

DRAFT

AYLESBEARE PARISH COUNCIL

MINUTES of the Extraordinary Meeting of Aylesbeare Parish Council held at Aylesbeare Village Hall on **Monday 1st November 2021** at 7pm.

PRESENT

Cllr Nick Warren (Chair)
Cllr Mark Branson (Vice-Chair)
Cllr Anna Thompson
Cllr Jacky Owen
Cllr Tracie Cooke

IN ATTENDANCE: Jim Roberts (Clerk and RFO)

Others present: 11 members of the public

**Open Public Forum
21/2835/FUL Half Way Inn**

The Chairman opened the meeting and welcomed all the attendees. He advised that the Council was looking forward to hearing what everyone has to say but asked that everyone kept the following in mind:-

- 1 – The Parish Council can only comment on planning applications, with overall support or objection as appropriate. The final decision is made by the Planners at EDDC and is subject to appeal.
 - 2 – When residents' & applicants' views about major planning applications are shared often many different opinions are expressed. You may hear something you disagree with or don't like. Please allow the speaker time to make their point and listen carefully to their reasons. All will be allowed time to speak, you will get your say.
 - 3 - If you have spoken and an issue arises that you hadn't addressed you will be allowed time to respond.
 - 4 - Please be concise and don't repeat things you've already heard. You can of course add your support to previous speakers' comments to make clear to the Council where your views lie. Aylesbeare Parish Council would prefer not to frustrate speakers by imposing time limits on anyone.
 - 5 - The time limit for consultations for 21/2835/FUL will close tomorrow or the day after so if you feel strongly ensure you tell EDDC soon. There is a link on our website.
- The clerk briefly outlined the process of viewing and commenting on applications.

The applicant was asked to speak first and he outlined many changes to the original application that had been drawn up and would be submitted to the Planners as soon as possible (if they hadn't been submitted already). The major changes are:-

- Articulated lorries will no longer deliver to the site. The owner has rented additional space at a nearby premises to offload these vehicles. Pallets will be transferred to the site by 3.5ton vehicles.

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- The compound at the Aylesbeare end of the site will now be converted to additional car parking with access for pedestrians via a kissing gate.
- The metal fence around the compound will be replaced with a post and rail fence and the visibility splay for the track, layby and Village Way/B3180 junction has been improved.

The application and plans were discussed at length with the applicant answering many questions about the new plans. The points made in addition to those above were:-

- Mature trees would have to be cut down but the applicant has set aside some other land to plant replacements.
- A grant for electric vehicle charging points has been applied for.
- Solar panels will be fitted to roofs.
- The store and pet grooming buildings will be finished with green ACM panels.
- The store would not be visible from the road due to the trees.
- The mature hedge would be retained.
- The lighting on the existing plans remains the same and will not be excessive at night as it will be switched off at 7pm.
- The existing store at The Oaks will close when the work is completed.
- The vast majority of traffic movements to and from the site will not be during rush hour.
- Highways have been involved in the plans and are happy with the new visibility splay and access to & from the site.

There was universal support at the meeting for the conversion of the pub to a café with the addition of a takeaway hut. There were some objections to the size of the store, but almost universal objection to the original plan for a compound and articulated lorry movements to and from the site. The new plans outlined were well-received by all present.

The Chairman thanked everyone for attending and advised the applicant that the Council would have to comment on the application as submitted.

[At this point all but 2 members of the public left the meeting]

The Chairman started the meeting at 8:05pm.

1 Apologies for Absence

Apologies were received from Cllr Trude and Cllr Bailey (EDDC & DCC) and the Council unanimously **resolved** to accept the reasons given.

2 Half Way Inn Planning Application – 21/2835/FUL

The Council were supportive of the new revised plans as they fully addressed the concerns expressed by neighbours and other residents.

The Council considered asking EDDC to extend the consultation period to allow all to inspect the revised plans although if the current application is refused and immediately resubmitted with the new plan there would be no cost to the applicant. The Council hoped that the planners would make a prompt decision so the business can be supported.

The Council applauded the applicant's consultation with his neighbours and other residents, as well as the considerable efforts made to change the plans accordingly

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The Council **resolved** to submit the following comments to EDDC –

Aylesbeare Parish Council supports this application and applauds the applicant’s consultation with residents and the Council. The repurposing of the pub to a café with the equine store, pet grooming and takeaway are fully supported.

Having had a public meeting with the applicant and many residents attending, the Council has heard about a major change to the application that includes:-

- The compound will now be converted into additional customer parking with a permeable surface and the lorry exit removed.
- The metal fence will now be replaced with a post and rail fence.
- Access for pedestrians from the Aylesbeare end will be provided via a kissing gate.
- The visibility splay at the Aylesbeare end is significantly improved.
- Articulated lorries will no longer use the site as off-site bulk storage has been secured. Smaller vehicles will convey pallets to the site which will be held at 2 levels inside the store.
- We understand that the store & pet grooming buildings will be clad with green coloured Aluminium Composite Material cladding and the height of the store will not exceed 5.6m. It will also be obscured by the existing trees in time.
- An EV charging point grant has been applied for and solar panels will be fitted to roofs.
- The existing hedge will remain between the store and the road.

Aylesbeare Parish Council objects to the plans as submitted, amended and consulted upon because of the traffic movements of large vehicles, the visibility from the adjacent properties and appearance of the fence.

Following the meeting and assurances from the applicant that the changes listed above will be submitted imminently, Aylesbeare Parish Council would fully support the revised application. This is in light of the support and agreement of the immediate neighbours present at the meeting.

Clerk to action

There being no other business the Chairman closed the meeting at 8:52pm.

Signed
Cllr N R Warren, Chairman

Date