

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 20th November 2023 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 of the Last Meeting

To sign as a correct record the minutes of the Parish Council Meeting held on Monday 2nd October 2023

4. Reports

To receive the following reports

- A. County Councillor**
- B. District Councillor**
- C. Police**
- D. Yarcombe Community Land Trust**
- E. Jubilee Hall**
- F. Reports from Individual Councillors**

G. Parish Clerk Report

5. Devon Communities Together

6. CIL and S106 Funds

7. AONB/Surveys

8. EDDC – Lack of email responses

9. Clerk Pay Award

10. Finance

a. Summary of Financial Position

Bank account balances as at 13.11.23 Unity Trust C/A & Instant Access	12445.36
Forecast Cash Book Balance after below payments	12445.36
Less Ringfenced:	
1. Money allocated to 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 Money received re Linhay	£978.13
6. CIL Money received re Emmetts Farm	£1271.17
Remainder of Balance after above Ringfenced monies	£7063.20

b. To ratify payments as follows:

Payment Date	Payee	Payment Details	Amount
6.11.23	HMRC	PAYE	64.00
6.11.23	Diane Frost	Clerk's wages	255.28
6.11.23	Diane Frost	Expenses April – September 2023	162.05
6.11.23	Tony Long	Metal latches for cabinet	52.44
6.11.23	Yarcombe Jubilee Hall	Hall Hire from January – September 2023	54.00

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. Email received 3/10/23 saying it is due by 5th November but no banking.

11. 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.

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

Status: Pending Decision

Application for a Certificate of Existing Lawful Use to establish the lawful use of the land and buildings as a mix of Class B2 and Class B8 of the Use Classes identified within Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

23/2196/FUL Woodhayne Farm Bishopwood Chard TA20 3SB

Status: Pending Consideration

Extension to existing guest house to accommodate 3 additional guest bedrooms and associated landscaping arrangements

Adjacent Parishes:

23/2126/FUL Crinhayes Farm Yarcombe Devon EX14 9ND

Status: Pending Consideration

Covered silage store

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: Friday 1st November 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

12. Public Session

The next meeting currently scheduled as Monday 8th January 2024 at 8pm.

Signed 

Diane Frost Clerk and RFO

DATE: 13th November 2023

Signed 

Matthew Tomkinson Chairman

DATE: 13th November 2023