

AYLESBEARE PARISH COUNCIL

MINUTES of the meeting of Aylesbeare Parish Council held in the Foxwell Room at Aylesbeare Village Hall on **Wednesday 6th November 2024** at 7:15pm.

PRESENT

Cllr Mark Branson (Vice-Chair)
Cllr Debbie Banks
Cllr Nick Warren

ABSENT

Cllr Anna Thompson
Cllr Tracie Cooke
Cllr Jacky Owen

IN ATTENDANCE:

Five members of the public
County & District Cllr Jess Bailey *[from 7:29pm]*
Jim Roberts (Clerk and RFO)

1 Chair's remarks

Cllr Thompson was unable to attend but submitted the following written report:

Apologies for my absence due to work commitments and thank you to Vice Chair Mark Branson for chairing the meeting.

Thanks to members of the public and councillors for attending.

The weather continues to cause some challenges including a road closure & power lines down in Rosamondford after a tree fell, issues caused by rainwater running off the land at Barton Farm and ongoing problems with maintenance to the ditches by Marwood Lane. 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 next meeting is tomorrow, Thursday 7th November at 7pm at the church.

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. Many residents have expressed interest in registering the pub as a community asset and this is an agenda item for tonight's meeting.

Vice-Chairman Cllr Mark Branson chaired the meeting.

2 Open Public Forum

A member of the public spoke in support of the donation request for Topics. The Chairman called forward item 8.5 and Council **RESOLVED** to donate £500 to Topics in light of the jeopardy of the newsletter folding due to the low level of advertising revenue.

A member of the public raised the issue of the pub becoming an Asset of Community Value. They advised that there was significant support to keep the pub as a pub and hope registering it as an ACV will help to maintain its future as a licenced premises.

Another member of the public gave details of two interested parties who had viewed and made offers on the pub. Unfortunately, both these offers have fallen through as the parties could not raise capital. The owners also want to the pub to remain as a pub, preferably as a thriving business. They hope to sell soon and wanted the community to understand that even closed the pub costs them a lot of money each month. The owners would like more time to get a deal over the line.

The owners have been advised that a pub with an ACV is less attractive for prospective buyers. They have lived in the village for 21 years and wish to stay.

With a change of the sale terms there are active viewings at the moment giving hope to the pub's revival.

3 Apologies for Absence

Cllrs Thompson & Owen could not attend as they were working and Cllr Cooke is away. Council **RESOLVED** to accept the reasons given

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4 Declarations of Interests

There were no declarations of interests for items on the agenda.

5 Minutes

Council **RESOLVED** to approve minutes of Wednesday 2nd October 2024.

6 Report of the County and District Councillor

C&D Cllr Jess Bailey reported the following:

There have been three very long meetings at EDDC about the Draft East Devon Local Plan (EDLP) concentrating on finding sufficient sites for housing to ensure the plan will be effective. The new town is planned to be 8,000 homes but a Planning Officer made passing reference to 10,000 homes. Aylesbeare will need to keep an eye on this as it isn't clear where the extra 2,000 homes would be.

C& D Cllr Bailey urged Aylesbeare to submit the Grant Application Form for the Locality Budget as soon as possible. No invoice was required.

C&D Cllr Jess Bailey had tabled a motion to EDDC regarding non-compliance with a Planning condition for Blackdown House. This had been rejected on H&S grounds, but she has been assured that the bird & bat boxes will be put up as originally planned.

7 Planning & Consultations

7.1 Decision

Prior Approval Refused [24/1836/PDQ](#) Barton Farm, Village Way

7.2 Applications

7.2.1 [24/2100/VAR](#) The Oaks EX5 2DE Variations to 24/1485/FUL

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

7.2.2 [24/2212/AGR](#) The Oaks EX5 2DE Steel Frame building for storage of hay etc

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

Aylesbeare Parish Council urges the Planners to restate the condition that the proposed development shall not be used for commercial purposes whatsoever which has been in place at this property for decades (see 76/C1295 clause 5).

7.2.3 [24/1361/ADV](#) Hidden Oak Equine And Country EX5 2JP New Signage

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

7.3 Consultations

7.3.1 Draft [Devon & Torbay Local Transport Plan](#)

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

7.3.2 [Devon Countywide Local Cycling and Walking Infrastructure Plan \(LCWIP\)](#)

Council urges the Parish to comment in support of the Otter Trail path by the deadline of 30th November 2024. This is the nearest facility to us in the plan and will be competing with the other projects for resources.

7.3.4 Devon & Somerset Fire & Rescue [Precept Consultation](#)

Councillors will respond individually to this consultation as they see fit.

Deadline 26th Nov 2024

7.3.5 East Devon National Landscape (previously AONB) New Partnership Plan

Councillors will individually decide if they can attend. Any Councillors attending will report back at the next meeting.

7.3.6 Lypstone Parish Council Correspondence re. EDLP

Council **NOTED** the communication that Lypstone Parish Council had submitted about the consultation processes during the drafting of the EDLP (see additional information).

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8 Village Matters

8.1 Registering the Nightjar as an Asset of Community Value

Council **RESOLVED** to begin the process of registering the pub as an Asset of Community Value but would time the submission with sensitivity to the commercial implications.

8.2 Church Close Drainage from the Building Site

Having visited the site to understand the problems Council asked the clerk to write to the developer and Clinton Devon Estates to alert them to the problem. The drainage from the building site means that the water is very muddy. In heavy rain it is flooding neighbouring outbuildings and a nearby fence is rotting. A possible solution would be to dig a ditch from where the water settles straight to the existing drainage route behind the Church ultimately to the nearby watercourse.

8.3 Marwood Road Drainage

C&D Cllr Bailey was fully aware of this issue and had visited the site previously with Cllr Warren. She will chase the Neighbourhood Highways Officer to urge him to give this priority.

Council noted that this is used by the regular County Council Minibuses transporting children to and from school.

[C&D Cllr Bailey left the meeting at 8:53pm]

8.4 Play Area improvements

Council **RESOLVED** that they will seek to block off one of the stiles and replace the other with a swinging gate.

Quotes will be sought for this work and the Council additionally **RESOLVED** to include turning of the bench at the bottom of the Rec by 180° and repair/replacing the metal gate at the Scotchmead entrance in the quote.

Cllr Banks volunteered to paint the bench.

8.5 Donation to Topics Newsletter

See Open Public Forum (para 2) above.

8.6 Website Security and .gov.uk Domain

Council asked the clerk to bring a proposal to convert the website to .gov.uk and greater security with an https web address.

Council **RESOLVED** to strongly support a move to remote access to meetings.

Aylesbeare intends to always hold their meetings in person but wants Cllrs working away to be able to attend online. This will also open up the opportunity to be Councillors to those with commitments that require them to stay at home, eg single parents, carers etc.

9 Finance

9.1 Current balances

Council **NOTED** the current balance of **£ 13,926.90**

9.2 National Pay Review 2024/25

Council **NOTED** that a National Agreement had been reached which would uplift the clerk's wages by 5.1% for this financial year. This had been anticipated in the budget and staff costs will be under budget at the end of the year.

9.3 Half-year Review of Budget

Council **NOTED** the half-year results, see appendix A. The concern is to build up the reserves to the level of a year's annual expenditure. Council hopes that unusual expenditure (eg Topics & Insurance) will be limited in the second half of the year.

The clerk urged Councillors to consider projects that will need to be budgeted for in January.

[One member of the public left the meeting at 9:27pm]

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9.4 Payments

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

9.4.1 Gordon Ellis & Co. Ltd New noticeboards		£ 1,545.91
9.4.2 J P Roberts - clerk pay for October	£ 284.43	
Reimbrsmnt for VH Internet Cuckoo Fibre	£ 17.50	
Reimbrsmnt for pension payment (Oct)	£ 91.47	£ 393.40
9.4.2 HMRC (clerk's PAYE for October)		£ 68.20

10 Next Three Meetings

Wednesday 4th December 2024

Wednesday 8th January 2025

Wednesday 5th February 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 Thompson, Vice-Chairman

Appendix A

AYLESBEARE PARISH COUNCIL -- 2024-25 -- Budget Review					
	Budget	Qtr 2 YTD	Qtr 3 YTD	FYF	
Pay, Tax & Pension		£ 3,115	£ -	£ 6,635	
Mileages		£ 61	£ -	£ 120	
Other Expenses		£ -			
Staff Costs Total	£ 6,850	£ 3,176	£ -	£ 6,755	
Village Hall Broadband	£ 240	£ 123	£ -	£ 246	
Donations	£ 1,300	£ 1,400	£ -	£ 1,900	
Subs	£ 210	£ 281	£ -	£ 281	
Playing Field	£ 1,000	£ 177	£ -	£ 1,000	
Insurance	£ 550	£ 827	£ -	£ 827	
Training Courses	£ 250	£ -	£ -	£ 250	
Cllr & Clerk Expenses	£ 20	£ -	£ -	£ 20	
Stationery & Postage	£ 100	£ 22	£ -	£ 100	
Rents	£ 150	£ -	£ -	£ 150	
Website & Email Hosting	£ 250	£ 216	£ -	£ 300	
Grounds Maintenance	£ 3,500	£ 3,153	£ -	£ 3,700	
Audit	£ 85	£ 70	£ -	£ 70	
Defib	£ 95	£ -	£ -	£ 80	
Software Subs	£ 10	£ 7	£ -	£ 7	
Elections	£ 300	£ -		£ 300	
Non-staff Costs Total	£ 8,060	£ 6,275	£ -	£ 9,231	
Grand Total	£ 14,910	£ 9,451	£ -	£ 15,986	