

AYLESBEARE PARISH COUNCIL

MINUTES of the meeting of Aylesbeare Parish Council held at Aylesbeare Village Hall on **Wednesday 10th April 2024** at 7:15pm.

PRESENT

Cllr Nick Warren (Chair)
Cllr Mark Branson (Vice-Chair)
Cllr Tracie Cooke

ABSENT

Cllr Debbie Banks
Cllr Jacky Owen

Cllr Anna Thompson

IN ATTENDANCE: Jim Roberts (Clerk and RFO) and County & District Cllr Jess Bailey

Others present: 3 members of the public

1 Chair’s remarks

The Chairman welcomed everyone to the meeting. He made the following comments: Parish Council would like to thank all those that took part in the village spring clean and our regulars how help keep are parish looking clean and tidy.

The Aylesbeare Community Events Easter Egg hunt around the village was a great success raising much needed funds for the Church. Many thanks to all for arranging and to those taking part.

Talking of St Mary’s Church, they have arranged Bat Detecting Evening on Saturday 4th May looks exciting.

I have been in contact Devon Highways regarding what appeared to be a dead Oak tree close to the exit from footpath 10 close to Rill Cottages. Their consultant advised that the tree is free from significant decay and that the tree has a high ecological value and reported that generally standing dead Oaks are robust and ultimately leading them to confirm that they did not consider the tree to be an immediate risk to the highway as a result no further action will be taken, and the case is closed.

I also contacted Devon Highways about another pothole appearing at Podgers Pitt and the poor state of the road in this area. The reply back was “ we recognise that the wider highway condition at this location is not as we hope, however, the area is too extensive for our reactive teams to repair as a defect as per their Highway safety inspection policy. As a result, we will be using this information to help plan future work programs and priorities. Any problems please continue to report via the Devon Highways report-a-problem page.”

EDDC grass cutting team has started and the bank alongside the Village Hall has been left due to bulbs etc growing on the bank. It will be cut next time they come round. The recreation field is too wet at present for the machinery.

The Chairman announced that May would be the Annual Council Meeting and for personal reasons he would be relinquishing the Chair at that meeting.

2 Open Public Forum

The speaker stated he is interested in the development of the of the village and had been involved in the 3 Steering Groups of the plans made in the last 10 years. The plans from 2015 & 2018 have not yet been adopted. He stressed that decisions on planning have to be based on the Parish Plan or Neighbourhood plan. The 2015 survey was approved by a senior projects person who concluded the plan. A lot of work went into it and the Parish Council must discuss where to take the plan now. The 2015 plan caused

..... Chairman Initials

massive fuss at the presentation meeting and the Chairman and Steering Group leader resigned. The 2018 Steering Group had resignations at the presentation of the that plan as well.

He would like the Parish Council to look at the nuances of the plan which asked a simple Yes/No question about infill building. A second speaker said that the 2015 survey was preferable as a greater range of answers could be given.

Cllr Branson explained that there were issues with the 2015 questions as well and the EDDC advice was that it was flawed. This led to resignations of several members of the SG. A few SG members carried on and were joined by new recruits. EDDC subsequently classed Aylesbeare as an unsustainable village and the 'built-up' are line was removed. He is updating the plan with the results of the 2021 census results. There are now 260 houses in the Parish. There are challenges with the schools' capacities and they are considering their catchment areas.

The second speaker challenged whether the village should remain unsustainable. She considered the broadband speed to be excellent, better than the centre of Topsham. Further there were more younger people in the village.

The first speaker had discussed with the planners that there should be levels of sustainability rather than just a simple binary decision.

He advised that the 2015 plan was not that different to the 2005 plan. The field behind the pub was the choice of the village for a small development of about 10 houses. There were objections from some residents.

The Parish Council did not make the decision on the sustainability of the village, it was an Planning decision based on the services.

The first speaker advised that their planning application was fully para 139 compliant.

The Cllrs advised that the house planned was very nice and attractive, but the Council did not feel that Blind Lane could support it. He pointed out that the Highways have supported their plans for Blind Lane.

The advice that the Parish Council has received is that the survey data is still relevant but the plan needs to be updated. The plan will be checked, line-by-line, and then the residents will be consulted. Wider consultation will be held and the plan will be 'made' by EDDC.

[2 members of the public left at 7:52pm]

A third speaker said that they had been quoted four times the amount that was intended to be spent on the widening of Blind Lane. She raised concerns that the construction standards would be poor, potholes and flooding would soon be an issue and construction traffic may well cause damage to hedges opposite.

She also reported that the bus service to Exeter was well-used and is a very good service.

3 Apologies for Absence and Declarations of Interests

Apologies were received from Cllr Banks who was working and Cllr Owen who was away on holiday. Council **RESOLVED** to accept the reasons given. There were no changes to declarations of interests.

4 Minutes

Council **RESOLVED** to approve the minutes of 6th March 2024 as a true and correct record. The Chairman duly signed them.

5 Report of the County and District Councillor

C & D/Cllr Bailey reported that:

- She has submitted another objection to the appeal to Martinsgate (this may not be viewable on the EDDC website as it was submitted to the Planning Inspector in Bristol) and a second objection to the Great Halls.

.....
Chairman
Initials

- The Coleridge Medical Centre is not treating people well as the practice is transitioned to new ownership. However, this is an NHS organisation and, as such, there is little influence she can bring to bear.
- The plan for Potters has not been approved yet, she hopes a decision will be made soon.
- C & D/Cllr Bailey has checked the spending on roads and Highways have spent £40m less in 2022-23 than was spent in 2012-13. The spend was lower throughout the decade between. She was told that it would be £200m to fix all the roads. C & D/Cllr Bailey is frustrated that the roads are not being properly funded.

6 Planning & Consultations

6.1 [24/0215/VAR](#) Ford Oaks Solar Nature Variation of conditions 2, 5, 9 & 13

Council **RESOLVED** to make the comments drafted by the Chairman and included in the additional information for this meeting as follows:

Aylesbeare Parish Council has the following concerns:

'4.8 Highway Condition Survey'

This should be available to Parish council/members of the public. Should also include hedgerows trees etc along route where damage may occur. As height of vehicles such as cranes not mentioned in this management plan

'Number of HGV Deliveries - Total 596'

No weights of these lorries are given. At the start of Marwood Lane at the junction of the B3184 there is a sign saying "NOT SUITABLE FOR HGVS" implying that the road may not be able to bear the weight of heavy lorries.

'3.4 The development is anticipated to be constructed over a 34 - 42 weeks period (8 - 10 months), generating approximately 596 construction vehicle deliveries, or 1,192 two-way (to and from the site) movements as outlined in Table 1 above.

3.5 The main bulk of construction deliveries will occur over a short 8-week period with lesser deliveries intervening to minimise disruption on the local highway network?.. This convoy would occur 3 times a day outside of network peak times.'

Peak hours are mentioned between 0800-0900 & 1700-1800hrs but no mention is made of school transports that are on the roads from 1600 hours onwards as all the local children are either on buses or taken by private car to schools in the nearby area.

'3.9 Three routes have been identified from the Strategic Road Network (A30) to the site which are shown at Drawing Number DV5045/PD-003 Revision D'

This drawing does not show the temporary widening where Quarter Mile Lane meets Witherby Lane as per drawing DV5045PD-010D. This drawing shows no temporary widenings at the Junction of Quarter Mile Lane opposite Crossways Cottage that is a Grade II listed building. Aylesbeare Parish Council question this as residents' cars are parked on the grass verge at this corner.

The tight bends near Shuttebridge Farm are not mentioned either. These will inevitably need widening and the banks/hedges either side will be damaged by HGV vehicles. There needs to be planned reinstatement of any damage caused.

If Potholes develop during this transfer/transport phase they should be repaired correctly ASAP to prevent damage to private vehicles rather than waiting for highways to repair or an agreement reached with contractors.

'Construction site signage.'

There is no mention of signs at roads leading to the site stating no Access to Solar Farm Site, such as Rockbeare Hill, Oak Road all off the B3180 and elsewhere should delivery lorries/ contractors get lost or be tempted to take shortcuts (guided by SatNavs or otherwise).

.....
Chairman
Initials

'Community Engagement

4.9 It is recognised that a local understanding of the area adds considerable value in managing construction activities and should not be overlooked. A public consultation exercise will be undertaken to help refine the live CTMP and align it with the benefit of local input and any emerging issues which are not immediately apparent.'

When will this occur Aylesbeare Village Hall is available for such meetings and would be of great interest to our residence especially those living alongside Marwood Lane. It might be good for the contractors to do a letter drop to ensure all along the route are contacted.

'4.10 Local Liaison Officer (LLO)'

Will his details be clearly posted on Parish Notice boards local FB group pages and provided to Parish Councils?

No mention is made of farm machinery using the roads especially at harvest times when the contractors are working hard moving around at what sometimes appears excessive speeds.

6.2 [23/1464/FUL](#) & [23/1465/LBC](#) Nutwalls EX5 2JN Amended plans

Council **RESOLVED** to make no comment on this application.

6.3 [23/2422/FUL](#) Land rear of Great Halls Amended additional highways plans

Council **RESOLVED** to make the following comment on this application:

Aylesbeare Parish Council would urge the planners to consider the following issues:

- Damage to adjacent properties caused by larger vehicles turning into the site from such a narrow highway, risking the escape of livestock kept in the field opposite.
- Any extension of the metalling and widening of Blind Lane must be done to National Highways standards and be checked by an appropriate person.
- The arrangements for ongoing repairs and maintenance of the new surface to be clearly stated and, if it will be formally adopted by DCC, when that will happen.
- Flooding is caused to Ullswater's garage and suitable, sufficiently strong channels will need to be included to mitigate against this.
- Aylesbeare Parish Council notes that many of the supporters of the application do not live in the Parish.

6.4 Lodge at Huntisbeare

Council asked the clerk to contact Enforcement at EDDC about the new lodge that has appeared at this location.

6.5 Lympstone Green Wedges

Council considers the response from the Leader of EDDC clarifies that the District Council has rejected using the green wedges as a block for housing land.

6.6 DALC Annual Survey

Council is very happy with the service from DALC and knows of no other source of advice on all Council matters that wouldn't be much more expensive. The clerk will complete their Annual Survey as requested.

6.7 Neighbourhood Plan

Cllr Branson will review the plan with help from the relevant EDDC officer.

7 Summer Event incl. Cricket Match

Clerk will ensure the insurance company are aware of this event when he receives details from the organiser.

8 Annual Governance and Accountability Review

Council noted there will be a Review by the External Auditor at a cost of £210+VAT due to the spend on the Play Area exceeding the £25,000

<p>.....</p> <p>Chairman Initials</p>

exemption limit. Council also noted the thoroughness of the internal audit as listed in the additional information.

9 Finance

9.1 Current balances

Council noted the balance of £ 19,649.39 (Current acct £ 14,013.49 Other accts £ 4,929.65 + £ 706.25)

9.2 Payments

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

9.2.1 DALC Annual affiliation fee for 2024-25 (inv 5434)		£ 231.31
9.2.2 J P Roberts - clerk pay, (Mch)	£ 284.63	
Reimbursement for VH Internet Jurassic Fibre (Mch)	£ 17.50	
Reimbursement for postage stamps	£ 22.00	
Reimbursement for pension payments Feb & Mch	£ 182.94	£ 507.07
9.2.3 HMRC (clerk's PAYE Income Tax for Mch)		£ 68.00

10 Next Meeting Wednesday 1st May 2024 which will include the Annual Parish Meeting and the Annual Council Meeting.

There being no other business the Chairman closed the meeting at 9:03pm thanking everyone for all their hard work.

Signed
Cllr N R Warren, Chair

Date