

BRAUNTON PARISH COUNCIL



Council Offices
Chaloners Road
Braunton

Date issued 21 October 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 **MONDAY 27 OCTOBER 2025 at 7pm** via the following link.

Join Zoom Meeting

<https://us02web.zoom.us/j/82445072452?pwd=GRCeFPwDCPBLLeFNRDetNm5w1m6bHzc.1>

Meeting ID: 824 4507 2452

Passcode: 671269

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

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. **Braunton Neighbourhood Plan** – Receive Sue Prosper Chairman of the Braunton Neighbourhood Plan Steering Group, information attached.
6. **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) [80747](#) **Proposed:** Listed building consent for internal and external alterations and associated outbuildings; erection of a new stable block in paddock; and retrospective approval for existing car port, including roof replacement and installation of solar PV panels
Location: Dyers Farm, Nethercott, Braunton, Devon, EX33 1HT
Applicant: Kirsteen Ainsworth

7. North Devon Council – Planning Decisions

- | | |
|-------|---|
| 80502 | Description: Demolition of rear extensions and garage to north side of house and replacement with single storey extension and annex
Site Address: Avalon, Colley Park Road, Braunton, Devon, EX33 2AR
Applicant: Will Houston
Decision: APPROVED
Decision Date: 06/10/2025 |
| 80655 | Description: 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
Site Address: Tyspane Nursing Home, Lower Park Road, Braunton, Devon, EX33 2LH
Applicant: Davey
Decision: APPROVED
Decision Date: 06/10/2025 |
| 80687 | Description: Change of use of an existing residential unit to a dental surgery & associated works
Site Address: The Flat 7, Caen Shopping Centre, Caen Field, Braunton, Devon, EX33 1EE
Applicant: Dr Karina Staniszewska
Decision: APPROVED
Decision Date: 06/10/2025 |
| 80728 | Description: Alteration and extension of a dwelling, including replacement raised terrace
Site Address: 25 Willoway Lane, Braunton, Devon, EX33 1BS
Applicant: Mr Dayman
Decision: APPROVED
Decision Date: 15/10/2025 |
| 80407 | Description: Application for permission in principle for erection of up to 2 residential dwellings
Site Address: Land to the South of Boode Road, Braunton, Devon
Applicant: Dave and Tim Aldrich-Smith and Heyland
Decision: APPEAL DECISION: DISMISSED, ORIGINAL DECISION: |

REFUSED

Decision Date: Appeal decision date: 15/10/2025, Original decision date 07/07/2025

80507

Description: Single storey rear extension

Site Address: Nabucco, 6 Wellclose Road, Braunton, Devon, EX33 2AP

Applicant: Chris Mitchell

Decision: REFUSED

Decision Date: 13/10/2025

80758

Description: Notice of works to trees in a conservation area in respect of works proposed in the Schedule of Works

Site Address: Combe Cottage, Silver Street, Braunton, Devon, EX33 2EN

Applicant: Luke Thomas

Decision: APPROVED

Decision Date: 14/10/2025

8. North Devon Council Housing and Economic Land Availability Assessment (HELAA)

- Consider NDC's HELAA and call for sites, information attached.