

Yarcombe Parish Council Agenda

Chairman: Cllr Matthew Tomkinson	Clerk: Diane Frost Stout Mill Cottage, Yarcombe, Honiton, Devon EX14 9LZ Tel: 01823 601103 Email: clerk@yarcombeparishcouncil.org.uk
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To: Cllrs Matthew Tomkinson, (Chairman), Alistair Billington (Vice Chairman), Steve Horner (Deputy Vice Chairman), David Barnes, Caroline Ford, Tony Long, Lesley Myhill, Katie Thomson & Shaun Vining.

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 4th September 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 Meeting held on Monday 3rd July 2023

4. Reports

To receive the following Reports

- a. County Councillor
- b. District Councillor
- c. Police
- d. Yarcombe Community Land Trust
- e. Jubilee Hall Committee
- f. Reports from Individual Councillors
- g. Parish Clerk Report

5. Highway Meeting Report

6. Police Attendance at meetings and required reports

7. Meetings

8. Finance

a. Summary of Financial position:

Bank account balances as at 23 rd August 2023	
Unity Trust C/A & Instant Access	£9116.98
Forecast Cash Book Balance after below payments on 31 st August 2023	£8797.70
Less Specific Allocations:	
1. Money allocated for Footpaths	£1314.87
2. Money allocated for Highways / Village Maintenance	£751.30
3. Election Costs	£600.00
4. Specific Project/Traffic Calming	£556.69
5. CIL Monies received re Linhay	£978.13
Remainder of Balance after specific allocations	£4596.71

b. To ratify payments as follows:

Payment Date	Payee	Details of Payment	Amount
31.07.23	Diane Frost	Clerks Wages	255.28
31.07.23	HMRC	PAYE	64.00
31.08.23	Diane Frost	Clerks Wages	255.48
31.08.23	HMRC	PAYE	63.80

c. Yonder Marsh Farm Marsh Honiton EX14 9AH 20/1225/FUL - £2,182.21. We are still awaiting to hear about the due – EDDC were contacted in October and November. EDDC still have not received the funds so the earliest YPC will receive them is October. Emailed s106@eastdevon.gov.uk on 28th June but no reply yet.

9. 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.

23/0280/FUL/ Hay Farm Yarcombe Honiton EX14 PBQ

Status: Approval with condition

Erection of traditional barn on footprint of previous barn to be used as pool house and change of use of adjoining land to domestic/garden use and construction of external swimming pool, part retrospective.

23/1334/CPE Sunnyfields Industrial Estate Yarcombe Honiton EX14 9NB

Status: Pending consideration

Planning permission for existing lawful development to establish the lawful use of land and buildings for a mix of uses classes E (g) class B2 and class B8 of the use classes identified within Town and Country Planning (use classes) regulations 2020.

Yarcombe Parish being a very rural, agricultural location:

Yarcombe Parish Council acknowledge this CPE and are disappointed that the applicant / agent appears to have found a loophole in the planning system for these agricultural buildings, as they have done with the associated annexed Sunnyfield Bungalow previously, making a mockery of the system in our view, and setting an undesirable precedent for our planning.

We understand that there may be very little that can prevent this change of use from Agricultural to Industrial use for these buildings on the Sunnyfields site, however we believe that there was a condition in the original planning consent that access to the buildings was to be from the A303 only. If so, we would be grateful if you would similarly remind the owners/applicants that this condition remains in place. This is important given the very dangerous junction with the lane at where it meets the A30 (south of site) and we do not have the road infrastructure around us to support industrial buildings / use and to reinforce this condition we would request that the owners be instructed to erect a sign at this junction "No access to Sunnyfields industrial site".

The A303 junction (north) is also a notorious accident black spot junction joining the A303.

We would also ask – are the agricultural buildings indeed the specification for industrial use, which is obviously not the same specification?

Also, the services specification in the area would be brought into question regardless of whether they have been lawfully utilising the site, for example, emergency services, Environmental Agency, electrical supply.

We also note that a recent application at Stopgate Farm, within 0.25 mile, was turned down at appeal level, for their proposed access road and cement works site.

23/1197/FUL & 23/1198/LBC Woodmead Road from Marsh Farm to Lapswater Marsh Devon EX14 9AJ

Status: Approval standard time limit & approval with conditions

Chimney raising to fire safety height

23/1612/FUL Blackhayes Farm Stockland Honiton EX14 9DY

Status: Pending Consideration

Roofing over open yard area

Yarcombe Parish Council support this application on the proviso that:

- a. Roofing:** it is noted that the application states anthracite (dark) grey fibre cement. We would like to request that this is incorporated in EDDC Conditions.
- b. Walls/side cladding:** We strongly recommend it is stated in the Conditions that tanalised wooden cladding starting from no more than 1.0 m from ground level to eaves to cover the concrete panels, including the apex ends.
- c. The applicant said to us that he intends to put a natural hedge on the west aspect. We would like to see some screening on the north aspect, being: - Multi species of evergreen local species (autumn / winter leaf holding) for example Scots Pine, holly, yew, turkey green oak, birch and beech). Tree screening to be semi mature to give a more immediate screening.**
- d. Lighting needs to be baffled to prevent any unnecessary light pollution.**
- e. All of the above to be incorporated whilst the construction is taking place.**

Yarcombe Parish Council request that these are "Specific Conditions of the Permission" and look to EDDC to ensure compliance of Yarcombe and Marsh Neighbourhood Plan.

We believe that the river Corry Brook, adjacent to this farm eventually meets the River Axe. On the other side of the farm is the River Yarty.

As we are reminded by Natural England of phosphate chemical pollution into the River Yarty/Axe, we question the statement within Number 6 Nutrient Neutrality in the Design and Access Statement.

23/0374/FUL Clifthayne Farm Marsh Honiton EX14 9AN

Status: Approval with conditions

Erection of fodder storage building

23/0279/CPE Yondermarsh Buildings Marsh Honiton

Status: CPE approved

Certificate of Lawfulness for the material change of use for the commercial storage of vehicles (B8 sui generis) in association with Marsh Motors

23/0782/FUL The Belfry Country Hotel Yarcombe Honiton EX14 9BD

Status: Pending Consideration

Change of use from C1 (Hotel) to a single C3 (dwellinghouse)

Yarcombe Parish Council support this application with the following taking into consideration.

The conversion of the Belfry to only a single residential property would not be detrimental to the character of the village, but we do have concerns if it is potentially used as an AirBNB with the negative issues that brings due to the intensity and close proximity of the centre of the village and its neighbours and therefore can a clause be put in the conditions that it is not run as an AirBNB in due course by any future owner.

Being that this property has not been licenced since 2016 and has been trading at the present as a B&B, with no restaurant or bar facilities for locals to use, it is not classed as a Community Asset, in our opinion.

Adjacent Parishes

23/1011/FUL Route 303 Yarcombe EX14 9ND

Status: Pending consideration

Demolition of existing restaurant and construction of a replacement restaurant (Use Class E(b)) with installation of 40 x solar panels on roof (retrospective application).

Cllr Yarcombe Parish Council (Objects)

Comment submitted date: Fri 28 Jul 2023

Yarcombe Parish Council, as a neighbouring parish, object to the planning application for the proposed Brightside diner on the A303 near Yarcombe. While we understand the importance of encouraging local businesses and development, we believe that this project raises significant concerns that need to be carefully considered.

1. Traffic Congestion and Safety Issues: Access to the proposed roadside diner's location directly from the A303 raises serious concerns about traffic congestion and safety. We note that the Transport Statement prepared by Vectos concludes that the proposals "would not interfere with the function of the A303", however, this is completely inconsistent with the effects that are experienced daily with the similar nearby development of Starbucks on the A30 (Monkton Road) in Honiton. The Starbucks development causes westbound traffic queues of up to a mile for long periods of most days because of cars waiting to turn right into their car park. There are regular car shunts at this site. We would hope that the planning team would learn from this experience and not cause the same issues on the A303, especially since the Brightside diner has significantly more car parking spaces (44) compared to the Starbucks development.

2. Impact on the Countryside and Area of Outstanding Natural Beauty: The proposed colour scheme for the Brightside development of bright yellow and garish red is completely out of keeping with the location's setting in an Area of Outstanding Natural Beauty (AONB). Preserving the natural beauty of our countryside is vital not only for the local community but also for continuing to attract tourists to explore and appreciate the region.

We would hope that road and access modifications are considered given the likely impact on traffic flow and that the developers can be guided towards a more suitable colour scheme that respects the surrounding countryside's aesthetics and enhances the area's natural beauty.

Cllrs Billington, Horner and Long

On behalf of Yarcombe Parish Council

23/0274/FUL Crawley House Yarcombe EX14 9AY

Status: Approval with conditions

Conversion of an existing outbuilding to a residential annexe

23/1570/FUL & 23/1571/FUL Newcott Farm Yarcombe Devon EX14 9ND

Status: Pending Consideration

Covered silage buildings

23/1572/FUL Land East of Newcott Farm Yarcombe Honiton Devon EX14 9ND

Status: Pending Consideration

Construction of silage lagoon

23/0589/AGR Moxhayes Farm Yarcombe Devon EX14 9BB

Status: Approval with conditions

Proposed steel portal framed general purpose storage agricultural building to store straw, dry fodder, machinery and general farming paraphernalia

23/1149/AGR Newcott Farm Yarcombe Devon EX14 9ND

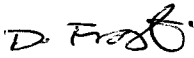
Status: Approval with conditions

Prior approval for a general purpose agricultural building

10. Open Session for Public Participation

The next meeting currently scheduled as Monday 2nd October 2023 at 8pm.

Signed



Diane Frost Clerk and RFO

DATE: 27th August 2023

Signed



Matthew Tomkinson Chairman DATE: 27th August 2023