

**DRAFT**

**AYLESBEARE PARISH COUNCIL**

**MINUTES** of the Meeting of Aylesbeare Parish Council held in the Village Hall on **Wednesday 8 January 2020** at 7.30pm.

**PRESENT**

Cllr Chris Daly (Chairman)  
Cllr Mark Branson (Vice-Chairman)  
Cllr Nick Warren  
Cllr Jacky Owen  
Cllr Claire Wright (DCC Councillor)

**IN ATTENDANCE:** Jim Roberts (Clerk and RFO)

**Others present:** 3 Members of the Public

**7:15 Public Forum - Presentation from Bell-Cornwell on behalf of Clinton Devon Estates regarding the development of Barton Farm. See Appendix A**

**1. Apologies of Absence**

Apologies were received from Cllr Jess Bailey (East Devon District Councillor) who had to attend an EDDC cabinet Meeting and Cllr Anna Thompson.

**2. Declarations of Interests in Items on the Agenda**

No declarations were received.

**3. Minutes of the Parish Council Meeting – 5 December 2019**

This item was postponed.

**4. Chairman's Remarks – Opening Welcome**

The Chairman welcomed everyone to the meeting and demonstrated a potential website to replace the current one. The Council agreed that the cost of £500 was acceptable and the Chairman will further discuss the detailed plan with the developer. The Chairman also noted that the issue of the cheque signatories, Register of Interests & AGAR returns needed to be resolved which the Clerk will address.

The Chair asked Cllr Wright for her report at this point in the meeting as the earlier items had overrun.

**6. Reports of County and District Councillors.**

Cllr Wright gave details of the Fire Service plans to close Topsham & Budleigh Salterton Fire Stations with cover being moved to Clyst St. George and Exmouth Fire Stations, the latter will lose its overnight cover. Cllr Wright reported that this is a partial victory for the campaign against the changes given the Fire Service's original plans but was still disappointing.

Cllr Wright also gave a verbal report from the recent DCC Budget meeting which required a further £3.4 million savings needed before April 2020. This could only mean more pressure on services provided by the County Council.

*At this point Cllr Wright left the meeting.*

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**5. Matters Arising**

- (a) Defibrillator – there was some concern about the defibrillator case, but it was confirmed that we do have the heated and insulated case specified. The electrical supply is not connected and the Clerk to contact Will Thomas for an update.
- (b) Parish Footpath Maps – these have been received and the Clerk will arrange for 2 to be laminated and report back to the Council on the cost of the maps.

**7. Reports of the Parish Council Representatives (Committees)**

- (a) Village Hall Committee – Cllr Nick Warren reported back on the meeting held on 12 December. The committee had a new Chairperson - Kim Brown – but will need a Treasurer as the present one has moved away. Usage of the hall has increased. With the current prices for hire being several years' old they will be raised by £1/hour. The Hall is buying low energy lighting and a new fridge. The profit from the Christmas Bingo was in the region of £400. The Hall will be 100 years old in 3 years' time and ideas for a suitable celebration were now being developed.
- (b) Jurassic Fibre Presentation – There will be an open meeting in Aylesbeare on 14 January for Jurassic Fibre to talk to the public about possibly connecting the village to their network.

**8. Planning Application 19/2823/FUL – Orchard Lodge**

The Council has no objection to the above application.

**10. Finance**

- (a) The Council approved payment to the Clerk of £292.27.
- (b) The Chairman's receipt for a printer to discuss and as it would be an Asset it could not be claimed as an Expense.
- (c) The Council agreed to request a 3% increase in the precept to £7,622 to cover cost-of-living increases in expenditure and to contribute to the costs of the new website.

**11. Correspondence Received**

The Council discussed the issues of flooding including the footpaths to Bramblemead and Minchin Lane as well as floodwater at the A30 near Faringdon. Ongoing.

**12. Date of Next Meeting – Wednesday 5 February 2020**

There being no further business the meeting closed at 9.18pm.

Signed .....

Cllr C Daly, Chairman

Date .....

## Appendix A

### **Barton Farm Development**

During the Public Forum at 7:15pm (prior to the meeting) Steve Talling from Clinton Devon Estates presented proposals regarding the development of Barton Farm buildings.

He outlined the ownership of the farmland and why the buildings and immediate surrounding lands were now redundant. The farmhouse had been sold and the proposals were now to develop the older farm buildings only. The newer farm buildings and remaining parcel of land were an opportunity to debate what they could be used for. CDE welcomed any ideas the public or council may have.

Iestyn John of Bell-Cornwell consultancy then presented details of the plan to build 5 properties using the existing fabric of the old farm outbuildings. The plan was for a 1-bed unit, 3 x 2-bed units and a 3-bed unit plus 10 parking spaces and access to the farmhouse.

Both the public and Councillors asked many questions and made it very clear that they considered there was insufficient parking provision in the plans. On the question of parking CDE felt they were in a cleft stick as the Planning Authority do not want too much parking but marketing and the public do.

The issues discussed were

- The development would have mains power and sewerage, but details hadn't been finalised. There would be full details in the planning application in due course.
- The farmhouse is not a Listed Building.
- There is no asbestos risk with the development.
- It is too early to say how rainwater capture will be dealt with, but the development will comply with all Buildings Regulations.
- The access to any future development hasn't been planned yet but the public and Councillors raised concerns that the current access to the land is hazardous.
- The need for recycling container storage will be part of the final designs by the architects.
- The courtyard surface will probably be of a permeable paved material, but definitive details will form part of the planning application.
- The drainage of the planned development and later use of surrounding land is of great concern to the local residents. If it was all hardstanding the run off could be considerable and possibly lead to flooding problems on highways, paths and neighbouring properties.

The Council thank CDE for their time and the detail of the presentation which was much appreciated.