

# AYLESBEARE PARISH COUNCIL

## Additional Information for 10<sup>th</sup> April 2024

### AGENDA

- 1 Chair's remarks Opening welcome from the Chairman.
- 2 Open Public Forum
- 3 Apologies for Absence & Declarations of Interests
- 4 Minutes Council to approve minutes of 6<sup>th</sup> March 2024
- 5 Report of the County and District Councillor
- 6 Planning & Consultations
- 6.1 [24/0215/VAR](#) Ford Oaks Solar Nature Variation of conditions 2, 5, 9 & 13

Comments from the Chairman:

**Reference the Construction Traffic management Plan 2598444**

*4.8 Highway condition Survey*

*A condition and dilapidation survey will be undertaken, in consultation with the Local Highway Authority, prior to the commencement of the construction phase. Any damage that could be directly attributed to the developer/applicant of the site will be remedied following completion of the construction phase.*

***This should be available to Parish council/members of the public. Should also include hedgerows trees etc along route where damage may occur. As height of vehicles such as cranes not mentioned in this management plan***

*The PV panels and frames will be shipped in 40ft containers and will be carried to the site by 16.5 metres articulated vehicles*

*hard standings is likely to be sourced locally and will typically be delivered in 10 tonne lorry loads.*

*The portacabins will be transported to the site by appropriately sized commercial vehicles (maximum 12m in length). A crane will be required to move equipment around the site, and also to deliver the switchgear and transformers*

*made to the site during the construction period (see Table 1 below): Activity Vehicle Total Number of HGV Deliveries*

*16.5m Articulated Mounting Frames 104*

*16.5m Articulated PV Panels 70*

*12m Flatbed Portacabins 25*

*12m Flatbed Fencing 25*

*12m Flatbed Cables 30*

*12m Flatbed Transformer / Invertor / Sub Station 10*

*Gravel / Hardcore 10 tonnes Tipper 330*

*Crane 12.3m Crane 2*

*Total 596*

***No weights of these lorries are given What is the road weight limit? As at the start of Marwood Lane at the junction of the B3184 there is a sign saying "NOT SUITABLE FOR HGVS"***

*3.4 The development is anticipated to be constructed over a 34 – 42 weeks period (8 - 10 months), generating approximately 596 construction vehicle deliveries, or 1,192 two-way*

**(to and from the site)** movements as outlined in Table 1 above. This is expected to occur during this period to deliver construction materials and components.

3.5 The main bulk of construction deliveries will occur over a short **8-week period** with lesser deliveries intervening to minimise disruption on the local highway network. It is envisaged that all construction traffic would arrive at the off-site reception compound and would be escorted in a 4-vehicle convoy to the storage and distribution construction compound at Parcel D6. This convoy would occur 3 times a day outside of network peak times.

Peak hours are mentioned between 0800-0900 & 1700-1800hrs but no mention is made of school transports that are on the roads from 1600 hours onwards as all the local children are either bused or taken by private car to schools in the nearby area.

3.9 Three routes have been identified from the Strategic Road Network (A30) to the site which are shown at Drawing Number **DV5045/PD-003 Revision D** (contained at Appendix B) for reference. An extract of these are shown at Figure 3 and are referred to as Routes A, B and C.

This drawing does not show the temporary widening where Quarter Mile Lane meets Wythy Bed Lane as per drawing DV5045PD-010D. This drawing shows no temporary widenings at the Junction of Quarter Mile Lane opposite **Crossways Cottage that is a Grade II listed building** in Aylesbeare.

The Parish Council question this as residence cars are parked on the grass verge at this corner.

The Shutebridge Farm corners

If Potholes develop during this transfer/transport phase they should be repaired correctly ASAP to prevent damage to private vehicles rather than waiting for highways to repair or an agreement reached with contractors.

*Construction site signage.*

There is no mention of signs at roads leading to the site stating no Access to Solar Farm Site, such as Rockbeare Hill, Oak Road all off the B3180 and else where should delivery lorries/ contractors get lost! Or possible shut cuts.

*Community Engagement*

4.9 It is recognised that a local understanding of the area adds considerable value in managing construction activities and should not be overlooked. A public consultation exercise will be undertaken to help refine the live CTMP and align it with the benefit of local input and any emerging issues which are not immediately apparent

When will this occur Aylesbeare Village Hall is available for such meetings and would be of great interest to our residence especially those living alongside Marwood Lane. It might be good for the contractors to do a letter drop to ensure all along the route are contacted

4.10 Local Liaison Officer (LLO)

Will his details be clearly posted on Parish Notice boards local FB group pages and provided to Parish Councils?

No mention is made of farm machinery using the roads especially at harvest times when the contractors are working hard moving around at what sometimes appears excessive speeds,

## 6.2 [23/1464/FUL](#) & [24/1465/LBC](#) Nutwalls EX5 2JN Amended plans

Chairman's comments:

The modified drawings are the same on both, as well as comments.

The reason for revisions were due to Conservation recommending refusal.

My comments are the same as before support providing Conservation approve these revisions.

## 6.3 [23/2422/FUL](#) Land rear of Great Halls Amended additional highways plans

Council's comments on the original application:

Aylesbeare Parish Council objects to this application for the following reasons:

This application is very similar to 23/1644/FUL (on the same track) which was refused on 1st Dec 2023 because of the unsustainability of the location and reliance on private motor vehicles contrary to Strategy 3 and Strategy 7 of the East Devon Local Plan.

The lane to the proposed property is unlit & a rudimentary unmetalled track for 60m and inadequate due to its restricted width, poor alignment and lack of services to cater for additional traffic, contrary to Policy TC7 of the East Devon Local Plan 2013-2031. The Council is concerned there is inadequate access for emergency & essential services.

The Transport Strategy proposes only 2 vehicle movements a day which is not realistic.

The new property doesn't fit the social and economic sustainability desired for Aylesbeare as it is neither affordable nor designed with future accessibility needs of the occupants as they age into their stated retirement.

The run-off of surface water is already an issue from the land, particularly for the surrounding community of neighbouring properties which the Council fears will be exacerbated.

The Council does acknowledge the efforts and desire to build a retirement property in their garden satisfying a lot of eco aspects of modern buildings, to Passivhaus standards.

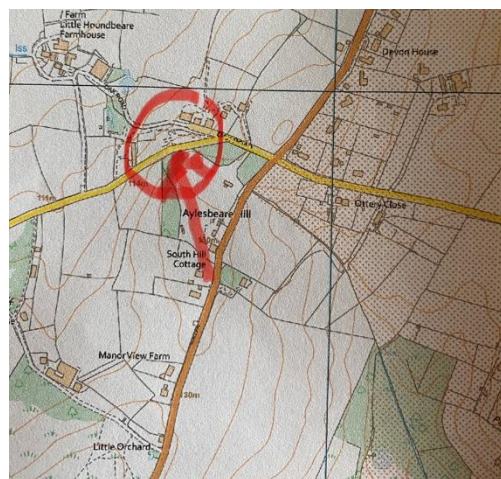
However, the proposed site is not appropriate for the reasons above.

There is need for additional properties in the village but the Parish Council prefers brownfield sites to be developed.

## 6.4 Lodge at Huntisbeare

CLlr email: Just driven from Tipton Cross and there is a very big lodge that has been put up next to the hedge. It looks like one of those that comes in two halves and is put together. If it is, and it's on a hard base then that might be the reason that there is now a big lake in the road.

Chairman's comments: Please find attached photograph of flooded road and exact position of flood and where inside the old CL Caravan site a large wooden lodge has been erected in way of where this water is lying but over the hedge on the right.



## 6.5 Lympstone Green Wedges

Extract from Lympstone Parish Council letter to EDDC:

The recent recommendation (Feb 2024) by the EDDC Planning Officer, Ed Freeman, proposed that Lympstone Parish (along with all other East Devon parishes which contain historic Green Wedge buffers) will lose 77% of its Green Wedge land, ostensibly as it is "not required" and can be passed to fulfil Central Government's misplaced house-building targets.

There has been no public consultation regarding this; Parish and Local Councils have been given unrealistically short timescales in which to review and comment on voluminous and detailed proposals to remove the Green Wedges. Where written objections have been submitted in time to EDDC Strategic Planning committee, they have not been acknowledged or read by Mr Freeman.

Extract from EDDC Leader (Cllr Paul Arnott) reply:

Turningng now to the specific Green Wedge suggestions considered by our Strategic Planning Committee on the 13th February. The first thing to note is that these were unanimously rejected.

These were draft proposals brought to the committee by our planning officers for Members to consider for possible consultation. As your council and all councils in East Devon will be aware, the committee fundamentally disagreed with the proposed amendments to the Green Wedge boundaries and accompanying policy and so these proposals will not be going forward. Indeed, I spoke against the proposals myself although not part of the Strategic Planning Committee.

To be clear, officer consideration will inevitably look further into whether some (or none), of the boundaries, might be able to assist with the local land supply in future years. However, this would be a matter of a great deal more thought and, if thought appropriate to consider further, would be the subject of extensive and sincere consultation.

## 6.6 DALC Annual Survey

Extract from DALC email re. annual fees:

### Take part in our Annual Survey 2024

To support Devon's 400+ parishes, it is important that we understand our members, keep abreast of current trends, and identify any areas of support our members may need for the year ahead.

Please can you spare 10 mins to [complete our annual survey](#) and help us capture useful information about your council, and your thoughts on DALC's services.

## 6.7 Neighbourhood Plan

## 7 Summer Event incl Cricket Match

## 8 Annual Governance and Accountability Review External Audit Exemption

The Annual Governance and Accountability Review process has 2 audits – internal and external. The internal audit will take place on 8th May.

The external audit is optional and costs £210 + VAT.

### Instructions from the external auditor - PKF Littlejohn

Authorities claiming exemption-

In order to claim exemption from a limited assurance review an authority must meet certain specified criteria and submit to us an approved exemption certificate.

The exemption criteria are met if the smaller authority can declare that:

- Its gross income and gross expenditure are both below £25k; and
- no public interest report/statutory recommendation/advisory notice/judicial review/application to court re unlawful item of account has been issued by its external auditor in the prior year; and
- the reporting year is not one of the authority's first three years of existence.

### Check list for internal audit purposes – 31st March 2024

1. (A & J) Receipts & Payments or Income & Expenditure sheets, correctly completed.
2. (B) Internet bank payment schedules and/or cheque book stubs relating to expenditure with appropriate invoices/approvals noted. Credit/debit card, if so, what is the monthly limit? What controls are in place?
3. (B) VAT return and when submitted
4. Internal Control Policy and date last revised.
5. (C) General/financial and Open spaces risk assessments; date last reviewed.
6. (D) Copy of budget 2023/2024 and date approved by Council; minute reference
7. (D) Minutes of precept setting for 2023/2024 year). Budget reports submitted during the year. Yes/No
8. (E) Expected income fully recorded with appropriate receipts. Grants received should be included in income.
9. (F) Petty cash supported by receipts.
10. (G) P60 record for staff including yourself. Do you have a Contract of employment? Yes/No
11. (H) Insurance schedule + fixed asset register. Asset register policy stating how fixed assets are valued.
12. (I) Bank statements for the year + reconciliations
13. Bank reconciliation for 31st March 2024 (end of year)
14. Authorisation of bank payments. Please advise who authorises the banking/payments of invoices. Yourself? Councillors? How many?
15. Loan register if Council has an outstanding loan.
16. Previous year's annual return + current year's annual return accounting statements.
17. Standing Orders & Financial Regulations + date last reviewed
18. Reserves Policy – do you have a reserves policy in place? Yes/no. If no, are you considering one as best practice.
19. Evidence of compliance with the Smaller Authorities Code (if applicable) Website, including evidence of compliance with public rights and publication requirements of the AGAR, both 30th June and 30th September.
20. Privacy policy and statement.
21. Is Council responsible for any charities? If so, is the new compliance in place?

Please note that I would like copies of all the items highlighted in yellow, emailed to me as soon as is practicable after the end of the year. Once I have read the updated Practitioners Guide due out sometime in March, there may well be other items to add to this list.

**9 Finance**

**9.1 Current balances** Current acct £ 14,013.49 Other accts £ 4,929.65 + £ 706.25 **£ 19,649.39**

**9.2 Payments** To consider the following payments:

<b>9.2.1 DALC</b> Annual affiliation fee for 2024-25 (inv 5434)		<b>£ 231.31</b>
<b>9.2.2 J P Roberts</b> - clerk pay, (Mch)	£ 284.63	
Reimbursement for VH Internet Jurassic Fibre (Mch)	£ 17.50	
Reimbursement for postage stamps	£ 22.00	
Reimbursement for pension payments Feb & Mch	£ 182.94	<b>£ 507.07</b>
<b>9.2.3 HMRC</b> (clerk's PAYE Income Tax for Mch)		<b>£ 68.00</b>

**10 Next Meeting** Wednesday 1<sup>st</sup> May 2024