

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, 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 8th April at 8 pm 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 4th March 2024.

4. External Reports

To receive the following reports

A. County Councillor

B. District Councillor

C. Police

5. Public Comments and Questions on External Reports

6. Internal Reports

To receive the following reports

- D. Yarcombe Community Land Trust
- E. Jubilee Hall
- F. Reports from Individual Councillors
- G. Parish Clerk

7. AGM & APM Agenda

8. Blackdown Hills Parish Network Subscription

9. Post Office Inner wall and door access

10. John Salter Award Nominations

11. IT Disk Space & Gov.uk Domain name

12. David Ashford reports/emails

13. Longcroft Meadow Trustees

14. Finance

a. Summary of Financial Position

Bank account balances as at 31/03/24 Unity Trust C/A & Instant Access	£9773.61
Forecast Cash Book Balance after below payments	£9773.61
Less Ringfenced:	
Money allocated to footpaths	£1186.87
Money allocated for Highways/Village Maintenance	£661.30
Election Costs	£600.00
Specific Project/Traffic Calming	£556.69
CIL Money received re Linhay	£978.13
CIL Money received re Emmetts Farm	£1271.17
Remainder of Balance after above Ringfenced monies	£4519.45

- b. To ratify payments as follows:

Payment Date	Payee	Payment Details	Amount
22/03/24	Diane Frost	Expenses Oct 23 – Mar 24	183.50
22/03/24	Yarcombe Jubilee Hall	Hall Hire July Oct - Mar	60.78
22/03/24	Tony Long	Planning Expenses	50.00
28/03/24	Diane Frost	Clerk's wages	276.28
28/03/24	HMRC	PAYE	69.00
31/03/24	Unity Bank	Charges 5/12/23 – 4/3/24	18.00

- c. Yonder Marsh Farm Marsh Honiton EX14 9AH 20/1225/FUL - £2,182.21. Chasing email sent to Ed Freeman at EDDC on 7/3/24 but no reply.
- d. Ley Farm regarding their exemption to Payments Email sent to Ed Freeman at EDDC on 7/3/24 but no reply.

15. 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.

24/0461/FUL Birch Oak Yarcombe EX14 9AF

Status: Pending Consideration

Roofing over existing concrete slurry store.

This site is important to us as it is at the gateway to our parish and Devon as a whole and visible from the A303.

We notice, when viewing this site from the A303, the following:

1. This application is to cover what appears to be an old weeping wall panel system for slurry control store. We assume that the authorities have checked that this is a valid system to be still working in the manner in which we expect in the current climate, especially as any run-off potential pollution would not be far from a tributary watercourse to the River Yarty – of which we are on high alert for nitrate and phosphate pollution.

2. We notice application no 18/1701/FUL relating to this property, within its Conditions of Permission, stated for landscaping scheme to be done before development.

A) We cannot find a landscaping scheme on the portal for this application

B) and we cannot see, on site, any evidence of a landscaping scheme having been completed.

3. Planning Application numbers 20/2859/FUL, 20/2860/FUL, 20/2861/FUL and 20/2862/FUL also had Conditions of Permission stating to have a Landscaping Scheme submitted and approved prior to development. Again, we are unable to find such landscaping scheme being submitted or again any evidence on site of any landscaping and planting.

On the proviso that the above is resolved as clearly stated on all the applications, Yarcombe Parish Council would support the above application and 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:

Therefore:

• 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.

• **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 existing concrete panels, including the apex ends.

• **Multi species being evergreen local species (autumn / winter leaf holding) for example Scots Pine, holly, yew, turkey green oak) in addition to the birch and beech shown in the application. Tree screening to be semi mature to give a more immediate screening / earth banking of an appropriate amount on all the elevations exposed to the A303.**

• **Lighting needs to be baffled to prevent any unnecessary light pollution.**

• **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":

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

Adjacent Parishes:

23/1011/FUL Route 303 Yarcombe EX14 9ND
Status: Pending Decision
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).

16. Public Session

The next meeting currently scheduled as Monday 13th May at 7.30pm APM & AGM

Signed  Diane Frost Clerk and RFO DATE: 2nd April 2024

Signed  Matthew Tomkinson Chairman DATE: 2nd April 2024