

**BRAUNTON PARISH COUNCIL**



**Minutes of the Braunton Parish Council Advisory Discussion meeting held on Monday 28 May 2024 at 7pm by video conference call.**

**Present**

Cllrs: M Shapland in the Chair, E Blackmore, R Shapland, A Bryant, L Childs, T Kirby.

Officers: A Corner, Senior Council Officer

Also present: Sue Prosper – Chair Braunton Neighbourhood Plan Steering Group (BNPSG)

AD/1/2024/25

**Apologies**

Received from Cllrs M Cann, V Cann, G Bell, D Spear, E Spear; R Byrom

AD/2/2024/25

**Receive items for information not on the agenda, which in the opinion of the Chair should be brought to the attention of members.**

There were none.

AD/3/2024/25

**Declaration of Interest**

None

AD/4/2024/25

**Public Participation**

There was no public participation.

AD/5/2024/25

**Neighbourhood Plan**

The Chair welcomed Sue Prosper (SP), Chair of BNPSG

SP had sent out her report prior to the meeting and referred members to Section 7 regarding the difficulties attached to a lack of planning lead on the Parish Council. It was noted that the Chair, Marguerite Shapland, had previously volunteered as lead.

It was highlighted that providing reasons for approval was not a requirement but can help the Planning Authority understand reasons and provide positive reinforcement as to why decisions were made.

Members noted that newer members of the Planning Department were better at evidencing that they had considered the (Neighbourhood) Plan in Planning

**Braunton Parish Council Meeting 11 June 2024**

**Advisory Discussion Notes 28 May 2024 – Appendix four**

Decisions.

Following this second quarterly review, members confirmed that they were happy with the format of the review.

AD/6/2024/25

**North Devon Council**  
**- Planning Decisions**

78510

Description: Extensions to Lodge

Site Address: Lodge 1 The Stables Saunton Road,  
Braunton, Devon EX33 1HG

Applicant: Mr Pete Caswell

Decision: APPROVED

Decision Date: 16/05/2024

The meeting closed at 7.12pm.

Signed by the Chair: .....  
(Cllr M Shapland)

Date: .....



MINUTE REF: AD/5/2024/25: Neighbourhood Plan Steering Group Update to Parish Council meeting 28<sup>th</sup> May 2024

1. Prior to the Steering Group quarterly meeting the Parish Clerk and Steering Group Chair met with Elizabeth Dee and Mark Alcott for an update on national and local planning policy and development.

This second catchup session was held on the 8<sup>th</sup> April 2024. SP stated that the Braunton Neighbourhood Plan Steering Group (BNPSG) was delighted with the level of consideration now being given to the Neighbourhood Plan policies by Case Officers as evidenced in their Case Reports since raised as a concern at the January meeting.

The following was advised by the LPA:

- National Development Management Policies (NDMP)  
The draft NDMP had been expected in January but have still not arrived.
- Housing and Economic Development Need Assessment (HEDNA)  
The Local Planning Authority (LPA) intend to review the HEDNA next year as they don't want to risk it being out of date.
- Local Plan Review  
The LPA intend to formally start the Local Plan process in November as they are waiting for new regulations to come into force prior to beginning the review process. Limited resources of the Planning Inspectorate may mean that only a number of Local Plans can be made each year which could potentially delay the process. What is wrong with the current North Devon & Torridge Local Plan (ND&TLP). The LPA have carried out their People and Places Consultation, but new members have been elected since this happened. Torridge want to look at new opportunity for green technology such as Hydrogen and offshore wind farms. The Design Code will be area wide. Braunton Parish's Design Code is very robust and detailed it is hoped that this will remain in place and not be replaced with an area wide plan – unsure at present but ED can't see why the LPA would not continue to use the Braunton Design Code.

The new LP will include further growth in housing. SP expressed concern that the infrastructure for further housing growth is lacking and should be considered in the LP. MA explained that private businesses such as GP's and Dentists are not a consideration in the LP. Acute Care NHS have become more involved in recent years which is welcomed by the LPA.

There are new regulations on BNG which will be included in the new LP.

More affordable housing is needed but this is usually the first thing to go due to viability. Viability can be challenged by developers up to completion. A developer cannot revisit a S106 for 5 years which can result in land banking and puts the 5 year housing land supply at risk.

The new LP will be joint with Torridge.

Relationships are good at present the CEOs of both councils regularly meet.

- Housing and Economic Land Availability Assessment (HELAA): The HELAA is ongoing. Refusal to have community reps on Panel raised. MA explained that the HELAA is just a piece of evidence. Professionals on the Panel provide expertise in their field regarding draft locations brought forward for development. The process is transparent and Panel members would need to declare an interest. There will be consultation on appropriate sites that come forward.
- Braunton Community Land Trust (BCLT): Affordable need in Braunton is currently 82 homes. Tesco Superstore not provided the BCLT with access over their land. MA suggested the possibility of a ransom strip which can usually be overcome by an exchange of money.
- 5 Year Housing Land Supply: The LPA are currently be challenged by the developer of Chilpark, Roundswell. The 5 year housing land supply is fragile and constantly under reviewed.

2. The Steering Group met 24<sup>th</sup> April to review all determined applications for the period January – March 2024. The group considered the outcome against Parish Council recommendations, Case Officer reports detailing policy considerations in particular compliance with Neighbourhood Plan policies.
3. The attached pdf details all the planning applications considered by the Parish Council together with a commentary which are the points raised during the Steering Group's discussion of each one.
4. Very evident from review that the NDC planning officers are considering the BNP policies more, although not always addressing the specific ones raised by the Parish Council. Also, evident is that the Parish Council is not stating reasons when making recommendations particularly in respect of approvals.
5. There are several examples of design amendments to applications being made as a result of consideration of BNP policies before approval is given.
6. There was discussion of the need to look back at Conditions attached to approved plans when considering Reserved Matters applications. It was also suggested that it might be helpful for BPC to consult Chapter 4 of the Parish Design Guide for guidance as to what needs to be considered when preparing submissions in respect of planning applications.
7. The Steering Group observed that there are difficulties attached to a lack of a planning lead on the BPC. Several suggestions were – Could there be a sub-committee? Could the Steering Group play a role? Could a group of 2 or 3 councillors take joint responsibility and make recommendations to the Parish Council? TL goes through all the applications but to have one or more councillors working alongside her would be very helpful. This matter will be raised with the Parish Council by the Clerk.

8. New Resident Representative on Steering Group:  
The Steering Group voted unanimously to accept Karen Evans request to join as a resident's representative.
9. The next quarterly meeting of the Steering Group is 12<sup>th</sup> July 2024 when planning applications for April to June will be reviewed.

Sue Prosper  
Chair  
Braunton Parish Neighbourhood Plan Steering Group

Attachment  
20240405 Agenda Item 5 Planning Apps NP Policies January – March 2024 COMMENTARY



20240405 Review  
and Monitor Planning