

## BRAUNTON PARISH COUNCIL



Council Offices  
Chaloners Road  
Braunton

Date issued 19 August 2025

To all members of Braunton Parish Council

In accordance with the Schedule of Delegation approved by the Parish Council on the 12<sup>th</sup> 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 **TUESDAY 26 AUGUST 2025 at 7pm** via the following link.

Join Zoom Meeting

<https://us02web.zoom.us/j/87597465788?pwd=MRmOLvWacbdR8wSgtxMMVtbpEqLNWO.1>

Meeting ID: 875 9746 5788

Passcode: 661223

**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 black ink that reads "T. Lovell".

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

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### 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) [80642](#)      **Proposed:** Variation of Condition 5 (agricultural occupancy) attached to planning permission 1928 (Outline application for proposed erection of agricultural workers dwelling)  
**Location:** Beara Charter Farm Marwood Barnstaple Devon EX31 4EH  
**Applicant:** G. Nicholas, C. Nicholas, P. Nicholas, A. Morris
- b) [80655](#)      **Proposed:** Application for consent for works to trees covered by a tree preservation order in respect of reduction of height of T1 Conifer by up to 4m leaving a finished height of approximately 15m above ground level  
**Location:** Tyspane Nursing Home Lower Park Road Braunton Devon EX33 2LH  
**Applicant:** Davey
- c) [80639](#)      **Proposed:** Single storey rear extension  
**Location:** 8 Irving Close Braunton EX33 1DH  
**Applicant:** Mr and Dr Caswell and Tarrier
- d) [80545](#)      **Proposed:** Erection of 2 dwellings (fallback position to 76973 & 77983) to include air source heat pump, pond, solar arrays and other associated works  
**Location:** LPG Storage Yard Sandy Lane Braunton Devon EX33 2NU  
**Applicant:** N. Simpson
- e) [80618](#)      **Proposed:** Change of use from live/work property to full residential use  
**Location:** Grafton House Saunton Road Braunton EX33 1HG  
**Applicant:** Peter Caswell
- f) [80617](#)      **Proposed:** New dwelling (Fallback position to replace existing consent for conversion of barn to dwelling) – 77318  
**Location:** Boode Farm Halsinger Braunton Devon EX33 2NN  
**Applicant:** Steven Sweet
- h) **Appeal**  
[80407](#)      **Proposed:** Application for permission in principle for erection of up to 2 residential dwellings  
**Location:** Land to the South of Boode Road Braunton Devon  
**Applicant:** Dave and Tim Aldrich-Smith and Heyland  
**Appeal Reference:** APP/X1118/APP/X1118/W/3370411  
**Appeal Start Date:** 5 August 2025

## 6. North Devon Council – Planning Decisions

80446      Description: Demolition of extension and redevelopment of dwelling including raising roof and new single storey extension  
Site Address: The Lodge, Hills View, Braunton, Devon, EX33 2LA  
Applicant: Mr Williamson  
Decision: APPROVED  
Decision Date: 07/08/2025

77023	<p>Description: A new development of 10 dwellings with associated parking and gardens and a new access road (amended proposal, layout &amp; plans)</p> <p>Site Address: Candar Nursery, Exeter Road, Braunton, Devon, EX33 2BJ</p> <p>Applicant: Mr Andy Wreford</p> <p>Decision: APPROVED</p> <p>Decision Date: 05/08/2025</p>
80519	<p>Description: Application for a non-material amendment to planning permission 77297 (Reserved matters application for access, appearance, landscaping, layout and scale (outline planning permission 72392 for self build/custom build residential dwelling, removal of field shelter and formation of access track) (amended plans)) in respect of elevational changes</p> <p>Site Address: Plot 1 The Stables, Saunton Road, Braunton, Devon, EX33 1HG</p> <p>Applicant: Ben Clarke</p> <p>Decision: APPROVED</p> <p>Decision Date: 06/08/2025</p>
80523	<p>Description: Application for permission in principle for the erection of 1-3 dwellings on existing agricultural land</p> <p>Site Address: Land North of Fairlynch LANE, Braunton</p> <p>Applicant: Pearce Construction</p> <p>Decision: REFUSED</p> <p>Decision Date: 05/08/2025</p>
74703	<p>Description: Works to trees subject to a tree preservation order in respect of Removal of 1 x decaying Walnut tree. Grinding of stump and replanting of a walnut tree</p> <p>Site Address: Mallards, Church Street, Braunton, Devon, EX33 2EP</p> <p>Applicant: Pat's Tree and Garden Services Ltd</p> <p>Decision: FINALLY DISPOSED OF</p> <p>Decision Date: 13/08/2025</p>
75030	<p>Description: Works to trees in a conservation area in respect of Removal of 2 Broadleaved trees</p> <p>Site Address: Hallmark Cottage, 3 Silver Street, Braunton, Devon, EX33 2EN</p> <p>Applicant: c/o Agent</p> <p>Decision: FINALLY DISPOSED OF</p> <p>Decision Date: 14/08/2025</p>
80533	<p>Description: Notification of works to trees in a conservation area in respect of crown reduce Magnolia macrophylla (T1) from 6m in height and 9m spread to 4m in height and 7m spread. (2m all round crown reduction). Crown lift low branches to provide clearance for vehicles. (Minimum of 3m clearance required).</p> <p>Site Address: Myrtle Farm Cottage, 29 East Street, Braunton, EX33 2EA</p> <p>Applicant: Judith Brand</p> <p>Decision: APPROVED</p> <p>Decision Date: 12/08/2025</p>
80529	<p>Description: Notification of works to trees in a conservation area in respect of removal of three unmanaged trees/shrubs located along the proposed fence line, reduction of a bay tree to approx. 6-8ft reduce an existing lilac tree to approx. 6-8ft, prune an apple tree and retain, reduce a roadside hedge by approx. 1.5 – 2m in height and cut back lateral overhang</p>

Site Address: Jasmine Cottage, 47 North Street, Braunton, Devon, EX33 1AP

Applicant: Mr & Mrs Scott

Decision: APPROVED

Decision Date: 13/08/2025

80143

Description: Erection of rear first floor extension, internal alterations and new windows

Site Address: Glyn Lyn, West Hill Lane, Braunton, Devon, EX33 1AR

Applicant: Mr and Mrs Kershaw

Decision: APPROVED

Decision Date: 13/08/2025

### **For Information Only**

77576

Description: 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 132kV 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 layout, landscaping, lighting, and appearance and materials.

Site Address: White Cross Offshore Windfarm (Onshore Project)

Applicant: White Cross Offshore Windfarm Ltd

Decision: APPROVED

Decision Date: 05/08/2025

Description: Approval of details in respect of discharge of condition 11 (Biodiversity Gain Plan) and 12 (HMMP) attached to planning permission 80094 (Erection of an agricultural workers dwelling)

Location: Land at Heddon Mill Farm, Heddon Mill, Braunton, EX33

Applicant: Jack & Beverly Slade