

AYLESBEARE PARISH COUNCIL

MINUTES of the meeting of Aylesbeare Parish Council held in the Foxwell Room at Aylesbeare Village Hall on **Wednesday 1st October 2025** at 7:15pm.

PRESENT

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

ABSENT

Cllr Tracie Cooke
Cllr Jacky Owen
Cllr Debbie Banks

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

1 Chair's remarks

Cllr Thompson opened the meeting welcoming all attendees and gave the following report:

Good evening and thank you all for coming to our October meeting.

After our meeting last month I visited the car park at Scotchmead and took photographs. You'll see this is on our agenda, along with many other items.

One of our agenda items relates to Ford Oaks solar park where I'll be updating council on the process of applying for community funds from the project. You've also hopefully all got the contact details for Colette Flynne, the Community Relations manager, which are pinned in the Aylesbeare Buzz. I have met with them and also reported issues with the traffic where I've been made aware of them.

We'll also be discussing emerging proposals for Local Govt reorganisation later in the agenda.

I intend to attempt to keep the open public forum to its allotted time of 15 minutes so I'd appreciate it if you could keep your remarks as brief as possible. If you are here to discuss a planning application I'll ask you to remain until that item at which point you'll be invited to speak and answer any questions the council may have.

2 Apologies for Absence

Cllr Owen could not attend due to bereavements, Cllr Cooke is away and Cllr Banks is unwell. Council **RESOLVED** to accept the reasons given.

3 Declarations of Interests in items on the agenda

None.

4 Open Public Forum

The first speaker wanted to reiterate what she had reported to the Council previously. As the owner of Shutebridge Meadows the existing buildings were no longer viable for modern agricultural use and 5 new dwellings could provide homes for local people, which would be preferable. She asserted that the access does not encroach on the lane, the stream has never flooded in living memory (she had lived there since 1976) and was not in a flood zone. Other speakers challenged these assertions as the lane only has permission for agricultural vehicle access and belongs to someone else. The issue of grey water output from the site for both sewage and rainwater run-off was highlighted as this would enter a ditch and not a watercourse with running water. Further the safety and visibility splays of the access to Marwood Road were considered to be inadequate.

The second speaker asked about the new noticeboards and Cllr Warren confirmed he had spoken to the new contractor and a quote is anticipated soon.

The third speaker asked that farmers are encouraged to sow grass seed in their gateways, especially if their land was above the roadway. Rainwater often flows onto the road via gateways and grass will slow down the flow.

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Chair
Initials

The Council agreed and reminded the meeting that they always encouraged landowners to clear the drainage ditches and water channels as required by the 1990 Act.

5 Minutes

Due to the complexity & reports in the last meeting the clerk had not finished September's minutes for which he apologised. These would be available by the end of the week

6 Report of the County and District Councillor

County & District Cllr Bailey was unable to attend the meeting and sent apologies. No report this month.

7 Parish Matters

7.1 Water Leak/Pothole Scotchmead

The EDDC Neighbourhood Highways Officer had been asked to address this matter and Council looked forward to his imminent reply.

7.2 Parking in Scotchmead

Following the Council's inspection the issue will be reported to EDDC for attention and D&C/Cllr Bailey will be involved.

7.3 Telephone Kiosk

Cllr Owen is dealing with this and Council looks forward to her report at the next meeting.

7.4 Community Infrastructure Levy Receipts

Council now has £5,137.45 in Community Infrastructure Levy and will consider where it can be best spent. Cllr Branson reported on his inspection of the Play Area and that the Scotchmead gate is OK but the stile is dodgy. The outer fence is deteriorating with the posts in reasonable condition but the wire is shabby. He suggested keeping dogs out by having a dogs play area near the bench.

7.5 Local Government Reorganisation

Chair gave a summary of the Devolution White Paper and the Local Government Reorganisation. The District and County Councils will be removed across the country. Plymouth and Torbay are already unitary Councils. All parishes, towns and boroughs will be in a new council structure on 1 April 2028.

There are several proposals for Devon, one of which is Exeter City Council's proposal to include 28 parishes and towns that surround the city. Plymouth has a similar proposal to expand as does Torbay. The '1-5-4' proposal from the District Councils proposes amalgamating existing District Councils in two groups with Plymouth remaining as is. Devon County Council has proposed a Unitary covering the whole of Devon except for Plymouth and Torbay who will remain as they are.

Council has invited ECC to come and discuss their proposals to the local public.

The deadline for submissions is 28th November and then the Government will decide and announce next spring, including a consultation period.

7.6 Marwood Road (not Lane)

This is an ongoing issue which the Council believes can't be successfully addressed.

[Chair suspended Standing Orders to allow a member of the public to speak.]

A resident on Marwood Road believes that the misnomer occurred some years ago and has unfortunately been adopted by Google Maps. However, the properties are designated as Marwood Road and using Marwood Lane causes issues with insurance (as the databases do not match) and deliveries. It would help residents of the road significantly if the problem could be corrected as their Deeds dating back decades refer to Marwood Road.

[The Chair resumed Standing Orders and a 7th member of the public joined the meeting at 7:37pm]

7.7 B3180 site enforcement

The Council asked the clerk to check with the EDDC Enforcement Officer as the development is proceeding and there is no sign of the application. C&D/Cllr

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Initials

Bailey to be copied in.

8 Planning and Consultation

8.1 Decisions

Council **NOTED** the following decisions:

8.1.1 25/1545/FUL Beautiport Farm Extension to Livestock Building **APPROVED**

8.1.2 25/0620/FUL Land at Barton Farm Demolish barn, 4 new dwellings **APPROVED**

8.2 Application

8.2.1 25/1866/PDQ Shutebridge Meadows, Class Q 3 barns to 5 dwellings

[The Chair suspended Standing Orders to allow members of the public to speak.]

The planning agent for the site spoke to stress that the second application addressed the Class Q legislative process. The current application addressed the concerns of previous application. The site had been solely used for agricultural purposes up to 2023 and evidence to confirm this included statutory declarations by the owner, farmer and accountants as well as receipts and other documentation. All this is available to view online with the application. The demolition is no longer an issue as the application had been made and no reply received within the laid-down time limit of 28 days.

Residents pointed out that prior notification was submitted on 9th March and expressed disappointment that the demolition wasn't notified to anyone locally. Another resident stated that the demolished shed was on the verge of falling down.

The agent continued that EDDC was concerned about proposed dwellings 1 & 5 so these have been moved. Parking and turning had been raised and, although neither is an issue under Class Q, parking has been provided and turning identified. The applicant had tried to ascertain main problems and addressed them.

A resident stated that he would make comments (under 2024 Class Q regulations) that the site doesn't have it's own access to the highway but uses another resident's lane. There is a right of way for agricultural purposes (by agreement). Planners should have sight of those agreements before they say yes or no. The resident does not consider that the intended access is defined as 'suitable'. The planning agent stated this is a civil matter about access but not a planning consideration.

Another resident stated that it's a great shame that the developers did not come and talk to the local residents that have lived locally and known the owner for decades. A person of unknown origin was snooping around the neighbouring property in a clandestine manner. It was also stated that the waste water and drainage has Resident no public sewer to drain into. The Environmental Agency has very strict criteria about such drainage going into running water which would not be the case at this site. The problem would only get worse with climate change and would have a significant impact on neighbouring properties whose clean water supply is via wells or boreholes. The site is in Flood Risk Zone 1 which is the lowest risk.

A resident did not believe that what is presented as the current application will, in fact, be built. Chair advised that the Council can only deal with the planning as submitted.

First resident emphasised that the development must have the access, and 'suitable' access, to be realised. On the application there is no detail of any alternative access.

The applications for the site had caused a vast amount of stress and the applicants should have come and talked to the neighbours before. He noted that Highways haven't commented but a traffic counter was seen on the road in May. DCC may have useful data.

[The Chair resumed Standing Orders]

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

Aylesbeare Parish Council is concerned that the proposed access to the development is subject to a rights-of-way disagreement with neighbouring properties and no alternative access point has been proposed with suitable visibility splays for the 60mph road and future Fire Brigade access (regulation B5).

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Chair
Initials

The Parish Council is also concerned that the proposed waste water drainage from the onsite sewage treatment is into an open ditch that does not often have running water. This has a further potential risk to the well/borehole drinking water supplies to the neighbouring properties.

[6 members of the public left at 8:18pm]

8.3 Consultation & Events

8.3.1 Devon Communities Resilience Autumn Forum

Unfortunately there are no Cllrs available to attend the event on 9th October. Council looks forward to receiving details of discussions after the event

8.3.2 DALC AGM

There are no issues about which Council felt strongly enough to warrant a proxy vote.

8.3.3 West Hill BT Digital Switchover Event 16th Oct 0900-1500 West Hill car park
Council noted this event and encouraged residents who rely on landlines to attend if they wished. Cllr Warren will put this on the Buzz

8.3.4 PCC CCTV Funding Scheme

Council does not consider a CCTV system appropriate for the Parish.

8.3.5 EDDC Town & Parish Councils Communications Survey

Council is content with the communications as they are.

8.3.6 Jim Wrench

Council was saddened by the news that Jim Wrench has passed away. He gave great service to the village as a footpath warden and his funeral will be held at the Crematorium on 8th October.

9 Ford Oaks Solar Park

9.1 Meeting with FOSP

The Chair gave the following report:

On Wednesday 24th September I attended a meeting with Bruce Heppenstall, the Chief Exec of Infinis, Andrew Leeding, Director of Development and Construction, and Colette Flynnne, the community Relations Manager for Ford Oaks solar farm. After a discussion about traffic management, I was asked to get the ball rolling in setting up a group to put together a combined 'bid' from the various organisations in Aylesbeare who would like a cut of the £90k funding which will be administered and distributed by Grantscape.

They made it very clear that since the site is not in Aylesbeare, we definitely won't be getting half, but that since the transport disruption very much affects people in the village, we will get some. I'm hoping we could get £30k between us.

You've probably seen that Rockbeare are already making plans.

They were also pretty clear that they want to hear our proposal jointly, not as individual groups, and suggested a subgroup that will then meet with the Rockbeare/ Marsh Green sub-group in joint meetings run by Grantscape, the people who are distributing the funds.

I believe the three organisations are the Village Hall, the Parish Council and Save Our Church (currently being re-named Rebuild our Church). That group met this week and agreed what they will be bidding for, and I have 2 volunteers for the sub group. The Village Hall committee have also provided contacts. I'll be volunteering and looking for another, and I hope tonight we can agree what the PC is looking to fund.

Once we've got names, a central contact and a date together, we can update Infinis on our progress.

The clerk advised that he had contacted the Rockbeare clerk who is keen to meet and get the process rolling with a focus on benefits to Marsh Green.

Chair & Cllr Warren volunteered to be on the sub-group

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Chair
Initials

10 Finance

10.1 Current balances

Council **NOTED** the current balance of **£ 27,686.38**

10.2 Quarterly Budget Review for the Second Quarter of 2025-26

Aylesbeare Parish Council Budget 2025-26

Detail									Qtr 2	Full Year
	2019 -20	2020-21	2021-22	2022-23	2023-24	2024-25		2025-26	Actual	Forecast
	Actual	Actual	Actual	Actual	Actual	Actual to Dec	Full Year Fcast	Budget		
Staff Costs	£ 3,068	£ 4,492	£ 4,164	£ 4,915	£ 5,147	£ 4,064	£ 5,920	£ 6,300	£ 2,821	£ 5,465
Village Hall Telephone/Internet	£ 651	£ 355		£ 53	£ 210	£ 158	£ 246	£ 230	£ 105	£ 210
Donations	£ 300	£ 1,000	£ 802	£ 1,368	£ 993	£ 1,400	£ 1,900	£ 1,500	£ 475	£ 1,500
Subs	£ 136	£ 183	£ 183	£ 188	£ 270	£ 281	£ 281	£ 320	£ 250	£ 320
Playing Field	£ 154	£ 361	£ 156	£ 1,270	£ 46,900	£ 177	£ 1,000	£ 1,500	£ 45	£ 1,500
Insurance	£ 375	£ 1,336	£ 1,356	£ 413	£ 437	£ 827	£ 827	£ 1,000		£ 1,000
Training Courses	£ 165	£ 261	£ 108	£ 90	£ 72	-	£ 250	£ 250		£ 250
Cllr & Clerk Expenses	£ 545	£ 126				-	£ 20	£ 20		£ 20
Stationery & Postage		£ 272	£ 79	£ 29	£ 64	£ 22	£ 100	£ 100		£ 100
Rents	£ 50	£ 50	£ 50	£ -			£ 150	£ 150		£ 150
Website & Email Hosting	£ 178	£ 178	£ 898	£ 256	£ 645	£ 216	£ 300	£ 320	£ 231	£ 1,000
Grounds Maintenance	£ 1,359	£ 933		£ 3,203	£ 36	£ 4,699	£ 5,700	£ 4,500	£ 1,485	£ 4,500
Audit		£ 216	£ 120	£ 63	£ 71	£ 70	£ 70	£ 85	£ 586	£ 586
Defib		£ 663		£ -		-	£ 80	£ 95		£ 95
Software Subs	£ -	£ 237	£ 7	£ 7	£ 144	£ 7	£ 7	£ 10		£ 10
Elections					£ 300		£ 300	£ 300		£ 300
Totals	£ 6,982	£ 10,663	£ 7,924	£ 11,855	£ 54,989	£ 11,921	£ 17,151	£ 16,680	£ 5,998	£ 17,006

Council reviewed the budget and is content that the budget will only be exceeded by the legislative requirement for changes to the website (.gov.uk and councillors' email).

10.3 Payments

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

10.3.1 J P Roberts - clerk pay, (September)	£ 347.70	
Reimbursements: Pension payment for (September)	£ 114.34	
VH Internet Cuckoo Fibre (September)	£ 17.50	£ 479.54
10.3.2 HMRC Clerk's PAYE Income Tax for September		£ 83.80

11 Next Meeting

The Council has moved the next meeting to 7:15pm on Tuesday 4th November 2025.

There being no further business the Chair closed the meeting at 9:18pm thanking everyone for their attendance and hard work.

Signed
Cllr A Thompson, Chair

Date