

AYLESBEARE PARISH COUNCIL

MINUTES of the meeting of an Extraordinary Aylesbeare Parish Council held in the Foxwell Room at Aylesbeare Village Hall on **Tuesday 22nd April 2025** at 7:15pm.

PRESENT

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

ABSENT

Cllr Tracie Cooke
Cllr Debbie Banks

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

1 Chair's remarks

Cllr Thompson opened the meeting and thanked everyone for coming and promised that all would get a chance to speak who wanted to.

2 Apologies for Absence

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

3 Declarations of Interests in items on the agenda

None.

4 Open Public Forum

The first speaker spoke about item 5.1 (Rosamondfod Farm planning application) confirming that the brick-built building by the lane was not part of the application and the new homes were for family members. The speaker also confirmed that the access was in place for the farm and a spur would be laid from this track to the new homes.

The subsequent speakers all spoke about item 5.2 (Shutebridge planning application). The second speaker said that there had been a demolition application about 6 weeks ago and that had said there would be no development. The demolition application only allowed comments only on limited items. Today's application was then advertised shortly afterwards which would use the space created by the demolition and involve 24 bedrooms across five properties. The access is on a dangerous bend. The speaker felt that some issues were not accurately reflected in the application.

The speaker challenged the application's assertion that there would be no traffic issues. The current site led to about 5 tractors a year. Once this had been converted to homes with 24 bedrooms it was obvious that traffic movements would be significantly increased.

Noise would also greatly increased in this currently very quiet corner of very few properties.

The application describes grey water as discharging 'into the 'watercourse'. There is one ditch behind the barns and one by the road. The ditch behind the barns is too close to other properties for the discharge to comply with regulations and the ditch by the road dries up in the summer as well as frequently flooding in the winter..

The third speaker stated that there are barn owls, bats, housemartins and swallows living in the barns. Videos have been provided to the Council showing the wildlife.

The fourth speaker is a neighbour of the proposed site and agreed with the points already made, particularly noise, traffic and drainage.

The fifth speaker was neutral and attending for a friend.

..... Chair Initials

The sixth & seventh speakers (a couple) strongly object to the application and had attended the Parish Council meeting earlier in April to make strong representations against the demolition application also. They feel strongly that both applications are underhand. The demolition application stated clearly there was no development proposed and the application for consideration this evening includes the site of the barn in its scope and is numbered lower than the demolition one, indicating that both applications were developed at the same time and the demolition proposal is positively misleading.

The speakers had ever received a letter of notice and never been approached by the owner or applicant despite sharing two common boundaries with the site.

The speakers don't believe that the applications were audited properly and there is misrepresentation including parts of the proposal that are actually their property.

They gave the example of the access lane to the road. A covenant exists that only permits access for agricultural reasons. The point of access is very narrow and won't be allowed to widen. As the application is change of use of 4 former agricultural units the speakers intend to invoke the covenant and close the entrance.

After their objections were lodged contact was made with the speakers by the owner advising of possible nuisance and acknowledging mistakes in the application including the ownership of the access lane.

In the 20 years they have lived there the traffic on Marwood Rd has increased significantly and the entrance will be on a sharp bend. Flooding is frequent (the speaker has cleared the drains nine times already this year). There are ditches on both sides of the road.

Over the last decade the barns have only been used very occasionally and a staged reduction of use has taken place. The speakers believe that in 1976 the first property of the original farm was sold off, in 2001 another property was sold off with some land and in 2018 some more land was sold to another party. There has been no maintenance on the site and the buildings have been allowed to fall into repair. Thus the application is not repurposing as there is no practical current use.

The ecology survey is not correct and the site is not included in the village development plan.

There are also serious concerns about mains water supply and drainage, the mains water pipe is very old

The eighth speaker asked about the visibility splays and the lack of access, he considered that there would be little point in the Parish Council making a comment. The speaker stated that Class Q applications require a structural report and the barns need to be sound. Chair confirmed there are structural reports in the application but speakers doubted these were accurate.

The ninth speaker pointed out there was a bedroom without a window in it.

The tenth speaker wanted to support everything that had been said in objection to the proposed scheme, she doubted the Ecology report as there is a lot of wildlife, a lot of Devon hedging would have to be taken out, the drainage on the road will need to be done, can't see where sufficient parking is to go. The speaker understands that Class Q absolutely requires access to a road.

D/Cllr Bailey advised that she has already objected to the application but will go and review her comments in the light of what she has heard this evening.

She also advised on the process of the Class Q planning applications and how it could go to the EDDC Planning Committee.

5 Planning Application & Consultations

5.1 [25/0368/MFUL](#) Rosamondford Farm Four new dwellings
Council **RESOLVED** to support this application. Cllr Owen abstained
from this vote.

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Chair
Initials

5.2 25/0576/PDQ Shutebridge Farm, Marwood Rd Conversion to five dwellings
Council discussed the comments made by the public and expressed concerns with the standard of applications recently received from EDDC.

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

Aylesbeare Parish Council strongly objects to this application on the following grounds:
The Council considers this does not meet Town and Country Planning (General Permitted Development) (England) Order 2015 Q1 (p) as the proposed site does not own the access to the road it is proposing to use and permission for the new development to use this access is unlikely to be given.

The planning application has numerous inaccuracies including the address of the site, names and locations of the buildings, the boundaries & curtilages and the access lane. Traffic access is planned onto a sharp bend of a narrow, busy road with poor drainage and a 60mph limit. There is no possibility of visibility splays of the necessary length. With the size of the proposed development there will be a significant increase in traffic movements.

As the barns have been hardly used for at least 20 years a development with 24 bedrooms will significantly increase the noise levels for ever as there is virtually nil at the moment.

There is a significant risk of contamination in site from the asbestos in the roofing and walling elements including in the chicken shed due to be demolished.

Marwood road already suffers from frequent flooding and the new properties and hardstanding would only exacerbate these problems. The watercourse within 2m of the South side of the proposed site is subject to flooding when the culvert cannot handle sharp and heavy rain which happens often every winter.

Aylesbeare Parish Council has doubts about the Biodiversity Survey and Protected Species Report and would like the EDDC Ecologist to visit to confirm the many wildlife sightings of longstanding local residents.

The Structural Surveys are at odds with the observations of local residents who have watched the decay of the barns almost to dereliction over at last 20 years.

Sewage and drainage are a major consideration as the private water supply to neighbouring properties may be compromised. There is not sufficient room or access to suitable watercourses for the proposed treatment plant given the boundaries, affected buildings, wells and boreholes. Both possible watercourses dry up in the summer.

All but one of the proposed properties exceed the 150m² limit imposed by the Order Q1(c) and the total development exceeds 1000 m² contrary to Q1 (d) (ii). For the avoidance of doubt the sizes are – Dwelling 1 – 300 m² Dwelling 2 - 194 m² Dwelling 3 - 200 m² Dwelling – 4 - 200 m² Dwelling – 5 130 m² according to the submitted block plan. Finally the fourth bedroom of one dwelling in Barn 2 & 3 does not appear to have a window which the Council notes is one of the issues on which such applications are judged.

5.3 25/0208/FUL Damson Cottage, Blind Lane Convert thatch roof to slate

There were no speakers for this item. Council **RESOLVED** to support this application.

6 Next Meeting Wednesday 7th May 2025

There being no further business the Chairman closed the meeting at 8:40pm thanking everyone for their attendance and hard work.

Signed Date
Cllr A Thompson, Chair