

DRAFT

AYLESBEARE PARISH COUNCIL

MINUTES of the Meeting of Aylesbeare Parish Council held at Aylesbeare Village Hall on **Wednesday 21st July 2021** at 7.30pm.

PRESENT

Cllr Nick Warren (Chair)
Cllr Mark Branson
Cllr Anna Thompson
Cllr Kirsty Trude
Cllr Jess Bailey (EDDC & DCC)

IN ATTENDANCE: Jim Roberts (Clerk and RFO)

Others present: 12 members of the public.

7:15pm Public Forum

The forum briefly discussed:-

- The need to remind everyone not to have bonfires during the hot weather.
- A recent emergency incident highlighted the need to publicise the defibrillator even more.
- The telephone kiosk had been damaged and glass smashed. The inside is now filthy. A volunteer had come forward to refurbish the kiosk but the damage would need repairing first. The owners were happy for it to be used as a swap-shop or similar, but this needs regulating.
- The finances of Topics could be helped by increasing the advertising prices.
- Aircraft movements are to be expected so close to the airport but a recent occasion involved more activity than anyone could remember. 9 low approaches were made in one day which needs to be raised with the airport (according to the CAA).

A great deal of time was devoted to representations from the public regarding Planning Application 21/1719/PDR concerning the change of use of an agricultural building on Rosamondford Farm. A letter from the owner was read out to give their reasons for applying for change of use.

Cllr Thompson advised the meeting of her personal interest in the matter as she is a resident.

Complaints of harassment by the owners were refuted by a member of the public who believed he was the person identified.

The main objection to the change of use was the additional traffic that would use the lane to access the farm and the inevitable increase in traffic through the village. All the members of the public agreed that the lane was too narrow with poor alignment, sub-standard junctions and limited visibility. Other applications had been turned down on these grounds before; although these dated back many years.

The public were upset that the flooring company operating at the farm without permission had still to move out (as promised), were still trading & advertising their

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location and regular, large articulated lorries were using the lane on a daily basis to service this company.

The public also pointed out that this was only one of 12 potential buildings that could be given Class B8 permission which could lead to 12 times the current movements of unacceptably large vehicles as well as far too many cars for the narrow lane.

The farm already causes noise nuisance with transport arriving at 5:50am and the refrigeration units that are used with the turkey farming in the run up to Christmas. This was a particular problem for one property near the farm that has medical needs for an ill child who requires ventilation and peace & quiet.

The range of uses permitted by Class B8 leaves the actual effects open-ended with no clear indication of the future uses. The amount of noise, air pollution from vehicles and movements of vehicles was also impossible to judge. It was noted that the change would reduce the problems caused by the chicken faeces as outlined by the owners, but the public felt this was weak as these problems shouldn't have arisen in the first place.

If the site was used for storage the public felt this would inevitably lead to gravel/hardcore/concrete being laid for vehicle movements & parking which would cause more flooding. The Cllrs pointed out that the flooding affects the owners first, due to the layout of the buildings, and the Cllrs had seen flood mitigation work that had recently taken place during a visit to the farm.

Aylesbeare's Neighbourhood Plan, although not finalised, does describe the Parish as unsustainable for significant development and contained no areas for either business or housing development. The public felt this commitment should lead the Parish Council to object to the application. Cllr Branson pointed out that the situation is different as this application concerned an existing commercial building.

Cllr Bailey assured the public that DCC didn't particularly like permitted development applications as there aren't the normal controls of a full planning application.

The public felt that the Government's latest scheme to financially incentivise older farmers to pass on their farms also supported the fact that the building should stay in agricultural use.

Finally, the public hoped that the Parish Council will support the 30 dwellings represented at the meeting in objecting to the application.

The Chairman started the meeting at 8:48pm.

1 Apologies for Absence

Apologies were received from Cllr Owen as she was working. The Council unanimously accepted the reasons offered.

2 Declarations of Interests in Items on the Agenda

No declarations were made.

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3 Chairman's Remarks – Opening Welcome

The Chairman opened the meeting and welcomed everybody to July's Parish Council meeting. He hoped that all present and their friends, neighbours and animals were coping with the heat.

The Chairman pointed out that 6 new parcels of land (to add to the 7 existing) have been offered for development under HELAA as part of the draft EDDC Local Plan. Mr E Freeman (EDDC Planning) has advised that the infrastructure is the most expensive cost in development and often influences the final choice of preferred location. Parishes such as Aylesbeare may well be affected if EDDC decide another 'new town' development (eg Denbow Farm) or an extension to Cranbrook is the best option for the 928 new homes per year needed. It will be many months before any land is even earmarked for development, let alone building work commencing, so the Council would watch developments with interest.

The Chairman had spoken to a Rosamondford resident about the bridge and he had passed this to DCC Highways who had made it a safety issue. He hopes this will lead to a swift repair.

He reminded everyone to use DCC's Report-a-Problem webpage for potholes etc., and he asked landowners to keep ditches clear so that any downpours so typical of an English summer would be able to drain away without flooding. He urged all to take care in the hot weather and keep an eye on vulnerable neighbours.

4 Minutes of the Parish Council Meeting – 2nd June 2021

The minutes were accepted as a true record by the Council and the Chairman was authorised to sign on their behalf (unanimous).

Clerk to action

5 Matters Arising

None.

6 Reports of County and District Councillors.

Cllr Bailey is now both our District and County Council representative. She reported that:-

- Scots Pollard/The Oaks had withdrawn their CPE application. She had contacted the Tree Office about the felling but had received no response to date.
- HELAA will be decided by a panel. She was chasing up the constituency of the panel as there isn't much transparency as to who will sit on the panel.
- DCC won't be appealing against the refusal for the Barrack Rd development in Tipton St John (which included the proposed new school).
- There is another Planning Application for the service station at Daisymount which is open for comments.
- The issues of speeding on the B3180 were going to the Highways and Traffic Orders Committee (HaTOC). Cllr Bailey had attended a Speedwatch session where 30 vehicles had been caught exceeding the limit with the average overspeed being 38mph.
- EDDC were looking again at the issue of virtual vs in-person meetings. Complying with social distancing guidelines required the hire of very large (& hence expensive) buildings for in-person meetings.
- She will chase up the poor work done to fill the potholes at Scotchmead.

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- The new build application in the land next to Tatra on the B3180 has gone to appeal after the Planners refused permission.
- She offered to help with the VAT issue of our Play Area refurbishment.

7 Playing Field, Play Area Lease and s106 Funding

7.1 Cllr Trude went through the plans which had been sent by Kompan and the Council hoped to bring the cost within budget by:

- Sorting the drainage of the trampoline ourselves.
- Disposal of train and wooden stuff ourselves.
- Wet pour disposal, offer free to any takers. Apparently, people with horses find it useful.
- Look at existing groundwork to minimise repairs.
- Find a donor for the fencing required.

The Council discussed whether the fence around the Play Area could be removed and not replaced as it was now old, unsightly and lacked proper access points. Dog mess had been a problem before and toxoplasmosis could be an issue. If the fence is removed then Frank Alldred's arch may have to be moved/replaced. This was unlikely to upset anyone.

The Council resolved unanimously to look at the breakdown of the costs and organise a working party with a full-page ad in Topics if necessary.

Cllr Trude to action

7.2 The clerk could not find anyone to test the goalposts but the Council discussed the tests necessary and resolved this could be done by ourselves.

Clerk to action

8 Grass Cutting & Lengthsman

There has been no response to the advert so far. The clerk will complete the tender document and it will be promoted more widely.

Clerk to action

9 Website

Cllr Trude reported that the excellent West Hill website would cost £3000 through Cosmic. That company would look at what could be achieved within our budget. Cllr Trude will investigate the possibilities.

Cllr Trude to action

10 Neighbourhood Plan

Cllrs Branson & Warren had attended a virtual meeting at EDDC and now understand that many Parishes are in our position. When the Covid restrictions are lifted Cllr Branson will take our plan to EDDC for advice on completion.

Cllr Branson to action

11 Bus Parked on Within Lane

The bus was only parked from Mondays to Fridays, leaving at 7:30 and back at 9:30, then leaving again in the afternoon and back by 16:30. The Chairman will have a polite word.

Chairman to action

12 Village Hall

12.1 Report of VHMC

No report.

12.2 Reinstatement of Parish Councillors

The VHMC Treasurer came to see Cllr Branson and discussed his resignation. All 3 Trustees were prepared to re-join now that indemnity insurance had been purchased. The proposed reduction to 1 Trustee from the Parish Council was discussed but the Council did not want to leave the VHMC short in case of Trustee absences.

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It was therefore confirmed that, as agreed at the AGM, Cllrs Warren, Branson & Thompson would be the Parish Council ex-officio Trustees on the VHMC. **Clerk to action**

13 Upcoming Celebrations - 2022 Queens Jubilee & 2023 Village Hall

[Standing Orders suspended]

Ann Turl continues her research and will be go to the heritage centre to get the minutes. She will also speak to an elderly resident about the celebrations in 1953 which included a Trifle competition.

[Standing Orders resumed]

The Council expressed their thanks to Miss Turl as they are very grateful for all her work and help towards these celebrations.

The Council resolved to hold a Village meeting in the Hall to discuss the celebrations at 7pm on Thursday 22nd September. **Clerk to action**

14 Planning

14.1 21/1719/PDR – Rosamondford Farm – Change of use of agricultural building.

The Council discussed the public’s representations made during the Open Forum and previous applications at the property. Feelings were running very high and the owners, residents and members of the Council had been on the receiving end of some emotional behaviour which was uncomfortable (to say the least).

The Council resolved to make the following comment (3 votes for, Cllr Thompson abstaining):

Aylesbeare Parish Council supports the concept of diversification but cannot support this application because of the doubt over the number of vehicle movements caused by the undefined new uses. The Council is also concerned that storage operations would require additional hardstanding for an unknown quantity of vehicles to park and to allow turning. The lane to the farm is extremely narrow and has limited width, poor alignment and substandard junctions.

14.2 21/1691/FUL - Barton Farm, Village Way - Conversion to 2 dwellings

The Council resolved unanimously to comment:

There is concern that there is insufficient parking (one space per dwelling) and no space for the recycling bins. The Council does not agree with the applicant’s assertion that Aylesbeare has a ‘sustainable’ bus service with only one bus per day that leaves mid-morning, returns in the early afternoon and is often cancelled.

14.3 20/1618/FUL – Land between Tatry & Panorama (Appeal) - New dwelling – Appeal

The Council saw no reason to change their comments on the original application. The proposed development is in an agricultural field within an ANOB and would set a precedent.

Clerk to action

15 Finance

15.9 Donation to Topics

Due to the reduced income during the Covid pandemic Topics have asked the Council to consider donating £500 instead of £300 this year. The Council discussed the advertising revenue, which they felt could be increased, and other fundraising methods that could help.

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Given the lack of budget, but wanting to help because of the vital communication that Topics offered, the Council resolved to increase this year's donation to £400. **Clerk to action**

15.1 The Council noted the current balances as follows:

Current Account	£ 9733.09, less uncashed cheques (£2174.78) =	£ 7558.31
	Reserve Account	£ 4847.96
	Recreation Fund Account	£ 694.50
	Total	£ 13100.77

The Council also noted the first quarter's budget results.

The Council unanimously authorised the payments listed:

15.2 Payment to DALC for training courses (invoices 3117 & 3184)	£ 54.00
15.3 Payment to EDDC for lease rents (invs 50062495 & 50062498)	£ 50.00
15.4 Payment to J Clark, Internal Audit of 2020/21 Accounts	£ 120.00
15.5 J P Roberts (Clerk) for pay (£221.75) & expenses (£7.65)	£ 229.40
15.6 DCC Pension Fund – clerk's pension	£ 69.22
15.7 HMRC for clerk's PAYE Income Tax	£ 49.20

8 Date of Next Meeting – Wednesday 1st September 2021 at 7:30pm at the Village Hall.

There being no other business the Chairman closed the meeting at 10:17pm, thanking the Cllrs for their hard work.

Signed
Cllr N. R. Warren, Chairman

Date