

## AYLESBEARE PARISH COUNCIL

**MINUTES** of the meeting of Aylesbeare Parish Council held in the Foxwell Room at Aylesbeare Village Hall on **Wednesday 5<sup>th</sup> December 2024** at 7:15pm.

### **PRESENT**

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

### **ABSENT**

Cllr Tracie Cooke

**IN ATTENDANCE:** Five members of the public, Jim Roberts (Clerk and RFO)

### **1 Chair's remarks**

Cllr Thompson welcomed everyone to the meeting and gave the following report:

Thanks to everyone who organised and supported the quiz, beetle drive and bingo events and everyone who donated and collected prizes.

Once again the advent windows are lighting up the village in the run-up to Christmas. There will be festive singing around the tree by the Village Hall on the 18th December 5.30-6pm start.

St. Mary's church windows and table tops are now being decorated for the Window Wonderland celebration. This is taking place from Sunday 15th -Monday 30th December and you can view the windows every day from 10am -4pm.

From 10am-4pm on Sunday 15th, Saturday 21, Sunday 22nd and Christmas Eve you can also enjoy tea, coffee, cake and a raffle, all in aid of church funds. You can vote for your favourite display and win a prize just for voting. There will also be a kids' craft competition.

More info on the Aylesbeare Church Facebook page or from [susan.k.senior62@gmail.com](mailto:susan.k.senior62@gmail.com)

The Parish Council would like to thank Cllr. Jess Bailey for her very kind contribution to our new parish notice boards which have now been ordered and will be erected in the new year.

We would like to wish you all a safe and happy Christmas and a peaceful New Year.

### **2 Apologies for Absence**

Cllr Cooke absent due to illness. Council **RESOLVED** to accept the reasons given.

### **3 Declarations of Interests**

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

### **4 Open Public Forum**

A member of the public hoped that the Nightjar could be registered as an Asset of Community Value. They also wanted to raise the Planning Appeal against the refusal of permission for a new dwelling on Blind Lane. A concern with this that hadn't been raised was the difficulties as a walking route for anyone of limited mobility. They were also concerned about the precedent that winning the appeal may set for building on green field sites.

A second speaker gave details of the history of opening the Nightjar as a replacement pub for the Aylesbeare Inn and some of the issues surrounding the original planning applications. They advised that there is active interest in buying the pub ongoing, but details could not be revealed as it is commercially sensitive at this time. They emphasised that registering the pub as an ACV would be very adverse for prospective buyers. This advice had been received from agents and finance

..... Chair Initials
----------------------------

advisers. They remain very happy residents of the village and hope to remain here after the sale enjoying the pub's next lease of life.

The Chair summarised that there were no dissenting voices as all concerned wanted the pub to continue as a pub.

Another speaker spoke in support of the pub which they had enjoyed being in the village for the whole of their lives.

The second speaker also spoke about their planning appeal. They firmly believe that the grounds for refusal can be mitigated against, and they have taken actions so to do. They had expected to have the proposal looked on favourably as they had been involved with the Parish Council's Neighbourhood Plan. They recalled that the draft plan has always stated that new houses up to 3-bedrooms would be promoted.

They added that the Planning Laws cover the provision of new individual dwellings are acceptable if certain conditions are met.

The issue of flooding impacts from the new dwelling for neighbouring properties was discussed as these had been mentioned in the comments. They assured the meeting that there would not be flooding for the neighbours. They were experienced in property and had dug trenches to mitigate risks.

The first speaker mentioned that the District Local Plans clearly aimed for houses concentrated where transport links were good and more services were available.

*[Two members of the public left at 7:59pm]*

The third speaker asked about ongoing maintenance of Blind Lane when the applicant makes changes to the road. Council understands that Blind Lane is a public Right of Way and responsibility lies with DCC Highways. Council also recognise that it is an unmetalled road for most of its length.

*[One member of the public left at 8:02pm]*

## 5 Minutes

Council **RESOLVED** to approve minutes of Wednesday 6<sup>th</sup> November 2024.

## 6 Report of the County and District Councillor

C&D Cllr Jess Bailey sent apologies that she was unable to attend.

Council made a **VOTE OF THANKS** to C & D Bailey for the generous grant from her Locality Budget of £1,000 for the new noticeboards which the Council had received. Thank you very much, Jess.

## 7 Planning & Consultations

### 7.1 Appeal

**APP/U1105/W/24/3353886 Ref [23/2422/FUL](#) Rear of Great Halls – New dwelling**  
Council asked the clerk to challenge the 2 appeals and the confusing listing of all the documents, some of which had been added after the consultation date. Once the lane has been widened it must cover an existing drainage ditch with no explanation/alternative proposed.

Council unanimously **RESOLVED** to make the following comment in addition to the previous comments already forwarded:

Aylesbeare Parish Council objects to the application as the planned widening of the lane will compromise existing land drainage which protects existing properties in Village Way from run off. Aylesbeare Parish Council does not believe the rainwater drainage has been adequately dealt with and some attenuation is necessary.

Further Aylesbeare Parish Council does not consider the proposed dwelling to be of sufficient architectural merit to warrant an exception having only Passivhaus conformity.

.....  
Chair  
Initials

## 8 Village Matters

### 8.1 Registering the Nightjar as an Asset of Community Value

The Chair summarised the support from the Parish for the ACV weighing it against the impact this can have on prospective purchasers/lessees who are often reluctant to commit to properties with ACVs (this has been confirmed from our financial expert who has experience in this field). Council was unanimous that they very much wanted the pub to stay open and be the thriving heart of the village

Council **RESOLVED** to review this monthly until the end of the financial year and not jeopardise the sale of the pub by submitting the ACV application at this time. Cllrs Banks & Owen voted against this motion.

### 8.2 Church Close Drainage from the Building Site

Council does not believe that the drainage channel has been dug to relieve the problems. The clerk will chase this again.

### 8.3 Marwood Road Drainage

This situation hasn't changed and the drainage channels and road edges are being worn away. The clerk will contact the Neighbourhood Highways Officer.

### 8.4 Madges Cross Highways Improvements

Council is concerned that another incident has occurred at Madge's Cross which is a popular route for drivers trying to avoid the B3180/A3052 junction. The white lines have been worn away and the sign has been damaged. Council asked the clerk to write to DCC advising of these issues, to request a grit box and a reduced speed limit.

### 8.5 Airport Consultative Committee Meeting Representative

Council thanked Cllr Owen for volunteering to take on this role.

### 8.6 Play Area improvements

Council will supply details of suitable contractors for the 6 planned jobs so the clerk can obtain 2 additional quotes to the supplier he has found.

### 8.7 Footpath 14 Dog Nuisance

Council confirmed that the dog in the garden is very aggressive. Council asked the clerk to contact EDDC.

### 8.8 Barton Farm Development

Council confirmed that there is a planning permission in place for other properties on this site, although there was one refused. The Planning consent confirms work is permitted between 8am-6pm, Mondays-Fridays & 8am-1pm on Saturdays.

## 9 Finance

### 9.1 Current balance

Council **NOTED** the current balance of **£ 15,937.01** (1<sup>st</sup> November 2024).

### 9.2 Payments

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

<b>9.2.1 J P Roberts</b> - clerk pay for November	£ 284.63		
Reimbrsmnt for VH Internet Jurassic Fibre (Nov)	£ 17.50		
Reimbrsmnt for pension payment (Nov)	£ 91.47	£	<b>393.60</b>
<b>9.2.2 HMRC</b> - clerk's PAYE for November		£	<b>68.00</b>

## 10 Next Three Meetings

Wednesday 8<sup>th</sup> January 2025, Wednesday 5<sup>th</sup> February 2025 & Weds 5<sup>th</sup> March 2025

There being no other business the Chair closed the meeting at 9pm thanking all for their hard work wishing everyone a very Merry Christmas and a Happy New Year.

Signed ..... Date .....

Cllr A Thompson, Chair