

## AYLESBEARE PARISH COUNCIL

You are summoned to attend the Aylesbeare Parish Council Meeting to be held at the Village Hall EX5 2BS on **Wednesday 2<sup>nd</sup> April 2025 at 7:15pm**. The business to be transacted is set out in the agenda below.

*Jim Roberts*

J P Roberts, Clerk to the Council

### AGENDA

- 1 **Chair's remarks** Opening welcome from the Chairman.
- 2 **Apologies for Absence**
- 3 **Declarations of Interests in items on the agenda**
- 4 **Open Public Forum**
- 5 **Minutes** Council to approve minutes of 5<sup>th</sup> March 2025
- 6 **Report of the County and District Councillor**

#### 7 **Planning Application & Consultations**

##### 7.1 **Ratification of previously submitted comments**

**25/0181/PIP Cherrytrees 25 Village Way EX5 2FD** In principle: 3 new residential dwellings  
Aylesbeare Parish Council objects to this application as it is over-development of the site with limited parking, access and amenity space, well beyond the established building line. With no details available proposed occupancy numbers cannot be ascertained. This would affect the likely number of vehicle movements. There are no details of the access drive including visibility splay and turning areas. Further, it has not been confirmed whether these will be for sale or rent on the open

##### 7.2 **25/0535/FUL Randlehayes Farm EX5 2JN** New rear balcony

CLlr comments circulated via email:

No objections from me. Not visible from footpath.

I agree

Happy to support.

Ok by me

##### 7.3 **25/0456/FUL Barton Farm, Village Way** Conversion of agricultural building to 2 dwellings

CLlr comments circulated via email:

No objections from me. Not visible from footpath.

I agree

Happy to support.

Ok by me

**7.4 [25/0578/DEM](#) Shutebridge Meadows, Marwood Road EX5 2BW** Demolish chicken shed

CLlr comments circulated via email:

Strange one needing approval to ask for approval to demolish a building.

It's always needed to demolish a dwelling but I've never seen it needed for demolition of a chicken shed!

**7.5 [25/0234/FUL](#) Houndbeare Court** Conversion of agricultural building to 1 dwelling

CLlr comments circulated via email:

1. I do not support this proposal. There is already approval for a Class Q barn conversion on the site, which is a very different proposal to this new house, which is on agricultural land in open countryside and is not sustainable in terms of transport.

2. I agree

3. I agree

4. 23/1664/PDQ Is the change of use. Originally this was a single storey barn being converted into a single storey dwelling. APC made no comment.

I agree *[that]* the proposed building is now a 2 story building.

The drawings show that a treatment plant will be installed for waste black & grey water but in the Foul Drainage assessment question 1 provide a written explanation as to why not the building be connected to mains sewer and they have written no???

5. Forgive my ignorance but has this property been sold as it was a bungalow there with a lot of land? Not unless I'm looking at the wrong property on google maps.

**7.6 Devon Fire Service [Automatic Fire Alarms](#)** 9<sup>th</sup> April 2025

**7.7 East Devon [Public Spaces Protection Orders](#) Review** 28<sup>th</sup> April 2025

Extract from March minutes:

**7.5 East Devon Public Spaces Protection Orders** 28<sup>th</sup> April 2025  
Councillors will consider these orders and bring comments to April's meeting

**7.8 [25/0368/MFUL](#) Rosamondford Farm** Four new dwellings

**7.9 [25/0576/PDQ](#) Shutebridge Farm, Marwood Rd** Conversion to five dwellings

Comments from CLlr Warren via email::

Welcome the repurposing of unused farm buildings on brown field sites .

The application does not mention the expected number of people that will live/use these buildings and expected cars as there is no regular public transport. Is there room on the site for at least 2 cars per dwelling?

Planning statement if correct quotes 2 x 6no Bedrooms dwellings & 2 x 4no bedrooms.

Nothings for locals to purchase

The entrance & exit to the site is located very close to the Marwood Lance junction, especially if turning in if travelling in the direction of Exeter from Aylesbeare.

As it stands I cannot support this application

**7.10 [25/0208/FUL](#) Damson Cottage, Blind Lane** Convert thatch roof to slate

## **8 Village Matters**

### **8.1 The Nightjar**

### **8.2 Speedwatch**

### **8.3 Aylesbeare Sewage Plant**

### **8.4 Marwood Lane Flooding**

### **8.5 Noticeboards and Rec Work**

### **8.6 Topics**

### **8.7 Community Infrastructure Levy Received**

Email from EDDC

You are currently due to be paid £5,137.45 of Neighbourhood CIL money on the 28<sup>th</sup> of April.

This money has come from 23/0842/FUL (Barns at Barton Farm, Village Way, Aylesbeare). This permission was for: "The erection of 7 dwellings through the demolition and conversion of existing barns and construction of new dwellings and associated works."

### **8.8 Easter Egg Hunt** Consider donation of £60

## **9 Finance**

### **9.1 Current balances £ 17,866.50** (£12,153.37, £4,996.76 & £716.04)

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

<b>9.2.1 J P Roberts</b> - clerk pay for March	£ 296.91	
Reimbrsmnt for VH Internet Cosmic Fibre (March)	£ 17.50	
Reimbrsmnt for pension payment (March)	£ 95.96	<b>£ 410.37</b>
<b>9.2.2 HMRC</b> - clerk's PAYE for March		<b>£ 71.30</b>
<b>9.2.3 EDDC</b> Grounds maintenance 2024/25	<b>£ 1,484.87</b>	
<b>9.2.4 HM Land Registry</b> Fees for Rec Lease (ref chq 001253)	<b>£ 45.00</b>	

## **10 Next Meeting** Wednesday 7<sup>th</sup> May 2025 at 6:45 pm (to include the Annual Council Meeting)