

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
----------------------------------	--

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 8th January 2024 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 of the Last Meeting

To sign as a correct record the minutes of the Parish Council Meeting held on Monday 20th November 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. CIL and S106 Funds

6. Bob Nelson attendance at meeting

7. The year ahead, review of the neighbourhood plan and anything else

8. Finance

a. Summary of Financial Position

Bank account balances as at 31.12.23 Unity Trust C/A & Instant Access	11612.38
Forecast Cash Book Balance after below payments	11542.38
Less Ringfenced:	
1. Money allocated to footpaths	£1244.87
2. Money allocated for Highways/Village Maintenance	£661.30
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	£6230.32

b. To ratify payments as follows:

Payment Date	Payee	Payment Details	Amount
1/12/23	Diane Frost	Clerk's wages including pay rise from April	421.88
1/12/23	HMRC	PAYE	105.40
29/12/23	Diane Frost	Clerk's wages	276.28
29/12/23	HMRC	PAYE	69.00
29/12/23	Phil Holness	Work on footpaths 19 & 27 40.00 Clearing path from Belfry to seat at top of layby 30.00	70.00
31/12/23	Unity Bank	Charges 4/9 – 4/12	18.00

**c. Yonder Marsh Farm Marsh Honiton EX14 9AH 20/1225/FUL - £2,182.21.
EDDC still have not received the funds**

- d. Resolution to agree precept for the Financial Year 2024-25.

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.

23/1996/FUL Land to the West of Carpenters Yarcombe EX14 9BD

Status: Pending Consideration

Proposed demolition of existing outbuilding/store and replacing with timber single storey three bedroom dwelling, with decking area and associated off-street parking

Yarcombe Parish Council object to this planning application as it has been presented.

After careful consideration and observation of the plans submitted, the Council believe several aspects need attention and consideration due to their potential impact on the local area.

1. Plot Proportion: The proposed property size is disproportionate to the plot it occupies. This discrepancy could significantly alter the visual aesthetics of the neighbourhood, potentially deviating from the prevailing size norms of the area, for example, how close the proposed property is to the boundaries to the left and right hand, viewed from the front (north and south). Levels are also a concern to us – we would consider that for any proposed property, the top of the proposed ridge should be no higher than the ridge height of the neighbouring block built garage immediately to the right when viewed from front (layby). This will also ensure it is not too imposing looking from the parish church, east.

2. Incompatibility with the Character of the Area: The design and scale of the proposed property is not in harmony with the character and architectural style prevalent in the neighbourhood including several listed buildings in close proximity. Our Yarcombe and Marsh Design Statement and Neighbourhood Plan, adopted by EDDC, should have played a bigger part in the design and materials proposed.

3. Parking and Congestion Concerns: The proposed construction will lead to parking issues and increased congestion in the vicinity due to its size and potential occupancy. The proposal does not allow enough space for its own parking spaces and visitors, without the potential of over spilling onto the public layby, which can get very busy and congested with large village events. This is the only public parking within the village.

4. Foul water: particular attention needs to be paid, by the

relevant water authority / environmental officer, with regards to how the property disposes of foul water off site by whatever system they use, bearing in mind pollution by phosphates in the Axe Valley.

Grey Water: Additionally, we believe that greater consideration needs to be taken, regarding the proposed site elevations and levels, about reduced soakage area and increased roof area, for catchment and appropriate drainage to reduce the potential issue of localised flooding to the properties further down the hill.

5. Yarcombe Parish Council is not, in principle, against a dwelling being proposed on this site, but all of the above must be taken into consideration, for the harmony of its direct neighbours and the village as a whole.

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

Status: Approval with Conditions

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

Yarcombe Parish Council would support the above application on the proviso that the following-:

With regards to Planning Application No 18/2725/FUL, Landscaping Scheme drawing ref 1139/05 rev A dated 18/02/2019: consent was received and duly approved on 23 May 2020 for their scheme. Can it be cross-referenced and checked that all has been carried out in accordance with this approved Condition, prior to this next phase.

And with regards to application number 23/2196/FUL, also on the proviso that the following taken from "Yarcombe and Marsh Neighbourhood Plan", approved and adopted by EDDC, and that they are incorporated into the specific conditions of permission;

- a. Section 3. Objective 2a) resist any development likely to have a significant adverse effect on ... dark skies ...**
- b. B. Section 4 Objective 1b) Ensure that ... materials used, minimise the visual impact ...**
- c. Policy BHE1 ii) Proposals for any development should enhance the visual amenity of the setting and minimise any adverse visual impact.... c) ensuring that it is designed in such a way as to minimise its impact on the visual amenity of the surrounding landscape:**

We note that they are putting in native hedges to 1.4 m to reinforce the existing post and rail fence on the south west side of the development.

In addition to, we would like to see some tree screening:-

Therefore:

- Additional landscape screening to be required by the planting of a least three specimen native trees, beech, lime, oak with a mature root system and tree diameter of at least 150 mm / 200 mm planted in the grass area to the south west of the new extension to give a more immediate screening on the south and west aspect of the proposed development.**
- Lighting needs to be baffled to prevent any unnecessary light pollution.**
- All of the above to be incorporated before an occupancy certificate is provided by building control**

Yarcombe Parish Council look to EDDC to ensure compliance of Yarcombe and Marsh Neighbourhood Plan.

23/2565/DOC Ley Farm Yarcombe Devon EX14 9LW

Status: Pending Consideration Discharge of conditions for 22/0977/FUL: Condition 3 (Equipment Screen) and Condition 4 (Outbuilding)
23/1612/FUL Blackhayes Farm Stockland Honiton EX14 9DY Status: Approval with conditions Roofing over open yard area
23/2683/DOC Caravan Littledown Farm Yarcombe Honiton EX14 9LZ Status: Pending Consideration Discharge of conditions for 22/2680/FUL: Condition 4 (materials), Condition 5 (landscaping)
23/2491/FUL & 23/2492/LBC Ley Farm Yarcombe EX14 9LW Status: Pending Consideration Installation of additional air source heat pump and associated outbuilding. Change material of front doors for new 3 no. dwellings to be timber stable style front doors

Adjacent Parish

23/2630/CPE Hares Farm Stables Yarcombe EX14 9AZ Status: Pending consideration Certificate of existing lawful use of part of building as independent dwelling house (Use Class C3)
--

10. Public Session

The next meeting currently scheduled as Monday 5th February 2024 at 8pm.

Signed 

Diane Frost Clerk and RFO

DATE: 2nd January 2024

Signed 

Matthew Tomkinson Chairman

DATE: 2nd January 2024