

AYLESBEARE PARISH COUNCIL

MINUTES of the meeting of Aylesbeare Parish Council held in Aylesbeare Village Hall on **Wednesday 3rd December 2025** at 7:15pm.

PRESENT

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

ABSENT

Cllr Tracie Cooke
Cllr Jacky Owen

IN ATTENDANCE: Three members of the public, Jim Roberts (Clerk and RFO)
County & District Cllr Jess Bailey *[from 8pm]*

1 Chair's remarks

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

You've hopefully all seen the smart new noticeboards in Perkins Village, Withen and Village Way. Thanks to Cllr Jess Bailey for her contribution. These should only be used for PC notices and flyers for community events, not for advertising by commercial organisations or individual businesses. Don't forget you can advertise in Topics. Infinis continues to run unaccompanied convoys outside the agreed times, and these are being reported.

Local Government reorganisation continues with the different proposals being put forward as previously discussed. The proposal for a combined authority for Devon and Cornwall appears to have been discounted. Each have merits and disadvantages but the final decision rests with central government.

Thanks to everyone who donated prizes for the Christmas bingo and to all the collectors and organizers. The event is this Friday from 6.30 at the Village Hall and prizes are still welcomed.

Thanks also to Teresa Evans and everyone involved in the Church window event. The PC will be decorating a window as usual.

Well done to everyone who is taking part in the advent windows around the village.

Please speak to Alison Pearson if you are able to provide a box for the annual Operation Bramble appeal to help support families of patients at Christmas.

Don't forget there is a carol singalong outside the Village Hall on Wednesday 17th December.

There are also lots of events at the Church throughout December including the wreath-making workshop this Saturday and the Christmas Eve carol service.

The PC would like to wish you all a peaceful Christmas and a Happy New Year

2 Apologies

Cllr Cooke is overseas and Cllr Owen is working. Council **RESOLVED** to accept the reasons given.

3 Declarations of Interest

None.

4 Open Public Forum

Two members of the public discussed the Shutebridge Meadows planning application (25/2259/PDQ). They will object on the grounds of unsafe access to the property, demolition work in the summer, excluded buildings that have been previously submitted to artificially come under the Class Q limit among other issues.

.....
Chair Initials

Chair gave a summary of objections raised to the previous, very recent application. After considerable discussion to ensure issues were relevant to the planning decision (as opposed to later compliance issues such as Buildings Control) Council **RESOLVED** to object for the following reasons:

Inadequate access to the site both for construction and ongoing residential use.

Inadequate foul and surface water drainage provisions.

Risk to a private water supply.

Inadequate parking.

The site and access is at risk of flooding.

There are discrepancies in the biodiversity surveys contrary to evidence provided by local residents.

There are insufficient real changes to the recent previous application for this site (25/1866/PDQ, refused by EDDC Planners) to warrant submitting this application.

The same speakers also raised the issue of drainage and flooding in Marwood Road during recent heavy rains. The run-off water comes onto the road directly from the adjacent land without any mitigation causing the road to become the drain. The gulleys are sitting higher than the road surface allowing water to pool. The gulleys are also blocked with leaves. The flat part of Oak Road suffers similarly.

The third speaker said that the new noticeboards were a vast improvement in the village.

The public and Council were very grateful to Karen Beaman for taking on Rosamondford Topics distribution.

Cllr Warren thanked the member of the public for her article about the school in Topics which was very interesting.

5 Minutes

Council **RESOLVED** to approve the minutes of the meeting held on 13th November 2025 and the Chair duly signed them.

6 Report of the District & County Councillor

County & District Cllr Jess Bailey reported the following:

Scotchmead water leak – The Neighbourhood Highways Officer will act on this. Tests of the water will establish if it is a SWW mains supply issue or natural water from springs or other source. If it is SWW DCC will take on the work to fix the issue.

Scotchmead car park – C&D/Cllr Bailey has established which EDDC officer has responsibility and her efforts to help are ongoing.

Marwood Road flooding – The Neighbourhood Highways Officer has visited and does not consider there to be an issue. With the assistance of local residents Council will keep a record of the rainfall and document the level of flooding.

As EDDC Health & Adult Care Scrutiny Committee Chair C&D/Cllr Bailey is very concerned that NHS Devon are trying to save £253m this year. She remains convinced that the finances are at crisis point due to Royal Devon Universities overspend.

Cllr Warren asked about the Water Cycle plans which had a short time for consultation. C&D understands this is coming back to be revisited by EDDC and trusts that this will include an appropriate consultation period.

7 Parish Matters

7.1 Highways (Marwood Road flooding, Scotchmead water leaks & Grit bins)

Cllr Warren reported that SWW had sampled the water at Scotchmead and the results are expected in 2-3 weeks. Council is content that the grit bins have been reported where necessary. Residents are encouraged to report any low or empty grit bins directly to EDDC using

.....
Chair Initials

the simple online process as the system works well. As discussed during the Open Forum the Marwood Road flooding would be monitored.

7.2 Parking in Scotchmead (incl car park)

Cllr Branson reported that a resident of Scotchmead can't be collected by ambulance due to inconsiderate parking. Bollards had been put out to ensure access at the appointed collection time but they had been moved and the ambulance could not access the Scotchmead property.

7.3 Telephone Kiosk

Postponed to the next meeting.

7.4 Community Infrastructure Levy Receipts

The clerk confirmed that the second instalment of £5,137.50 was received into the Council's bank account on 27th October 2025 making the CIL funds total £10,274.90.

7.5 Marwood Road (not Lane)

Royal Mail Postcode Address File needs to be right. Efforts will be made to persuade EDDC to change the road sign at the airport end of Marwood Road.

7.6 Barton Farm Development Drainage

Council is pleased to note that this problem has been tackled and it will be dropped from the agenda.

7.7 Loss of BT Landlines

Cllr Warren quoted the following response from BT

The switch to digital landlines – as many other countries have already done or are doing so – is an essential upgrade to the UK's telecoms infrastructure. The current PSTN technology is becoming less resilient, prone to faults and harder to maintain. Moving to digital will future-proof the landlines as the existing technology reaches end of life. Most BT customers are being moved onto Digital Voice – our new home phone service – however, some customers, including those who only use landlines will move to an interim solution known as pre-digital phoneline (or PDPL). This recognises that a full digital alternative may not be readily available. This interim solution – which converts the analogue signal from the customer's premises to a digital one in our network – means no in-home installation or setup is required in their property while still allowing us to retire the legacy PSTN. This is a tactical intervention which will start to be withdrawn from 2030. This is because other alternative services such as fibre, 5G mobile coverage and satellite broadband will be more readily available. We have yet to deploy this solution, but customers can be reassured that there will be a landline solution for them into the future regardless of the technology that is used to deliver it.

We will be communicating more on our plans here in due course, but I hope in the meantime that this is helpful. And if your constituent would like for one of our dedicated customer service team to discuss any further questions they have, please let us know.

Council was pleased to note that those with landlines will not be cut off and a solution is available.

7.8 SWW Improved Water Treatment Works

Council despairs at the inadequacy of the new works as it has needed to overflow with nearly every recent heavy downpour. Council has received assurances from SWW that the equipment is up and running and the overflows are unavoidable. Council will monitor both the rainfall and the overflows over the winter. Chair will contact the local resident who monitors rainfall for Aylesbeare and Cllr Warren will research the overflows.

8 Planning

8.1 Decisions

8.1.1 25/1249/CPE Leats Farm, Withen Lane New Bungalow & curtilage APPROVED

8.2 Applications

8.2.1 [25/2300/FUL](#) & [25/2301/LBC](#) Nutwalls Cottage EX5 2JN

.....
Chair Initials

Installation of an air source heat pump.

Council **RESOLVED** to support this application.

8.2.2 25/2139/FUL Land on north side of Tatry

Council discussed this application at length and had several issues with the plans.

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

Aylesbeare Parish Council objects to this application based on the number of inaccuracies on the various application documents as follows:

Vehicle Parking – ‘No’ has been ticked but the proposed development will add additional parking spaces.

Trees & Hedges – ‘No’ has been ticked but there are trees and hedges on the proposed site. West Hill is a woodland village and trees are important part of the landscape.

Can the site be seen from a public road footpath etc.? – ‘No’ has been ticked but the site can certainly be seen from the public road and verge.

Foul Sewage - In the Design & Access statement the Shepards Hut includes a toilet (without description) but in this section ‘Unknown’ has been ticked. In the floor plan for the existing Shepard's Hut (DWG no 04/A) no toilet is shown.

Rather than unknown, ‘Other’ would be appropriate if a caravan type toilet is fitted.

The provision for human waste is unclear with no details of the drainage arrangements.

Decking is on site and installed (above 300mm height) but there is no mention in the application.

Electricity has been installed to the site but there are no details of any lighting planned.

Aylesbeare Parish Council hopes that there will be no floodlighting etc to disturb wildlife.

The application says (in the Design & Access Statement) "used for agricultural purposes" and "wishes to maintain & use the land for agriculture purposes" but ‘No’ has been ticked in this box. Aylesbeare Parish Council is surprised at this statement and invites the planners to consider carefully whether there will be no commercial activity at all on a site of over an acre.

[2 members of public left at 8:36]

8.3 Consultation & Events

8.3.1 Consultation on Proper Practices for Smaller Authorities

Council has no comments to make and considers the existing practices very comprehensive.

8.3.2 East Devon Local Plan Webinar

Unfortunately, no Councillors are available for this event.

8.3.3 EDDC Tree Champions

Council encourages any local residents with an interest in trees to consider volunteering to take on the role of Tree Champion for Aylesbeare & Rosamondford

Chair offered to use AI to create a recruiting item for Topics.

9 Ford Oaks Solar Park

The issue of the convoys breaking the rules has been covered in the Chair’s report above.

Council will encourage the Church and the Village Hall to formally agree that the income from the Community Fund will be split equally between the Parish Council, Church and the Village Hall.

10 Finance

10.1 Current balances

Council **NOTED** the current balance of **£ 27,178.81**

(Current account £20,896.55 Other accts £5,033.20 + £722.04)

10.2 Appointment of the Local Auditor for 2025/26

Council **RESOLVED** to appoint Mrs P Clapham BA(Hons) as the internal auditor for 2025-26.

[C&D/Cllr Jess bailey left at 8:55pm]

.....
Chair Initials

10.3 Payments

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

10.3.1 J P Roberts - clerk pay, (November)	£ 356.47	
Reimbursements: Pension payment for (November)	£ 99.03	
VH Internet Cuckoo Fibre (Nov)	£ 17.50	£ 485.15
10.3.2 HMRC Clerk's PAYE Income Tax for November		£ 89.20

11 Next Meeting

The next meeting will be held on Wednesday 14th January 2026.

Council **RESOLVED** to move the February meeting to Wednesday 11th as the clerk is unavailable for the 4th.

There being no further business the Chairman closed the meeting at 8:57pm thanking everyone for their attendance and hard work.

Signed Date
Cllr A Thompson, Chair