

## Yarcombe Parish Council Agenda

Chairman: Cllr Steve Horner	Clerk: Diane Frost Stout Mill Cottage, Yarcombe, Honiton, Devon EX14 9LZ Tel: 01823 601103 Email: yarcombe.clerk@yahoo.com
-----------------------------	---

To: Cllrs Steve Horner, (Chairman), Lesley Myhill (Vice Chairman), David Barnes, Tony Long, Shaun Vining, Caroline Ford, Matthew Tomkinson, Katie Thomson. Alistair Billington

All members of the Council are summoned to attend a meeting of Yarcombe Parish Council to be held in the Jubilee Village Hall on Monday 9<sup>th</sup> January at 8pm for the transaction of business as set out below.

### Covid statement

We shall be following the Village Halls Conditions of Hire surrounding Covid 19 for everyone's safety during our meeting. Please do not enter the meeting should you have any Covid symptoms.

The Hall, that is tables and chairs will be set out in the pre covid arrangement to permit a better dialogue between the council and members of the public.

### 1. Apologies for Absence

### 2. Declarations of Interest

To receive disclosures of pecuniary and non-pecuniary interests in items on the agenda.

### 3. Minutes

To sign as a correct record the minutes of the Parish Council Meetings held on Monday 7<sup>th</sup> November 2022

### 4.. Reports

To receive the following Reports

- a. County Councillor
- b. District Councillor
- 8 d. Yarcombe Community Land Trust
- e. Jubilee Hall Committee
- f. Reports from Individual Councillors

### 5. Code of Conduct

Resolution to adopt a new code of conduct. There are two alternatives firstly the East Devon District Council format or the following local government association model which is considered to be more appropriate -

<https://www.local.gov.uk/publications/local-government-association-model-councillor-code-conduct-2020>

### 6. Parish Council Priorities including Clerk and Correspondence

Speed through the village – ongoing  
Planters on the Layby – ongoing

### 7. Coronation Celebration

8. Insurance policy review

9. Finance

a. Summary of Financial position:

Bank account balances as at 28.12.22 Unity Trust C/A & Instant Access	£11399.89
Forecast Cash Book Balance at after below payments on 31 <sup>st</sup> December 2022	£10892.83
Less Ringfenced:	
1. Money allocated for P3 expenditure	£994.87
2. Money allocated for Highways / Village Maintenance	£671.30
3. Election Costs	£600.00
Yarcombe Inn Community Project – Speed calming project in the village	£556.69
CIL Monies received re Linhay	£978.13
Remainder of Balance after above Ringfenced monies	£7091.84

To ratify payments as follows:

Payment Date	Payee	Details of Payment	Amount
30.11.22	HMRC	PAYE	121.60
30.11.22	Diane Frost	Clerks Wages including overtime and Government pay rise	486.53
30.11.22	WEL Medical	Defibrillator battery	204.00
30.12.22	Diane Frost	Clerks Wages	250.76
30.12.22	HMRC	PAYE	62.80
30.12.22	Yarcombe Jubilee Hall	Hall Hire October 21 to November 22	175.50
31.12.22	Unity Bank	Charges 4/9 – 4/12/22	18.00

Yonder Marsh Farm Marsh Honiton EX14 9AH - £2,182.21. We are still awaiting to hear about the CIL due – EDDC were contacted in October and November 2021. EDDC still have not received the funds so the earliest YPC will receive them is October. Emailed EDDC to check on progress but no reply.

c. Resolution to agree Precept for the Financial year 2023-24



10. Planning

To receive and endorse the Planning Decisions of the Council taken since last meeting under delegated authority: The formal delegation of making and submitting comments on planning applications to the Councillors who attend the site meetings, has been granted to Cllr Tony Long in November 2019. This is due to their being insufficient time before subsequent meetings to bring back comments to the Council for a full formal vote.

<p>22/1139/FUL Land Near Moorpits Yarcombe Status: Withdrawn Earth lined slurry lagoon</p>
<p>22/2556/FUL Northams Farm Yarcombe EX14 9LZ Status: Pending Consideration Earth lined slurry lagoon <b>Yarcombe Parish Council would support this appropriately considered application, due to its remote location and it does not impact on any other properties or local services. The development is nice and low with the surrounding ground. It has natural hedge covering on the west and will be nestled up to the existing buildings onto other aspects. It is within the criteria of our Neighbourhood Plan and therefore it gains our full support.</b></p>
<p>22/1603/FUL &amp; 22/1604/LBC Emmetts Farm Beacon Yarcombe EX149LU Status: Approval with conditions Construction of rear porch extension and minor alterations to the internal layout plus enlargement of the garage to form ancillary accommodation</p>
<p>22/2680/FUL Caravan, Littledown Farm Yarcombe Honiton EX14 9LZ Status: Pending Consideration Permanent agricultural workers dwelling and the construction of a detached garage. <b>Yarcombe Parish Council object to this proposed application being 22/2680/FUL: We did not support the placing of the caravan on this site in December 2019 (19/2471/FUL). Some of our submitted comments/reasoning from that time are given below:</b> <b>1. Yarcombe Parish Council think, as we stated on the last application for this site (prior to 19/2471/FUL), that the site is now fully developed for the small acreage with it.</b> <b>2. We feel that by putting any form of accommodation here it is setting a precedent that we cannot support.</b> <b>3. It is obvious that this development is to be built on a very high and visible plateau and can be seen from quite a distance. With regards to 22/2680/FUL, of December 2022, Yarcombe Parish Council's view has not altered with this new application for a house and we would like to reiterate that: Despite the agents Design and Access Statement / Appraisal, we still strongly consider the acreage of 12 acres, as stated, with this plot cannot warrant agricultural worker dwelling. Even taking into consideration the 30 acres rented annually as stated.</b> <b>There is no doubt whatsoever that this dwelling in the proposal would be seen from some significant distance as the relatively new agricultural buildings on this site can be seen.</b> <b>Should EDDC grant this permission, the following needs to be referred to:</b> <b>a. Please ensure compliance of where the drainage area is situated from the klargester or other waste water treatment plant will be constructed: the River Otter catchment area flows from the western side of the lane: that from this site, we would have thought would naturally flow into the River Axe catchment. We have been made more than aware of the issues with phosphate pollution arising from a Natural England Advisory statement which has halted the housing proposed by the Community Land Trust at Marsh.</b> <b>b. A non-removable agricultural tie. A nearby property, within half a mile, has simply had the tie removed recently making a mockery of the planning system for the Parish Council.</b> <b>c. Screening should be heavily enforced, with native leaf holding species.</b> <b>d. Light pollution must be addressed for the whole site.</b></p>
<p>20/1367/FUL South Waterhayne Farm, Yarcombe Honiton EX14 9AX A letter of prompt has been sent to Mr &amp; Mrs Burdge regarding screening as part of permission granted.</p>

Adjacent Parishes:

22/2040/FUL Route 303 Yarcombe EX14 9ND

Status: Approval with conditions

Single storey side/rear extension with associated partial demolition and external alterations and installation of 28 x solar panels to roof

22/2218/FUL Stotehayes Yarcombe EX14 9BB

Status: Pending Consideration

Installation of 18 ground mounted solar PV Panels

11. Open Session for Public Participation

The next meeting currently scheduled as Monday 6<sup>th</sup> February at 8pm.

Signed  Diane Frost Clerk and RFO DATE: 3rd January 2023

Signed  SJ Horner Chairman DATE: 3rd January 2023 .