

AYLESBEARE PARISH COUNCIL

MINUTES of the meeting of Aylesbeare Parish Council held in the Foxwell Room at Aylesbeare Village Hall on **Wednesday 2nd April 2025** 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: Four members of the public
County & District Cllr Jess Bailey *[from 7:28pm]*
Jim Roberts (Clerk and RFO)

1 Chair's remarks

Cllr Thompson opened the meeting and gave the following report:

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

Welcome everyone and thanks to members of the public and councillors for attending. Residents have experienced some tech challenges this month, whether that is the rises in charges from Jurassic, now trading as Cuckoo Fibre the issues this change is causing prospective new customers, the widespread outages, the travel issues caused by Airband, and the ongoing issues of mobile phone dead areas with no service

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 group this month celebrates reaching 50% of the target for the land drainage, but there is a long way to go.

Sadly the Nightjar remains closed and is much missed. We hope that the "opening soon" signs prove correct, and this very valuable community hub can re-open, hopefully as a pub as well as a restaurant.

Well done to everyone who has organised and taken part in all of the social activities recently including the beetle drive, the live music event and the craft workshops. We hope lots will support the Easter Bingo night.

As we officially enter Spring and see our verges and banks filled with primroses and daffodils, it's great to see so many community minded people collecting litter and reporting fly tipping- although of course it would be better if this wasn't necessary. Please take great care and beware of speeding vehicles- hopefully fewer of these once our Speedwatch is fully up and running.

We'd like to wish you all a very happy Easter.

2 Apologies for Absence

Cllr Cooke could not attend as she is overseas. Council **RESOLVED** to accept the reasons given.

3 Declarations of Interests in items on the agenda

None.

4 Open Public Forum

The first speaker attended regarding item 7.1. As a neighbour the speaker had not been contacted about this planning application. The speaker was advised but this was not a requirement if a notice had been published. He was concerned that the entrance is right on the chicane, the houses have so little space between them and many details were lacking. The Chair read out the comments submitted by the Council to EDDC (quoted in full at 7.1

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below) and other comments from the EDDC webpage. C & D/Cllr Bailey also pointed out that the application form was not available on the website until she made several overtures to officers involved. She will chase up the necessity for the Planning Dept to check that the admin mistake has not been repeated before. The process for 'calling in' an application to the Planning Committee was explained.

The second and third speaker (a couple) attended regarding item 7.4 regarding the demolition of a Chicken Shed on their neighbour's property. The speaker had received no communication from the developer, applicant or EDDC. There are many references to Shutebridge Farm on the application which are incorrect, it should be Shutebridge Meadows. The building for demolition is fitted out for young cattle or sheep and not poultry. They understand that the building, which has been unused for many years, very probably contains asbestos (there is asbestos sheet detritus on site). The speaker noted that there has been a further planning application.

The speakers have a restricted covenant over the access lane and the covenant removes the easement with change of use. The speaker has no intention of allowing the access for the new properties and a new point of access will be necessary and none is included in the plan. The speakers see damage to the lane as inevitable and the location is right on the S bend along Marwood Lane.

As far as the planning application there has also been no sign on the gate which must have been intentionally removed if it was ever there. The speakers stated that the application is incomplete, there has been no contact from owner, developer or architect, several necessary reports are not included and lines drawn on the plans are incorrect. The neighbouring properties rely on a borehole & a well and the water quality will be at risk. There are no details of the intended water supply.

Regarding waste water and sewage there is no continuous water discharge. The application talks of a system to treat sewage, but the only outlet is a drainage ditch that often dries up and the planned discharge is next to the speakers' property.

C & D/Cllr Bailey advised that the PDQ applications have restricted criteria on which objections can be made.

The speakers also discussed the flooding on Marwood Road (or Lane) which is a significant issue. Council explained that the new DCC Neighbourhood Highways Officer was aware and the problem was 'on his list'. Council will consider seeking a meeting with the NHO to push the item further up the list.

The fourth speaker asked about the donation from D & C/Cllr Bailey for the noticeboards and was assured this had been reported in the minutes more than once.

[One member of the public left the meeting at 8:17pm]

Police Neighbourhood Watch no longer exists in the village but the signs will be left at Marwood Lane, Oak Rd, and the lane through Perkin's Village, Jess will contact the Neighbourhood Highways Officer to visit the Parish and meet Cllrs.

5 Minutes

Council **RESOLVED** to approve minutes of 5th March 2025 and the Chair duly signed them.

[Two members of the public left the meeting at 8:23pm]

6 Report of the County and District Councillor

D & C Cllr Bailey reported the following:

Traffic signs on the B3180 and at Oak Road will be reported.

C & D Bailey has pursued three enforcement issues:

The entrance to The Oaks on Oak Road has been substantially widened without planning permission. This is unauthorised development (see photos below and Google earth showing original gateway)

There is a caravan and fixed prefab property dwelling behind the hedge just down from Springfield (photos have been circulated to Cllrs). These

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need to be investigated to stop any rights of residential use being established. There is believed to be an issue with discharge from here onto the highway. C & D/Cllr Bailey hopes that the enforcement notice has now been served on the caravan at Tipton Cross. She welcomed that Aylesbeare Parish Council has submitted comments on the East Devon Local Plan to EDDC.

Jess has urged DCC Highways to review and enforce the speed limit along the length of the A3052 given the regular incidents along the road.

7 Planning Applications & Consultations

7.1 Ratification of previously submitted comments

25/0181/PIP Cherrytrees 25 Village Way EX5 2FD Three new residential dwellings Council **RESOLVED** to ratify the comments submitted earlier by the clerk (in order to meet the consultation deadline) as follows:

Aylesbeare Parish Council objects to this application as it is over-development of the site with limited parking, access and amenity space, well beyond the established building line. With no details available proposed occupancy numbers cannot be ascertained. This would affect the likely number of vehicle movements. There are no details of the access drive including visibility splay and turning areas. Further, it has not been confirmed whether these will be for sale or rent on the open market or will be holiday lets.

7.2 25/0535/FUL Randlehayes Farm EX5 2JN New rear balcony Council **RESOLVED** to support this application.

7.3 25/0456/FUL Barton Farm, Village Way Conv. agricultural building to 2 dwellings Council **RESOLVED** to support this application.

7.4 25/0578/DEM Shutebridge Meadows, EX5 2BW Demolish chicken shed Council **RESOLVED** to make the following comments:

Aylesbeare Parish Council strongly objects to this application as it has come to light that the location plans provided are very inaccurate including the curtilage of the site itself. Furthermore there will be no access to the site due to the restrictive covenant on the lane to the existing property and the 1:1250 Location Plan has an incorrect site address.

7.5 25/0234/FUL Houndbeare Court Replace agricultural building with 1 dwelling Council **RESOLVED** to make the following comment:

Aylesbeare Parish Council strongly objects to this application. The Council chose to make no comment on the previous Class Q application for a single storey property. This new application is not sustainable in terms of transport, development in the rural area that constitutes a new building in the open countryside on agricultural land now that the barn will be demolished and a new building erected.

7.6 Devon Fire Service Automatic Fire Alarms

Council **RESOLVED** to support the withdrawal of attendance to automatic fire alarms.

7.7 East Devon Public Spaces Protection Orders Review

Councillors will reply individually as these Orders do not directly affect the Parish.

7.8 25/0368/MFUL Rosamondford Farm Four new dwellings

7.9 25/0576/PDQ Shutebridge Farm, Marwood Rd Conversion to five dwellings

7.10 25/0208/FUL Damson Cottage, Blind Lane Convert thatch roof to slate

These three items were received after the agenda were published. Council **RESOLVED** to hold an extraordinary meeting on 15th April to address these three items and any urgent items received in time. Council encourages interested parties to attend.

8 Village Matters

8.1 The Nightjar

Cllr Branson visited the pub and spoke to the new owners. He discussed concerns raised including buying drinks without food. He was assured

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this would be allowed. It will be an Italian-style menu and they would like to open on Sundays and hopefully Mondays & Tuesdays, especially Bank Holiday Mondays. Cllr Branson also discussed opening at Christmas. He advised that they accessed the Facebook Buzz group and discussed events that the previous owners had put on. No date for opening yet.

Cllr Branson was surprised that nothing has happened in the three weeks since his visit.

8.2 Speedwatch

Cllr Owen need to find a venue for initial training and, once this is done, she can train further volunteers.

8.3 Aylesbeare Sewage Plant

No confirmation of the start date from SWW for the new attenuation tank after two months' wait (clerk to chase) but the fences are still up at the sewage plant.

8.4 Marwood Lane Flooding

See C & D Cllr Jess Bailey's report above

8.5 Noticeboards and Rec Work

Chair has spoken to the contractor and Council will fit in with his timetable.

8.6 Topics

Council welcomed the new editor of Topics which is great news for the Parish Council discussed the possibility of moving to an electronic copy as well as printed to save resources and reduce the load on volunteers. The new editor will be invited to a Parish Council meeting to see what help can be offered between the Council and Topics.

8.7 Community Infrastructure Levy Received

Council will shortly receive £5137,45 CIL funds and Council discussed the options for spending this amount. There are restrictions on the uses to which it can be put.

8.8 Easter Egg Hunt

Council **RESOLVED** to donate £60 to Aylesbeare Community Events Easter Egg Hunt.

9 Finance

9.1 Current balances

Council **NOTED** the current balance of **£ 17,866.50** (£12,153.37, £4,996.76 & £716.37)

9.2 Payments

Council **RESOLVED** to make the following payments

9.2.1 J P Roberts - clerk pay for March	£ 296.91	
Reimbursement for VH Internet Cosmic Fibre (March)	£ 17.50	
Reimbursement for pension payment (March)	£ 95.96	£ 410.37
9.2.2 HMRC - clerk's PAYE for March		£ 71.20
9.2.3 EDDC Grounds maintenance 2024/25		£ 1,484.87
9.2.4 HM Land Registry Fees for Rec Lease (ref chq 001253)		£ 45.00

10 Next Meeting

Extraordinary meeting on 15th April 2025 as discussed under 7.8 above.

Wednesday 7th May 2025 starting at 6:45pm and including the Annual Council Meeting and the Annual Parish Meeting.

There being no further business the Chairman closed the meeting at 9:26pm thanking everyone for their attendance and hard work.

Signed Date

Cllr A Thompson, Chair