

# Minutes of meeting with George & Rosemary Cann

**Date:** 28<sup>th</sup> July 2015

**Venue:** Aylesbeare Village hall

**Those present:** George & Rosemary Cann, Ed Heynes (town & country planning consultant), Ken Chun (Parish Council Chair), John Airdrie (steering group member) and David Timms (steering group chair)

- The meeting commenced at 10.00 am, and was introduced by David Timms. This included a general discussion on the purpose of the meeting and what we were trying to achieve for the future.
- Discussion took place on the evidence base to date, and Ken Chun reported on the current situation regarding the pub
- Clarification was given, involving all present, regarding the “Unsustainable” label being given to Aylesbeare in the proposed EDDC Local Plan and the implications for Aylesbeare.
- Ken Chun reported that he had had various responses from local landowners, several of whom had shown interest in developing land around the village, but the Neighbourhood Plan would have to show how any development would aid the sustainability of the village, and would also depend on the EDDC Local Plan going through in its present form. Considering the results from the questionnaire held on the Neighbourhood Plan Open Day, and previous surveys and questionnaires, indicating that support was in favour of a small amount of development only in the heart of the village, it was appropriate to only consider the site selected behind the pub. This was also the advice from EDDC planning officers and our own consultant.
- Ed Heynes, representing George and Rosemary Cann, advised that he was currently advising his clients to follow the route of Neighbourhood Planning, but pointed out that as his first duty was to his clients, this could always change as planning regulations change. All present accepted this position.
- David Timms, Ken Chun and John Airdrie explained how ideally the steering group would like to see any plans for the pub site fit in with any proposed development of the Cann’s field. Ed Heynes pointed out that this would be difficult to achieve, but accepted that “Visual Integration” should be considered.
- General discussion took place on the concept of the village green, and the possibility of it running parallel to Withen Lane rather than perpendicular to Withen Lane. It was considered important to emphasize that the whole point of the village green was to make it a green open space, readily accessible and usable by the whole village.
- David Timms informed the meeting that the Steering Group was preparing a survey, which will be professionally designed and analysed, to ask the Parish about housing, sport and local amenities, heritage and landscape, and broadband. To assist with this survey, information will be required from George and Rosemary Cann regarding their ideas relating to the size of development for viability and further detail on the village green proposal. It was agreed by all

present that it would be beneficial for the consultant representing Aylesbeare Parish Council to talk directly with Ed Heynes regarding this matter.