promote a mixed generations in a community living side by side.

The Clerk will email Mr Pallister to let him know the Parish Council is not prepared to move forward with a public meeting and wish to discuss this matter at the next meeting.

Clerk**7. Carols in the Square**

This item will be delayed to the next meeting as it was Cllr R Aitken that requested this item and he is not in attendance.

8. Neighbourhood Plan (NP)

The Clerk will forward the information from Mr P Weston to the councillors for further discussion at the July Parish Council Meeting.

Clerk

Cllr M Fysh discussed the CIL (Community Infrastructure Levy) and the amount a parish can receive with and without a Neighbourhood Plan (ranging from 15% to 25%). He also updated the councillors on the East Coker NP.

9. Highway matters:Drains on Dibble Lane

Cllr Blackmore reported the drains blocked on Dibbles Lane to Mr M Fear of Somerset County Council when meeting with him on the 17th June concerning the Font Villa issues.

Permanent Flashing Light Replacement

The Clerk emailed Bev Norman, as suggested by Cllr G Seaton, to enquire when we should see the permanent flashing light. Faith Gates, Traffic Control Technician, responded noting the new sign was installed in April. There was confusion if the old sign was reconnected or if it was in fact a new sign. Cllr A Chubb kindly offered to take a look at the sign to determine if it was old or new and report back to the Clerk.

Cllr ChubbManor Street Parking

It was noted the 20mph roundels were painted on the road. It was resolved not to move forward with a mirror as it will not alleviate the issues of visibility on Manor Street due to the sharp bend.

Overhanging vegetation on the A30

In March the Clerk reported a West Coker resident noted trees overhanging the A30 near Westlake House. Large vehicles clear the vegetation by driving into (if not over) the middle of the road which is very dangerous. The Clerk has recently received photos from the resident that demonstrate the larger vehicles moving toward the middle of the road in order to avoid the vegetation. The Clerk has not heard from the residents of the Westlake House.

The Clerk noted it is a shame there is no guidance for residents to adhere to suggested by the County or District Councils for overhanging vegetation.

Cllr B Blackmore will follow up on a report of overhanging vegetation near Chicks Farmhouse.

Cllr Blackmore

The Clerk will report the overhanging Fir tree near Bundford Roundabout.

ClerkAny other Highway Matters

The Councillors were disappointed by the response received from Mr H Siggs, Somerset County Council, concerning the changes to Horsey Roundabout (Eastern Corridor Scheme). Cllr C Barker will write a response to this most recent letter noting several points made were not accurate. County Councillor M Fysh noted he did not support the upcoming changes but the do seem to be moving forward.

Cllr Barker**10. West Coker Parish Maintenance/ Parish Ranger Scheme**

Mr C Seaton reported the parish ranger is working on repairing a whirly gog gate and will clear to the mud near bundford which is possibly making the pavement slippery. It was

Parish Ranger

Chairman

Date

Clerk

noted the footpath near on the Church field needs clearing.

June 2014

11. Recreation Ground for children

(Cllr A Perry declared an interest for the drainage item discussed.)

Drainage

Mr V White cleared the culverts behind Lakefields and it was reported the water is running well. At a site meeting on the 18th June Mr M Fear had agreed to clear 10 metres each side of Halves Lane but the work could not be started for at least 8 weeks, possibly longer, as a Health and Safety report would have to be compiled and he could not guarantee that the Parish Council would not be charged for the work

Cllr D Neal reported he has two estimates for work to clear the ditches on the east side of the recreation field. This would also require removing and replacing fencing and clearing nearby culverts. It was resolved to proceed with Mr V White's estimate to include the 10 metres on the south side of Halves Lane. The owners of No 1 Lakefields are responsible for the north side and will be asked to clear the ditch on their land.

The Clerk will report the sewerage coming up during heavy rain near the cricket pitch to Wessex Water. If possible Mr D Neal will be available to discuss the problems in person when Wessex Water is onsite.

Clerk

The Clerk reported the West Coker Youth Club has a few items that need to be addressed concerning fire safety and the pavilion. Mr D Neal is happy to help and will discuss this with the Clerk.

Clerk/
Cllr Neal

Tennis Courts

All issues were addressed at the most recent Recreation Ground for Children meeting.

12. Ropewalk

Cllr R Aitken was not in attendance. Cllr C Barker noted the prism grant funding has come through.

13. West Coker Commemoration Hall (WCCH)

Mrs B Martin addressed the parish council with her concerns that a few people are on several committees have multiple allegiances in the village. Mrs Martin suggested the trustees/ Parish Council consider one facility for the village rather than competing for funding available for two facilities that may overlap purposes.

It was resolved the parish council will to consider joining charities for one facility but all trustees must be consulted. A meeting for further discussion is scheduled for the 14th July 7:30pm at the WCCH. This meeting will be chaired by both Mrs B Martin and Cllr D Neal.

14. Website (www.westcoker.net)

Nothing to report.

15. Accounts

The following cheques were approved and presented for signature;

Payee	Reason	Amount
Parish Clerk	Clerk Salary	£421.54
Caretaker	Caretaker Salary	£262.50
WCCF	Rent of Room	£15.00
Parsons Landscaping	Grass cutting	£266.08
SSDC	Parish Ranger Scheme	£754.80
Transfer from deposit account		£1,700.00

16. Correspondence:

The meeting was running very late and all correspondences will be reviewed at the next meeting.

17. Next agenda 31st July 2014 –

District Councillor C Bakewell
REPORT FOR PARISH COUNCILS FOR JUNE 2014

Following a very successful Skills Assembly on 30th April, the South Somerset Together strategic partnership is now producing an action plan to drive this agenda forward. The overwhelming comments coming from the Assembly were the work-readiness of young people and ensuring that they leave college with the skills which local employers require. The Assembly had a very inspiring presentation from the new Principal at Yeovil College, John Evans and also from Guy Hazelhurst, the Construction Workforce Development Manager for EDF Energy, who told us about their workforce requirements both for the construction stage of Hinkley C and for the longer term. This is a major project for Somerset which has implications for South Somerset.

During May there were two meetings with the Developer of the Keyford site – one for East Coker on 8th May and another for Barwick on 22nd May. It was obvious from both the presentations and the remarks of those attending, that the developer had listened to the comments made at the public exhibition and amended the plans accordingly. Despite no one wanting the site to be developed, it was encouraging that every effort was being made to fit in with local comments and to mitigate the impact on neighbouring properties.

On 31st May the first Vintage Market in Yeovil was launched in King George Street. This was very successful and drew many people to the area with very positive feedback. The SSDC Officers have already received requests from additional businesses for stalls at the next market. The Vintage Market will be held every 4 weeks and will coincide with the Yeovil Producers Market in Middle Street. As well as a number of stalls there was story telling for the children. Waterstones, although not able to attend on 31st May, are planning to attend on a regular basis with authors who will read to the children. This is a great opportunity to get children involved in reading, which currently appears to be an activity not as popular as DVDs and video games.

Apart from a planning application for East Coker which was postponed for a site visit, other items on the agenda for Area South were a report on the S106 contributions, how they had been allocated and the progress on how the money was being spent and how the various projects were fairing. The extension of the LEADER Rural Economic Development programme was reported and the creation of a 3rd Area which now includes the rural parishes to the west of Yeovil including those in the Coker Ward. This area was previously excluded but is now in a fairly large section which includes Area East and part of Area West. Although a large area it does mean that the Cokers Ward does have a voice and may be able to access some of the funds.

Having communicated with Highways and seen a copy of the letter from the CX of SSDC to David Laws, I am assured that the mud which washed down Font Lane and caused such devastation during the recent extreme rain, is in fact top soil from the farmer's field above the development site at Font Lane. The topsoil from this site was removed at the beginning of the development and only clay now remains on site. This does not make it any easier for those who were affected by the mud, but it is reassuring to know that the development was not responsible.

I am sorry that I am unable to be with you but am happy to action anything you wish me to. I am sure the Clerk can email me if that is the case.

Cllr Cathy Bakewell, District Councillor Cokers

Meeting of West Coker Parish Council
Thursday 26th June 2014 at 7:30pm
West Coker Commemoration Hall
High Street, West Coker

Present:

Mr D Neal (Chairman)	Mrs A Blight
Mr R Aitken	Mr A Chubb
Mr C Barker	Ms B Mach
Mrs B Blackmore	Ms A Perry (Vice Chairman)
	Mrs G Seaton

In attendance:

District Councillor C Bakewell, Mr C Seaton and one member of the public.

Wardens' Reports:

Footpath Warden Mrs C Murray-Gourlay was not present.

Tree Warden Cllr A Blight reported she continues to check for West Coker Village for the ash dieback disease.

COUNCILLOR'S REPORTS

County Councillor County County Councillor M Fysh was not present.

District Councillors District Cllr C Bakewell emailed her report to the clerk earlier in the day. As she was available to attend the meeting she read her report which will be forwarded by the Clerk to the Councillors.

The member of the public (J Taylor) attended the meeting in order to discuss the health and safety issues she reported in the area of Font Villas previously and updated the council to her missing dog that she feels may have disappeared into the sinkhole in a field behind her property. Both Cllrs D Neal and A Blight went to the area at the time and noted the sinkhole was covered as soon as possible and the farmer has filled the sinkhole.

Cllr C Bakewell spoke to the South Somerset District Council (SSDC) last month. The SSDC officers assessed the development site area and reported it was reasonably safe. The sinkhole was on private land. She will go back to SSDC and the Environment Health organisation as J Taylor is still concerned with the state of the area.

Cllr R Aitken noted the Parish Council pointed out on numerous occasions they were building on a spring line and it was seriously considered. Cllr G Seaton noted the removal of the trees for the development will affect the flow of the water during heavy rains. She has discussed this with R Meacham of SSDC.

Cllr G Seaton reported she heard Mr J Evans, principal of Yeovil College, speak about the future plans to upgrade to the college.

Cllr C Bakewell discussed the District's Local Strategic Partnership AGM and the presentation from Ron Ley, Chairman of Champions Network, who will talk about the Ilfracombe pilot. The Town Council, community and service providers have come together to realign the delivery of local services and budgets. DCLG has recently approved the Development Strategy for Martock and are awaiting an announcement on the pilot for the Westfield area of Yeovil.

Cllr G Seaton distributed a domestic violence poster for the notice board. She mentioned the Heart of Wessex Local Action Group which was set up to help people apply for funding to start a new business or expand an existing one suggesting a presentation could be arranged locally.

Cllr G Seaton reported the problems on Halves Lane concerning drainage are in the process of being resolved with many thanks for Mr V White and Cllr D Neal. Cllr D Neal reviewed the work that has been completed so far.

Cllr G Seaton mentioned the SEP, Superfast Extension Fund and the additional funding provided for the connection to the high-speed fibre broadband infrastructure.

July 2014

Chairman

Date

Clerk

**Meeting of West Coker Parish Council
Thursday 31st July 2014 at 7:30pm
West Coker Commemoration Hall
High Street, West Coker**

Present:

Mr D Neal (Chairman)	Mrs A Blight
Mr R Aitken	Mr A Chubb
Mr C Barker	Ms B Mach
Mrs B Blackmore	Ms A Perry (Vice Chairman)
	Mrs G Seaton

In attendance:

District Councillor C Bakewell, Mr C Seaton and one member of the public.

1. Apologies for absence

None.

2. Declarations of interest

Cllr G Seaton declared an interest in the planning application for the Land East of Holywell discussion. Cllr D Neal noted the councillors can mentioned any declarations of interest throughout the meeting.

3. Minutes of the meeting of the Parish Council and matters arising

Mr C Seaton noted the incorrect information on item 11 where the notation of north should be south. The minutes were changed in pen then approved by the Council and signed by the Chairman.

Cllr A Blight enquired if Cllr D Neal had time to look at the windows of the house on Manor Street which were replaced and possibly not fulfilling the requirements of a listed property. Unfortunately Cllr D Neal has not had the time but will address this at the next meeting.

4. Parish Council Vacancy

Nothing to report at this time.

5. Planning Applications

Application No. 13/01791/OUT

Applicant: Mr J T Cullen

Proposal: submission of travel plan, revised access plan, statement regarding grade 1 agricultural land, residential densities and flood risk assessment.

Location: Land East of Holywell, West Coker, Yeovil, Somerset.

The majority of Councillors reviewed the additional information prior to the meeting and it was concluded the Council objects for the following reasons:

- Grade 1 Agricultural Land - the report provided did not take into consideration the importance of the grade 1 agricultural land. Historically the land provided was very successful providing flax for the sailcloth produced in West Coker. By definition Grade 1 is land that has no or very little limitation to agriculture use and this land could potentially provide for our growing population.
- 5 year plan - This development is not included in the 5 year plan.
- Highways - This development has not taken into consideration the development opposite in West Coker. The three to four junctions are too close to each other and has great potential for traffic congestion.
- and finally, the West Coker Parish Council objects to the density of the housing in the area as this application has not been considered in the Eastern Corridor Scheme.

The Clerk will draft an email to respond to the SSDC Case Officer Mr Simon Fox and pass it on to Cllr D Neal to send while the Clerk is on holiday.

Application No.: 14/02688/FUL

Applicant: Mr J Hamaton

Proposal: the erection of a front entrance porch to dwelling house Land in East Street.

Location: 18 East Street, West Coker, Yeovil, Somerset.

No objections.

Application No.: 14/02743/FUL

Applicant: Lincreal Precision Engineering Ltd.

Chairman

Date

Clerk

Action

Cllr Neal

Clerk/Cllr Neal

July 2014

Proposal: the erection of extensions to rear, side and front of workshop.
Location: 4 Brympton Way, Lynx Trading Estate, Yeovil, Somerset.
No objections.

Application No.: 14/03123/TPO

Applicant: Mr P Hayward

Proposal: to fell a Confier tree.

Location: Westlake House, High Street, West Coker, Yeovil, Somerset.

No objections.

Other applications received after the distribution of the agenda:

Application No.: 14/02909/FUL

Applicant: Mr J Cook

Proposal: the formation of a vehicular access and hard standing.

Location: 34 – 36 East Street, West Coker, Yeovil, Somerset.

No objections.

Application No.: 14/02421/FUL

Applicant: Mr A Reddaway

Proposal: alterations and the erection of a two storey side extension including integral garage.

Location: 7 Font Lane, West Coker, Yeovil, Somerset.

No objections.

SSDC decisions and notifications:

14/01412/FUL (land adj 94 High Street) was granted permission. The Parish Council objects to this approval as the dwelling is no longer a replacement – the existing dwelling “which would be subject to a future planning application”. The Clerk will contact the SSDC case officer to convey the parish council’s objections.

Clerk

13/02149/FUL appeal (Rock Bottom extension of residential curtilage) was withdrawn. The Clerk will contact the case officer to enquire what happens to the tree house and it was noted a digger is now sited on the land in question.

14/02562/FUL notification of a planning application in Hardington Mandeville.

SSDC granted planning applications 14/02396/FUL (8 Ryefields Close) & 14/02237/FUL (100 High Street).

11. Land in East Street

It was resolved a questionnaire/information will be submitted for the Ropewalker and put up on the website to determine if the parish wish have community housing within West Coker before supporting the idea. Cllr C Barker has kindly offered to put together a summary of a questionnaire to be considered by the Councillors.

Cllr Barker

Cllr G Seaton noted he may wish to contact Mr R Pallister who may already have one in place.

7. Carols in the Square

Cllr R Aitken requested the item was on the agenda for insurance purposes. He stated in the past it was understood the parish council covers the event with their insurance but after investigation it seems the event may not comply with the insurance requirements. Cllr B Mack will speak to Beryl. Cllr R Aitken will look for the insurance guidance for events and what is required to pass on to Cllr B Mack.

Cllr Aitken/ Cllr Mack

8. Neighbourhood Plan (NP)

Cllr G Seaton reviewed the benefits with having a neighbourhood plan. It was resolved the Parish Council is not ready to move forward with a plan at the moment. This item is not necessary for the next meeting.

9. Highway matters:

Drains on Dibble Lane

Cllr Blackmore reported the drains are blocked on Dibbles Lane and need jetting. She updated the councillors to the work that was completed to date by Somerset County Council. The culverts are now fitted with up-stands and gabions and many pipes were replaced with larger ones.

Permanent Flashing Light Replacement

Chairman

Date

July 2014

Clerk

It was confirmed the slow down flashing light at the western end of the village is new. Cllr G Seaton reported Faith Gate will send engineers to check the device is in good working order.

Cllr G Seaton also reported the eastern side of the village will have a replacement slow down flashing sign as the current one is not working properly.

Manor Street Parking

The Clerk received an email from Mr Timmis concerning the traffic mirror. The Clerk replied to Mr Timmis noting the parish council did not wish to proceed with a traffic mirror. It was resolved Cllr D Neal will speak to the resident on which the traffic mirror will need to be placed to be most effective with the dimensions required.

Cllr Neal

Overhanging vegetation on the A30

In March the Clerk reported a West Coker resident noted trees overhanging the A30 near Westlake House. Large vehicles clear the vegetation by driving into (if not over) the middle of the road which is very dangerous. The Clerk will contact Mr Hayward as nesting season is over and the hedges can now be cut. If no action is taken the council will consider contacting the County Council.

Any other Highway Matters

The drains near the Royal George has sunken again and should be reported. The drain near Gooseacre Lane is full of straw and requires clearing.

Cllr A Blight noted problems on Halves Lane, although it was determined the area discussed was in East Coker.

Cllr D Neal reported John's progress with recent reported items to County Roads.

Cllr A Perry reported Mr V White trimmed the hedges along the bottom of the slip road.

10. West Coker Parish Maintenance/ Parish Ranger Scheme

Nothing to report.

11. Recreation Ground for children

(Cllr A Perry declared an interest for the drainage item discussed.)

Drainage

Cllr A Perry reported in detail the work completed by Mr V White. He cleared the culverts and ditches on the east side of the recreation field. This required removing and replacing fencing and clearing nearby culverts. Additional work was required as at least one culvert was collapsed and required pipework. Approval was given by Cllr D Neal during the process as it was time sensitive and could not wait for councillor's approval. It was agreed all the additional work was needed in order to complete the job properly. An invoice for £5,302.46 was submitted at the meeting. Cllr G Seaton suggested the Clerk write and thank you letter on behalf of the parish council.

Clerk

Tennis Courts

The Caretaker Joan Sandford requested the fee for children under the age of 16 is £2. Cllr A Blight asked if the fee to hire the court is £4 regardless if 2 or 4 people were playing. All in favour. The Clerk will adjust the signs and add a request to lower the net after play. It was noted the weeds are growing again on the courts.

The Clerk received the report for the electrical inspection this morning and a lot of work is needed in order to pass. D L Crease estimated £1,300 for the work necessary. Cllr D Neal and Cllr C Barker will enquire if they can find a cost that is less than D L Crease's. The work is needed as soon as possible.

Cllr Neal/ Cllr Barker

The Clerk reported Joan Sandford would like a printer to submit her reports and any other items necessary. Cllr D Neal will discuss this in further detail, a printer may not be necessary.

Cllr Neal

12. Ropewalk

Cllr R Aitken enquired if the Parish Council could write a letter in support for the Ropewalk final grant from the Heritage Lottery Fund. It was agreed to send a letter to the Heritage Lottery Fund. The Clerk will deliver a letter for Cllr D Neal for his signature before her holiday. was not in attendance.

Clerk/ Cllr Neal

13. West Coker Commemoration Hall (WCCH)

Chairman

Date

July 2014

Clerk

Cllr B Blackmore reported two new events are on the calendar for the end of the year.
Cllr C Barker asked for the details and he can update the calendar on the website.

14. Website (www.westcoker.net)

Cllr C Barker asked if the Councillors have anything for the website to be updated other than the WCCH events.

15. Accounts

The following cheques were approved and presented for signature;
From the Parish Council current account:

Payee	Reason	Amount
Parish Clerk	Clerk Salary	£421.60
Caretaker	Caretaker Salary	£262.50
WCCF	Rent of Room	£15.00
Parsons Landscaping	Grass cutting	£429.45
SSDC	Parish Ranger Scheme	£603.84
ICO	Data protection registration	£35.00
P Weston	NP presentation	£150.00
Transfer from deposit account		£1,900.00

From the Recreation Grounds for Children Account:

Payee	Reason	Amount
Michael Kennedy	Tree Surgeon	£600.00
P Chapman	Expenses – smoke alarms/extinguishers	£99.96
D L Crease	Electrical Inspection	£150.00

The Clerk emailed prior to the meeting the bank reconciliations of the accounts is as follows:

Current Account:

£ 1,833.51 – bank statement as of 2/7/14
£ 262.50 – outstanding cheque 1590 from June
£ 266.08 – outstanding cheque 1591 from June
£ 754.80 – outstanding cheque 1593 from June
£ 550.13 – balance of current account

Deposit Account

£81,813.13 – bank balance as of 9/7/14

£82,363.26

It was resolved to pay Mr V White for the work completed in August for the sum of £5,302.46 as soon as possible. The Clerk will drop off a bank transfer letter along with a cheque to arrange for 3 Councillors to sign to Cllr D Neal.

Clerk/ Cllr Neal

16. Correspondence:

- The Clerk noted a request from SSDC to update the parish profile. Cllr C Barker kindly offered to review the profile and provide any changes.
- Progress update: Connecting Devon & Somerset (high speed broadband). It was resolved the Clerk will contact the CDS to express interest in the program.
- Somerset County Council will now send all traffic regulation orders electronically.
- Mr Timmis' email concerning traffic problems on Manor Street
- The Clerk reported after investigating with SSDC there is not an official tree warden badge.

Cllr Barker

Clerk

17. Next agenda 28th August 2014 –

The next recreation ground for children meeting was set for Monday 1st September, 7:30pm at the West Coker Commemoration Hall.

July 2014

Chairman

Date

Clerk

PARISH COUNCIL REPORT FOR JULY 2014

At the last Area South meeting on 2nd July, we discussed a planning application for East Coker. This was not supported by the Parish Council, nor local residents. Following a very useful site meeting which I had requested, Cllrs were better able to see what the highways issues were for themselves. The Officers had recommended approval. There was a lively debate, but in the end, we managed to produce sufficiently robust arguments to refuse the application and this went through with a good majority. It is important when dealing with this kind of application to focus on a few very valid points rather than widening the objections to those which are temporary or easily addressed. In the end common sense prevailed.

Later in the meeting we had a presentation from Inspector Tim Coombe around the reorganisation of the Police in our area, explaining how the new structure would work. This was very reassuring and a better deployment of personnel. We also had a presentation from Steve Brewer about CCTV cameras on the underpass linking Princes Street with the Hospital. There have been a number of assaults, including a rape, in this area in the recent past. The Committee agreed to install five new cameras to make this area much safer for pedestrians.

The proposed development at Holywell behind Helena Road continues to make its way through the system. Although Gina and I (along with Marcus) have tried to mitigate the impact of the traffic on the A30 I am not convinced we have been successful. Residents in Helena Road remain extreme concerned about the development and opposed to it. I am not sure when this will come to Committee but expect it to be in September.

SSDC is currently consulting with local communities on their aspirations for Yeovil Country Park. This consultation is called “The V3 Project” and seeks to InVolve people with, foster Volunteering for, and encourage Visits to Yeovil Country Park. Yeovil Country Park includes Ninesprings, Penn Hill, Wyndham Hill, Summerhouse Hill and Riverside Walk. If the V3 Project bid to the Heritage Lottery Fund is successful, the three-year project will run from 2015 to 2018.

The Countryside Team are now asking residents to email in over the summer months so they can express their thoughts and ideas about their aspirations for Yeovil Country Park. Emails can be sent to ewa.prokop@southsomerset.gov.uk. You can also visit one of the following consultation sessions in Yeovil:

- Friday 8 August – V3 stall at the bandstand entertainment area in Yeovil Town Centre, featuring a trial craft workshop for children and adults with ‘Somerset Art Works’ (10am – 3pm)
- Sunday 7 September – V3 gazebo at Yeovil Country Park entrance opposite Penn Mill Railway Station (9am – 6pm)

An on-line survey form will also be available from 16th June 2014 at www.southsomersetcountryside.com where web-visitors are also able to find out more about Yeovil Country Park.

The Development Phase of the V3 Project is being funded by the Heritage Lottery Fund.

Cllr Cathy Bakewell – 31st July 2014