

AYLESBEARE PARISH COUNCIL

MINUTES of the meeting of Aylesbeare Parish Council held in The Foxwell Room, The Village Hall, Aylesbeare on **Monday 20th July 2026** at 7:15pm.

PRESENT

Cllr Anna Thompson
Cllr Mark Branson (Vice-Chair)
Cllr Nick Warren
Cllr Sam Slade (after co-option)

ABSENT

Cllr Debbie Banks

IN ATTENDANCE: 10 members of the public, County & District Cllr Jess Bailey, Jim Roberts (Clerk and RFO)

1 Chair Welcome

Cllr Anna Thompson opened the meeting with a welcome to all attending and gave the following report:

It is a real shame that the Nightjar has closed and she hopes that there will be a new tenant in the property soon.

The Fete is on Saturday and it's not too late to help with prizes. To minimise costs it will be a cash only event so do bring along your notes and coins.

The Local Government reorganisation has now been announced and Aylesbeare will part of the Greater Exeter Unitary Council. Aylesbeare Parish Council will work with whoever is elected but the Parish Council hopes it will still be Cllr Bailey.

2 Apologies

Council **RESOLVED** to accept the apologies from Cllr Banks who is working.

3 Declarations of Interest

Cllr Branson declared an interest in item 9.2.2 as the owner is a personal friend.

4 Co-option of Councillor

Council **RESOLVED** to co-opt Mr Sam Slade as a member of the Council. Cllr Slade declared an interest in item 9.2.4 & 9.2.5 below as his relatives are involved.

5 Open Public Forum

The first speaker was here to speak about the Moors Plantation item 9.3.1. The speaker reassured the meeting that the Shepherd's Hut was purely for the use of the owners for day visits. They neither rent it out or stay overnight. Chair thanked them for the information and wished them well. *[2 members of the public left at 7:25pm]*

The second speaker addressed item 9.3.3 (stable) and explained it was to keep their daughter's pony at home.

Council **RESOLVED** to support the application and thanked the applicant for coming.

The third and fourth speaker wanted to discuss 9.2.5 Shutebridge Meadows, now re-submitted as an application to demolish and rebuild.

Council considered not enough parking (only 2 spaces per large house)

Discharge from the private sewerage plant looked problematic as the watercourse is often dry.

The speaker said it looks better than the previous application. Semi-permeable hardstanding is included but the water impact when it hits the ground is huge. The drain on the southern side of the property overflows from time-to-time. When it does it affects the roads as the

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culvert isn't capable of handling the run-off from the land that comes down the ditch and into the culvert.

The water attenuation will be better than existing, but flooding affects the neighbour's digester. If the development is happening they would like to see the water management got right. The area in front of the barns have flooded.

Digester discharge into the ditch seems to be at the lowest point (unusual).

Concern was expressed about the distance between the well and the digester.

The vehicular access makes more sense but many traffic movements will be expected from the proposed properties.

The development goes to one common boundary but there are other sheds so a further application might be anticipated.

Council **RESOLVED** to welcome the new design, a clear improvement on the original submission, but is concerned that 2 parking spaces per property is woefully inadequate given no public transport and the number of visitors/deliveries/offspring drivers etc.

The Parish Council is concerned about the adequacy of the foul water and the surface drainage as the culverts to which the water flows are very small and have demonstrated inadequate capacity in heavy rain previously that can only be exacerbated by run off from hard surfaces. Cllr Slade abstained.

The next speaker raised the closure of the Nightjar.

Disappointed to see the pub closed and hoped a new tenant could be found soon.

Aylesbeare Parish Council won't be leading any submission to make it an Asset of Community Value. The future depends on the freeholder's willingness to seek out a new tenant to run a traditional pub. Council would support any group in the village that would like to take on applying for ACV status.

The next speaker asked about storm water discharge from a neighbour onto his property causing flooding and a pollution issue. C&D Cllr Bailey was unaware of any planning policy about this type of drainage problem. Chair confirmed it was not a buildings control issue but suspect it might be under the Environment Agency's or DCC Highway's remit. Aylesbeare Parish Council will support their parishioner in this matter.

The next speaker reported the eyesore and danger around the bridge with brambles protruding over the footpath. The road warden will be approached and asked about this and the Rosamondford ford. The owner of the telephone box has replacement glass and will paint the kiosk.

The final speaker asked about the bridge that is on footpath 4 just north of Marwood Road. This has been reported on Report-a-Problem by a parishioner. The bridge is collapsing and is very overgrown.

6 Minutes

Council **RESOLVED** to approve the minutes of the meeting held on 3rd June 2026 as a true and correct record and the Chair duly signed them.

7 Report of the District & County Councillor

County & District Cllr Jess Bailey reported the following:

Local Government Reorganisation (LGR) is a bit of a disaster and C&D Cllr Bailey cannot see how it will run, particularly the Coast & Country Unitary Council.

Elections next May, but wards will not identified until August. The wards will be based on existing parishes. Government analysis of the decision will be published tomorrow. DCC is expected to seek a judicial review.

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There is a mammoth level of change involved especially the disaggregation of Adult Social Care, Child Services, Highways etc, all currently run Devon-wide. The planning process will change from 31st October which removes the Ward Cllr's opportunity to call in to the Planning Committee any contentious planning application. The Local Government Scrutiny Committee is holding extra meetings and special Cabinet Meetings to deal with the issues arising have also been arranged. A lot of changes will happen quite quickly over the next few months. C&D Cllr Bailey is looking forward to the Aylesbeare Fete and extended an invitation to the Tipton School Drop In (pre-planning consultation event).

8 Parish Matters

8.1 Local Government Reorganisation

Discussed under C&D Cllr Bailey's report.

[C&D Cllr Bailey left at 8:11pm]

8.2 Closure of Villa Verdi at The Nightjar

Discussed under the Open Public Forum

8.3 Highways incl. Rosamondford closure and Village Way parking

Chair thanked C&D Cllr Bailey for attending a meeting to discuss a potential 2-week closure that DCC do not have the power to rescind. In the end it was closed for two-days to effect a repair on a bollard that had been installed (with many others) without any road closures at all.

Village Way parking at the junction with Withen Lane had been a problem but the main culprit vehicle had now been moved to a better spot.

8.4 Scotchmead Water Leak

It is still leaking even in the recent dry weather. Cllr Warren is still pursuing this with SWW; 8 leaks down Village way in as many years. Several leaks around the Parish.

8.3 Village Way grips

All the weeds have grown up again which throws doubt on the efficacy of any cleaning/scraping that the Council has been advised has been done recently

Check the map at the next meeting

8.4 Parking in Scotchmead (incl car park surface, abandoned vehicles, caravan)

Council will ask C&D Cllr Bailey at the next meeting.

8.5 Visibility Cuts

These have now been cut at Harp Lane & Village Way

8.6 SWW Improved Water Treatment Works

June Rainfall 53mm/2.09inches (Exeter Airport) Overflow 0.05 hours

8.7 Ford Oaks Solar Park

Council has received a signed copy of the draft agreement from Reverend Eden.

Council has been made aware of the dreadful noise made installing the pilings.

9 Planning

9.1 Planning Decisions

9.1.1 Council **NOTED** that application 25/1228/PIP (Cherrytrees 2 self-build dwellings) had gone to appeal and been successful.

9.2 Planning Applications

9.2.1 [26/1153/FUL](#) Rosamondford Farm New agricultural shed

Council discussed the siting of the new 7m high shed which is close to the few houses nearby, which has been planned for that site due to efficiency of moving cattle with the fewest staff.

Council **RESOLVED** to support the application. Cllr Slade abstained.

Cllr Thompson voted against.

9.2.2 [26/0737/FUL](#) Tatry, West Hill Timber outbuilding

Council **RESOLVED** to support this application. 2 abstentions including

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Cllr Barnson see Declarations above.

9.2.3 [26/1286/VAR](#) Greenfields, Sidmouth Rd Variation Cond 2 of 23/1117/FUL
Council **RESOLVED** to support this application.

9.2.4 [26/0732/FUL](#) Barton Farm 7 new dwellings

Council **RESOLVED** to support this application.

Cllr Slade abstained due to a personal connection.

9.2.5 [26/1219/FUL](#) Shutebridge Meadows, Marwood Lane New dwellings

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

Aylesbeare Parish Council welcomes the new design, a clear improvement on the original submission, but is concerned that 2 parking spaces per property is woefully inadequate given no public transport and the number of visitors/deliveries/offspring drivers etc.

The Parish Council is concerned about the adequacy of the foul water and the surface drainage as the culverts to which the water flows are very small and have demonstrated inadequate capacity in heavy rain previously that can only be exacerbated by run off from hard surfaces.

Cllr Slade abstained due to a personal connection.

9.3 Other Matters

9.3.1 Shepherd's Hut on the Moor Plantation

This item had been discussed with the owner in the Public Open Session.

9.3.2 Hill Barton Incinerator Waste Recycling

The proposal is to increase the volume of waste handled from 90,000 tonnes over 24 weeks a year (3 x 8 week periods) to 150,000 tonnes operating 52 weeks a year. This will save waste being transferred out of Devon, reducing trips on the road and it is understood to generate electricity.

9.3.3 [26/1197/FUL](#) Houndbeare Court Wooden stable building

This item had been discussed with the owner in the Public Open Session.

9.3.4 [25/2139/FUL](#) Land next to Tatry Day shepherds hut, barn, polytunnel etc

Council **NOTED** that planning permission has been refused and an Enforcement Notice has been issued. Council hopes that the action will take place soon.

10 Finance

10.1 Current balances

Council **NOTED** the current balance of **£ 41,389.97** (£35,597.22 + £5,066.81 + £725.94) as at 01 July 2026.

10.2 Payments

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

10.2.1 J P Roberts	Clerk pay for June	£ 305.47	
	Reimbursements: VH Cuckoo Fibre	£ 40.00	
	Pension payment (June)	£ 99.03	£ 444.50
Cuckoo Fibre have converted from paying in arrears to paying in advance.			
10.2.2 HMRC	- clerk's PAYE for June		£ 73.20

11 Next Meetings

Wednesday 9th September 2026 Wednesday 14th October 2026 Weds 11th November

There being no further business the Chair closed the meeting at 9:16pm

Signed Date
Cllr A C Thompson, Chair