

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 2nd October 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 4th September 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. Devon Communities Regional Forum

6. Chapter 8 Training

7. CIL & S106 Funds

8. Finance

a. Summary of Financial position:

Bank account balances as at 23 rd September 2023	
Unity Trust C/A & Instant Access	£12133.20
Forecast Cash Book Balance after below payments on 31 st September 2023	£11705.92
Less Specific Allocations:	
1. Money allocated for Footpaths	£1284.87
2. Money allocated for Highways / Village Maintenance	£691.30
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	£7594.93

b. To ratify payments as follows:

Payment Date	Payee	Details of Payment	Amount
29.09.23	Diane Frost	Clerks Wages	255.48
29.09.23	HMRC	PAYE	63.80
29.09.23	Phil Holness	Cut back vegetation on footpath 19A 30.00 Cut back vegetation on layby to Tillery 60.00	90.00
30.09.23	Unity Bank	Charges 4/6 – 3/9/23	18.00

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. Reply received from S106 on 21st September 2023 saying we have not received this CIL money as it has not been paid by the developer. They will chase it.

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.

Back Allers

Cllr Long visited Back Allers, Yarcombe, on Tuesday 12 September 2023 and spoke to the occupants about getting clarification from EDDC whether they need permission to place retrospectively the mobile home at the property. After an initial discussion, they have led me to believe they would try and put this anomaly right.

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 Council note an amendment. We stand by our submitted comments of 16 July 2023
23/0782/FUL The Belfry Country Hotel Yarcombe Honiton EX14 9BD Status: Approval – standard time limit Change of use from C1 (Hotel) to a single C3 (dwellinghouse)
22/2556/FUL Northams Farm Yarcombe EX14 9LZ Status: Approval with conditions Earth lined slurry lagoon


Adjacent Parishes

23/1572/FUL Land East of Newcott Farm Yarcombe Honiton Devon EX14 9ND Status: Pending Consideration Construction of silage lagoon Having looked at the map of Yarcombe Parish, it appears that the field containing the lagoon application (retrospective) is in the parish of Yarcombe. Whilst we understand the whole principle of putting a slurry lagoon to try and control pollution, our concern is DOES IT ? Especially if the retrospective application, on one of the largest farms in the area, does not specify a manmade (butyl?) liner and covers. We wonder if the underlying soil structure is porous green sand and therefore we would consider a butyl lining necessary. Having read the Objection from “Woods Under Threat”, this confirms our concerns about the potential water pollution within similar areas of nearby domestic drinking water, water run-off and water courses. We are told by Natural England about the phosphate and nitrate down into the River Axe. Some of the water run-off from this field could find its way down the Yarty valley and into the River Axe. We look to the relevant authority to ensure that water courses are not affected for human or environmental reasons, and not just their one line responses. In the Agricultural Statement it is noted that 5.1 and 5.2 are the same – has something been omitted from the agricultural statement? Yarcombe Parish Council
23/1570/FUL & 23/1571/FUL Newcott Farm Yarcombe Devon EX14 9ND Status: Approval retrospective (conditions) Covered silage buildings



10. Open Session for Public Participation

The next meeting currently scheduled as Monday 20th November 2023 at 8pm.

Signed 

Diane Frost Clerk and RFO

DATE: 25th September 2023

Signed 

pp Matthew Tomkinson Chairman

DATE: 25th September 2023