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AYLESBEARE PARISH COUNCIL

MINUTES of the Meeting of Aylesbeare Parish Council held at Aylesbeare Village Hall on **Wednesday 2nd March 2022** at 7.30pm.

PRESENT

Cllr Nick Warren (Chair)
Cllr Mark Branson (Vice-Chair)
Cllr Anna Thompson
Cllr Tracie Cooke
Cllr Jess Bailey (DCC & EDDC)

ABSENT

Cllr Kirsty Trude
Cllr Jacky Owen

IN ATTENDANCE:

Jim Roberts (Clerk and RFO)

Others present:

21 members of the public

Open Public Forum

Members of the public raised issues with the Ford Oaks Solar & Green Infrastructure development which affects a large area (c.200 acres) of Marsh Green (in Rockbeare Parish) and some of Aylesbeare Parish. Concerns were expressed about the positioning of PV panels and the impact on Aylesbeare residents, flooding risks as it will be built on land with a substrate of heavy clay, the prospect of entire vistas full of solar panels causing difficulties with reflected sunlight and the loss of prime agricultural land when the country needs food producers.

The public also raised the hope that Withybed Lane could be developed as a green route as part of a circular walk (and ride) to and from Marsh Green and a NW-SE safe route to Aylesbeare Common.

[4 members of the public left at 7:32pm]

The extended Open Forum then heard opinions about Planning application 22/0355/PDR Rosamondford Farm (see para 13.1 below).

The applicants were represented by an architect and a transport consultant both of whom spoke. The previous application to convert the same agricultural building had been turned down because of the impact of traffic. The new Highways report produced emphasised that the applicant wanted low use tenants operating small businesses or storing items who wouldn't create excessive vehicle movements. The visibility and access at the junction of the property had been addressed with changes to the splay.

The transport consultant explained the intricacies of the TRICS system used to identify flows, the issues with safety and causes of traffic incidents. He assured the meeting that, although future movements couldn't be exactly predicted, they would be manageable even given the nature of the lane through Perkin's Village. The small commercial properties proposed would only be likely to generate car and small van movements and palletted deliveries wouldn't happen.

Residents expressed grave concerns about the traffic the change would generate. There are already difficulties with the 60mph speed limit on the lane (whilst the major A3052 nearby is 50mph), problems often made worse when road closures lead to articulated lorries attempting to use the lane.

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Residents also felt strongly that more noise would be generated by the changes, the road condition would deteriorate faster because of the increased movements and weight of vehicles and damage to the historic ford would be more probable. There would also be more mud on the lane when rain fell and the potholes would get worse. The Chairman advised that the lane is due for resurfacing along the entire length through the hamlet sometime this year (Covid affected).

With the definite increase in road usage of a narrow and twisty country lane that has awkward junctions the objecting residents felt that the planners must come to the same conclusion as last time and turn down the application.

The Chairman thanked everyone for attending.

[12 members of the public left at 20:26]

The Chairman started the meeting at 8:29pm.

1 Apologies for Absence

Apologies were received from Cllr Trude & Cllr Owen who is recovering from an accident at work. The Council unanimously accepted the reasons offered.

2 Declarations of Interests in Items on the Agenda

No declarations were made.

3 Chairman's Remarks – Opening Welcome

The Chairman welcomed all to the meeting and advised the following:

- If there is any suspicion of damage to trees from the recent high winds use the DCC Report a Problem webpage.
- There may be a short power cut while Western Power trim trees that could obstruct the power lines that cross Village Way near Barton Barns.
- He had attended a multi-Parish meeting about the future housing growth target for East Devon over the next 20 years. The Parishes had decided against employing consultants and were minded to support a new town as the most sensible way to fill the housing need, especially as Cranbrook's progress had been so slow.
- As a trustee of the VH he reported that there's a vacancy for a bookings secretary, but the cleaner had been recruited with noticeable results. Bookings were up but the grass cutting would need sorting. Building work will go ahead to tackle damp in the snooker room wall.

4 Minutes of the previous meeting

The Council unanimously **RESOLVED** to accept the minutes of the meeting of 2nd February 2022 as a true record and the Chairman duly signed them.

5 Matters Arising

5.1 Bus in Withen Lane – this has now moved back to Oak Rd.

5.2 Jubilee preparations - A second meeting is being arranged and the Chairman will investigate if there is any bunting available of being made by the sewing group.

6 Reports of County and District Councillor.

Cllr Bailey reported that:

- The meeting about Rill Cottages had moved to Friday 11th due to Storm Eunice.

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- She believes the Local Plan needs a critical rethink with
 - A challenge to the Minister on the mathematical formula for Districts' housing targets that don't take into account local features (eg a large AONB).
 - New town feasibility studies take many months or even years to complete and Cranbrook demonstrates the problems that arise and which lead to housing targets not being met and amenities not provided.
 - Call for sites hadn't produced viable ideas.
 - EDDC has 1000 empty homes and 2300 second homes and demand to live here means helping young people is difficult.
 - Parish Councils are encouraged to suggest sites, especially brownfield sites.
- Speakers are permitted their say at the beginning of the strategic meetings, which will carry on, followed by consultation in the Autumn.
- Cllr Bailey asked that the small community grants (£3-£500) are advertised as widely as possible.

7 Play Area

7.1 Project requirements Council **RESOLVED** to approve the Play Park equipment as advised and that the Council is willing to enter into the appropriate grant agreement to secure maintenance.

7.2 Contractor – Council **RESOLVED** to select the best value for money contractor from the 3 parties who had registered an interest as well as StreetScene if they wished to tender.

7.3 Lease Renewal Council resolved to renew the lease without instructing solicitors thanks to the kind offer of a local resident.

8 Ford Oaks Solar Farm

[The Chairman suspended Standing Orders to allow members of the public to speak]

Rockbeare Council provided a detailed document for the Cllrs to see and hope to raise campaigning objections before the project reaches the planning stage. The residents' group felt the development was disgraceful, one of the worst and the business plans are immoral. They urged Aylesbeare Parish to get behind the campaign against the project.

[The Chairman resumed Standing Orders]

Council discussed the development noting that they were generally in favour of solar development but hoped they could make use of lower-grade agricultural land. The events in Ukraine could only increase the need for productive agricultural land. Thanks were expressed for the document which they would study in detail in preparation for the planning application that is due shortly.

9 Drain on Village Way by Minchin Lane - Council deferred to next meeting.

10 20-mph Speed Limit Zone

Council **RESOLVED** to ask for a 20-mph zone and the Chairman will provide the clerk with a map.

11 Website Revision Council deferred to next meeting

12 Kilmington Neighbourhood Plan Consultation

Council has no comments to offer on the plan but congratulated Kilmington Parish Council and wished them well with their Plan implementation.

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13 Planning

13.1 22/0355/PDR Rosamondford Farm Use of Shed for Storage or Distribution (Class B8).

Council **RESOLVED** to submit the following comments –

In light of the presentation given by ARA Architect and the Highways Consultant at March’s Parish Council meeting, that the visibility issues having been addressed since the previous application and notwithstanding the objections raised by local residents Aylesbeare Parish Council supports this application.

The Council hopes that the predicted increase in vehicle movements identified in the Traffic Report will encourage the Planners to support the Parish Council’s bid to introduce a 20mph zone through Perkin’s Village to reduce the possibility of accidents.

To address some of the issues raised about traffic movements by the concerned residents, the Council has asked the clerk to liaise with Highways over passing places in the lane.

13.2 – 21/2835/FUL Half Way Inn Amendments to Plan.

Council agreed following comments

Aylesbeare Parish Council supports these amendments.

14 Finance

14.1 - The Council noted the current balances as follows:

Current Account £10,197.45 less uncashed chqs (£ 512.12) =	£ 9,685.35
Reserve Account	£ 4,848.28
Recreation Fund Account	£ 694.58
Total	£ 15,228.21

14.2 Council **RESOLVED** to spend up to £40 on eggs for the hunt if requested.

14.3 Council **RESOLVED** to make the following payments:

14.3.1 To Vision ICT for new website (60% of quote - inv 14291)	£ 684.00
14.3.2 To J P Roberts (clerk) for pay (February) £ 221.75 + Expenses (£7.65)	£ 229.40
14.3.3 To DCC Pension Fund (clerk’s pension for February)	£ 69.22
14.3.4 To HMRC (clerk’s PAYE Income Tax for February)	£ 49.20

15 Date of Next Meeting – Wednesday 6th April 2022.

Items for the agenda to the clerk by Tuesday 26th March please.

There being no other business the Chairman closed the meeting at 10:13pm thanking the Cllrs for all their hard work.

Signed
Cllr N. R. Warren, Chairman

Date