

AYLESBEARE PARISH COUNCIL

MINUTES of the meeting of Aylesbeare Parish Council held in the Foxwell Room at Aylesbeare Village Hall on **Wednesday 2nd October 2024** at 7:15pm.

PRESENT

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

ABSENT

None

IN ATTENDANCE: Two members of the public, County & District Cllr Jess Bailey
Jim Roberts (Clerk and RFO)

1 Chair’s remarks

Cllr Thompson welcomed everyone to the meeting and reported the following:
Apologies for the lack of a meeting in September due to personal and availability issues.
The ford at Rosamondford has been repaired and appears to be flowing better with less flooding in severe rainfall events.
Further maintenance is required to the ditches by Marwood Lane.
Thanks to all who took part in the Church clean-up. The church will be running the Christmas window festival again this year and the PC will be taking part.
The Save our Church group is continuing to meet and raise funds for the very necessary repairs. Thanks to everyone for their fundraising efforts.
The annual Aylesbeare Flower and Produce Show took place on Saturday 7th September and was very well supported. Any surplus raised will be distributed to local good causes.
Thanks to Fiona Incoll for her sterling efforts creating Topics each month. Fiona is resigning and we thank her for her hard work and commitment to making sure all residents are kept informed about local matters. A new editor is needed urgently.
Sadly the Nightjar remains closed and is much missed. We hope that progress in the sale is made soon so this very valuable community hub can re-open.
Finally and perhaps in the absence of the pub, Heineken Harry appears to be back from his holidays unfortunately. Thanks to all for recycling his cans.
Cllr Owen added that The Nightjar pub is still up for sale and may have been relisted as it is marked as a new listing. The Council still hopes that the pub will continue in business and reopen soon. Now that any potential buyers may have dropped out the Council will pursue registering the pub as an Asset of Community Value. This will be on the agenda for the next meeting.

2 Open Public Forum

A member of the public commented on the planning for the land North of Martin Gate (24/1442/AGR). He pointed out that the petrol station opposite is now causing an enormous number of near-misses and horrendous traffic problems since the refit and reopening with a Gregg’s bakery. It is a wonder there have not been more accidents. He recalled that an earlier planning condition required the field access opposite to be blocked, which has been done. He further recalled that the layby in front

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of this access should have been closed as well. This has not happened and larger vehicles are parking there to allow their drivers to access the petrol station. C&D Cllr Bailey offered to help and the clerk will email the details. A second speaker asked about the new noticeboards which will be dealt with on item 8.

3 Apologies for Absence & Declarations of Interests

No apologies required, all Councillors in attendance. There were no declarations of interests.

4 Minutes

Council **RESOLVED** to approve minutes of 3rd July 2024.

5 Report of the County and District Councillor

C&D Cllr Jess Bailey reported the following:
Strategic Planning - There are no housing/development sites in Aylesbeare in the draft Local Plan. EDDC is hoping to get the Plan approved during the Government’s transition phase. Currently there is a shortfall of sites for 1000 homes (ideally plus some more for contingency). There is massive pressure to find the necessary sites and the deadline is unknown (it depends on the Government’s publication of the new National Planning Policy Framework). A meeting is planned for a review of the rejected sites.
C&D Cllr Jess Bailey has been pressing for a general planning requirement for Swift boxes on new developments. She is also tackling the absence of provision at Blackdown House (EDDC headquarters) for bats and birds. Tipton School is also taking a lot of her time, but that does not affect Aylesbeare Parish.

6 Planning & Consultations

6.1 Decisions

Council **NOTED** the decisions made since the last meeting as follows:

6.1.1 Approved [24/1003/LBC](#) Minchin House Repairs re water ingress

6.1.2 Approved [24/0215/VAR](#) Ford Oaks Solar Nature Variations to approved plans
Applications

6.2 [24/1362/FUL](#) Land at Exeter Airport Micro energy storage facility
Council **RESOLVED** to make no comment on this application.

6.3 [24/1442/AGR](#) Land north of Martin Gate Agricultural storage building
Council **RESOLVED** to object to the application making the following comment:
Aylesbeare Parish Council strongly objects to the application.

Firstly, the location of the site on a stretch of road that has recently seen several serious accidents. There is no viable public transport to the site.

The applicant has not provided sufficient evidence to demonstrate that the building is 'reasonably necessary' for the purposes of agriculture.

Very recently the applicants were pursuing an application for 40 storage units on this very field and appealed on the basis that diversification from farming was needed. It seems strange that only a few months later a new and very large agricultural building is 'reasonably necessary' for farming.

During 2023/24 the applicant submitted 6 planning applications for large storage buildings at Rydon Farm (feed and machinery) refs 24/0151, 24/0152, 24/0155, 24/0156, 23/1558 and 23/1557. There is no evidence to demonstrate why yet another building is 'reasonably necessary'.

Further, the applicant has not demonstrated why this size of building is reasonably necessary.

This field is some 4 miles away from the main holding and therefore does not appear to fall within the definition of 'agricultural unit' for the purposes of the GDPO.

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Aylesbeare Parish Council does not feel that the objective test of whether this building is 'reasonably necessary' has been met and would suggest that in fact the future intention is to convert this barn, should it be approved, into the storage facility the applicant has been seeking to build previously. Therefore, Aylesbeare Parish Council objects strongly to this application.

6.4 [24/1545/OUT](#) Heather Down Farm One dwelling to replace static caravan
Council **RESOLVED** to support this application.

6.5 [24/1662/VAR](#) North Cottage Variation of landscaping cond. [20/1999/VAR](#)
Council **RESOLVED** to support this application.

6.6 [24/1836/PDQ](#) Barton Farm Class Q Prior Approval for conversion to 2 dwellings
Council **RESOLVED** to support this application subject to the provision of adequate parking that should be specified exactly.

6.7 [24/1925/AGR](#) The Oaks EX5 2DE Steel framed building for hay, machinery etc.
Council **RESOLVED** to support this application. Council urges the planners to explicitly prohibit retail sales from this building which should only be used for agricultural purposes.

6.8 Consultations - Devon Communities Together AGM 27th November 2024
Council **NOTED** DCT's AGM. Cllrs will reply individually if they are able to attend.

6.9 Airport Consultative Committee

Aylesbeare's representative was not attending the meeting. Council will try to find a willing volunteer to represent the village. Clerk will advertise it on the Aylesbeare Buzz.

7 Village Matters

7.1 Marwood Lane Gullies

Council **NOTED** that the newly appointed Neighbourhood Highways Officer had agreed to 'add this to his list'.

7.2 Water leak and potable main in Village Way

Council **NOTED** Cllr Warren's report on the issues with mains water in Village Way (see Additional Information). Council **RESOLVED** to write to South West Water listing the problems and asking for the proposals to resolve them.

7.3 Aylesbeare sewage overflow

Council **RESOLVED** to add this to the email to SWW about 7.2 above.

7.4 Temporary Traffic Notice TTRO2459182

Council **NOTED** that Oak Rd is due to be closed on 11th-13th November 2024 for Airband to connect a property. This has been reported to the Parish on the Buzz.

7.5 Connecting Devon & Somerset [Mobile Boost Scheme](#)

Council **NOTED** this project and the availability of financial help to residents or businesses. This will be promoted to the community via the Buzz and, hopefully, Topics. Council fervently hopes that a new editor can be found for Topics so the newsletter can continue. The clerk will post on the Buzz encouraging a new editor to come forward, noting that the October edition could be the last.

8 Noticeboards

Council **RESOLVED** to take the lowest quote for the noticeboards (Quote 2) at £ 429.42 each for Perkin's Village, Church Close and Withen Lane. The total will be £1,288.36 + VAT. C&D Jess Bailey agreed in principle to support some of the funding from her locality budget.

[One member of the public left the meeting at 8:54pm]

9 Finance

9.1 Current balances

Council **NOTED** the current balance of **£ 10,336.42**. This is held in the current account (£ 4,959.68), the reserve account (£4,666.21) and the additional reserve account (£710.53).

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9.2 Payments

Council **RESOLVED** to make the following payments except for the insurance payment (see below):

9.2.1 Vision ICT Website & email Hosting inv 18968 & 18900	£ 215.70
9.2.2 St Mary’s PCC Donation for Churchyard upkeep 23-24 & 24-25	£ 850.00
9.2.3 Devon Communities Together Annual membership	£ 50.00
9.2.4 Zurich Insurance Annual Premium	£ 972.60

Council **NOTED** that the new premium had doubled due to the Council asking for the Play Equipment to be insured to the new value of £120,000 (from £35,000) now that the new play and sport items were in place. The Council reluctantly accepted that all insurance premiums had significantly increased in the last couple of years and a premium nearer £1,000 may have to be accepted.

Council **RESOLVED** to pay either Zurich or Clear Council depending on which has the cheaper quote. Council **RESOLVED** to accept a Long-Term Agreement fixing the price (discounted and fixed for 3 years) if this was available from either insurer.

9.2.5 J P Roberts - pay, (Jul, Aug & Sept) £ 284.63 + 272.28 + 272.48	£ 829.39
Reimbrsmnt for VH Internet Jurassic Fibre (Jul-Sep) 3 x £ 17.50	£ 52.50
Reimbrsmnt for pension pymts (Jul-Sep) 3 x 91.47	£ 274.41
Reimbrsmnt for Adobe software subscription	£ 7.28
9.2.6 HMRC (clerk’s PAYE for Jul-Sep) 2 x £ 68.20 + £ 68.00	£ 204.40
	£ 1,163.58

10 Next Three Meetings

- Wednesday 6th November 2024
- Wednesday 4th December 2024
- Wednesday 8th January 2025

There being no other business the Chair closed the meeting at 9:27pm thanking everyone for all their hard work.

Signed Date

Cllr A C Thompson, Chair