

BRAUNTON PARISH COUNCIL



Council Offices
Chaloners Road
Braunton

Date issued 10 December 2025

To all members of Braunton Parish Council

In accordance with the Schedule of Delegation approved by the Parish Council on the 12th April 2021, the Clerk is required to exercise delegated powers in consultation with the members of the Council to make decision on the items below.

Members are therefore invited to an advisory discussion meeting on **16 DECEMBER 2025** at **7pm** via the following link.

Join Zoom Meeting

<https://us02web.zoom.us/j/87559572736?pwd=iHVOYazEuEdbSwBRbUwg9VRLk0QGRx.1>

Meeting ID: 875 5957 2736

Passcode: 131305

There will be a period not exceeding 15 minutes for questions by the public. Anyone wishing to ask questions is requested to notify the Parish Clerk by 12 noon on the day of the meeting.

In accordance with The Public Bodies (Admissions to Meetings) Act 1960 members of the public are welcome to attend. If you would like to attend the meeting, you can use the link shown or contact the Council office for further information and assistance on joining.

Yours faithfully,

A handwritten signature in blue ink that reads "T. Lovell".

Tracey Lovell BA (Hons)
Clerk to the Council & RFO

AGENDA

Part I – Public

1. **Apologies** - receive apologies and reasons for absence.
2. Receive items for information not on the agenda, which in the opinion of the Chair should be brought to the attention of the Council.
3. **Declaration of Interest** – to receive declarations of personal interest and disclosable pecuniary interests (DPIs) in respect of items on this agenda. Members are reminded that all interests:
 - Should be declared at the beginning of the meeting, and
 - Declared prior to the item being discussed.
4. **Public Participation Period** – members of the public are permitted to make representations, ask questions and give evidence in respect of any item of business relating to the Parish Council. The period of time which is designated for public participation shall not exceed 15

minutes. Each member of the public is entitled to speak once only in respect of business and shall not speak for more than 3 minutes. A question asked by a member of the public during this period shall not require a response or debate at the meeting.

5. **Planning** – North Devon Council the determining Authority, has asked for comments from this Parish Council on the following applications (click on the application number to view the Application):

Cllrs E Spear and G Bell in their capacity as North Devon Councillors, stated that any opinions expressed during discussions on the following planning applications represent a preliminary view and that they will naturally reconsider the application fresh when presented all the facts at principal level.

- a) [81144](#) **Proposed:** Rear extension to dwelling & extension to front of dwelling to create bike garage
Location: 18 The Brittons Braunton Devon EX33 2HE
Applicant: Mike & Maria Sharple
- b) [81067](#) **Proposed:** Application for a lawful development certificate for existing siting of a static caravan on land for use as a dwelling house
Location: Goulds Farm, Nethercott, Braunton, Devon, EX33 1HT
Applicant: Pure and Rustic Camping
- c) [81147](#) **Proposed:** Erection of a dwelling
Location: 2 Mint Park Road Braunton Devon EX33 1LE
Applicant: Mr and Mrs J Poland
- d) [81042](#) **Proposed:** Listed building consent for removal of concrete render & re-render with lime render
Location: Gordons Farm 13 North Street Braunton EX33 1AJ
Applicant: Jayne Morgan
- e) [80427](#) **Appeal**
Site Address: Land to the rear of Sharlands House Sharlands Lane Braunton Devon EX33 1AY
Proposal: Access gate to highway
Application Reference: [80427](#)
Appellant's Name: Sarah Aitchison
Appeal Reference: APP/X1118/6002049
Appeal Start Date: 2 December 2025

6. North Devon Council – Planning Decisions

- 80842 Description: Application for a lawful development certificate for commencement of works relating to planning permission 78388 (Reserved matters application for appearance, landscaping, layout and scale (outline application 76273 – erection of a dwelling with associated access and landscaping (all matters reserved)))
Site Address: Land to the Rear of Blakewells Lodge, Boode Road, Braunton, Devon, EX33 2NW
Applicant: Miller Bay Ltd
Decision: APPROVED
Decision Date: 03/12/2025
- 80975 Description: Approval of details in respect of discharge of Condition 3 (Biodiversity Net Gain) and Condition 4 (Habitat Management & Monitoring Plan) attached to planning permission 80109 (Extension to car park) and additionally the discharge of the statutory gain plan condition (Amended description)
Site Address: Braunton Football Club, Lobb Sports Field, Saunton Road, Braunton, Devon, EX33 1HG
Applicant: Braunton Parish Council

Decision: APPROVED
Decision Date: 01/12/2025

81047

Description: Application for a non-material amendment to planning Permission 77576 (Full planning permission for the construction and installation of onshore electrical infrastructure required to export electricity from the White Cross Offshore Wind Farm to the national distribution network; including installation of 132V underground electricity transmission cable(s) from landfall at Saunton Sands Car park to a new substation at East Yelland. Construction of temporary facilities required during construction to include haul road, vehicular access, compounds, associated works areas and a permanent substation access road. Construction of a new substation under the Rochdale Envelope Approach with additional information regarding architectural form and silhouette, design code, scale and landscaping, lighting and appearance and materials) to allow an amendment to planning condition 5

Site Address: White Cross Offshore Windfarm (Onshore Project)

Applicant: White Cross Offshore Windfarm Ltd

Decision: APPROVED

Decision Date: 04/12/2025

81046

Description: Application for a non-material amendment to planning Permission 77576 (Full planning permission for the construction and installation of onshore electrical infrastructure required to export electricity from the White Cross Offshore Wind Farm to the national distribution network; including installation of 132V underground electricity transmission cable(s) from landfall at Saunton Sands Car park to a new substation at East Yelland. Construction of temporary facilities required during construction to include haul road, vehicular access, compounds, associated works areas and a permanent substation access road. Construction of a new substation under the Rochdale Envelope Approach with additional information regarding architectural form and silhouette, design code, scale and landscaping, lighting and appearance and materials) to allow an amendment to planning condition 4

Site Address: White Cross Offshore Windfarm (Onshore Project)

Applicant: White Cross Offshore Windfarm Ltd

Decision: APPROVED

Decision Date: 04/12/2025