

BRAUNTON PARISH COUNCIL



Council Offices
Chaloners Road
Braunton

Date issued: 7 January 2026

Dear members of Braunton Parish Council,

You are summoned to attend the Full Council meeting of Braunton Parish Council, which will be held on **TUESDAY 13 JANUARY 2026 at 7pm**, in the Council Chamber, Chaloners Road, Braunton, for the purpose of transacting the undermentioned business.

In accordance with The Public Bodies (Admission to Meetings) Act 1960 members of the public and press are welcome to attend.

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.

Yours faithfully,

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

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

Public Participation. In accordance with Standing Order 49 a period not exceeding 15 minutes will be set aside at the start of the meeting for members of the public to ask a question or make a statement about, any matter relating solely to any function of the Council or any planning application being considered by the Council. Anybody wishing to ask a question is requested to inform the Parish Clerk prior to the meeting.

AGENDA

Part A – 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. **Declarations 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. **Minutes –**
 - a. To approve and sign Minutes of the Council Meeting held on the 9 December 2025, attached.
 - b. To ratify and adopt the Minutes of the Parks and Gardens Committee held on 4 December 2025.
6. **Action Sheet** – consider updated action sheet, attached.
7. **Police Report –**
 - a. Receive police report/newsletter.
 - b. Receive Councillor Advocate Report.
8. **Report from Devon County Councillor** – receive Devon County Councillor.
9. **Report from North Devon Councillors** – receive North Devon District Councillors.
10. **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) [81137](#) **Proposed:** Extension to dwelling & installation of air source heat pump
Location: Upper Combe The Coombes Lower Park Road Branton Devon EX33 2LH
Applicant: Philip Slater
- b) [80182](#) **Proposed:** Construction, operation and subsequent decommissioning of a solar farm, comprising ground mounted solar photovoltaics (PV) together with associated infrastructure, including inverters, transformers, substation, cabling, CCTV, fencing, access and landscaping (further/amended plans & documents)
Location: Land South of Buttercombe Lane Branton EX33 2FF
Applicant: Exagen Development Limited
- c) [81174](#) **Proposed:** Part demolition of dwelling & erection of two storey side extension and single storey rear extension
Location: Greenhurst 1 Selbourne Villas Barton Lane Branton Devon EX33 2AY
Applicant: Karen Murray
- d) [81184](#) **Proposed:** Single storey extensions to side and front, pitched roof over garage, first floor balcony and recladding of existing dormer
Location: 15 Willoway Lane Branton Devon EX33 1BS
Applicant: Mr and Mrs Lehan
- e) [80914](#) **Proposed:** Reuse of former cattery with the development of 3 no. residential dwellings
Location: Land adjacent Mill Stile House Mill Stile Branton Devon EX33 1EN
Applicant: Mr Kirton
- f) [81166](#) **Proposed:** Listed building consent for repairs to cob gable walls and roof structure together with raising first floor ceiling and re-thatching the roof
Location: Honeysuckle Cottage 15 Gubbins Lane Branton Devon EX33 2AQ
Applicant: Duncan Aitchison

- g) [81206](#) **Proposed:** Variation of conditions 2 (plans) and 3 (materials) attached to planning permission 80149 (alterations and extension to dwelling) to allow timber cladding to front gable and dormer and additional roof window to front facing roof slope
Location: 21 South Park Braunton Devon EX33 2HT
Applicant: Mr & Mrs Henderson-Begg

11. North Devon Council – Planning Decisions

- | | |
|-------|---|
| 80890 | Description: Extension to dwelling
Site Address: 31 Cavie Road, Braunton, Devon, EX33 1DX
Applicant: Richard Holmes
Decision: APPROVED
Decision Date: 08/12/2025 |
| 80268 | Description: Demolition of existing agricultural buildings & construction of 8 new Class E (g) (ii) employment units with associated parking
Site Address: Warren Farm, Saunton, Braunton, Devon, EX33 1LP
Applicant: Christie Devon Estates
Decision: WITHDRAWN
Decision Date: 15/12/2025 |
| 81018 | Description: Approval of details in respect of discharge of statutory BNG along with conditions 12 (BNG plan) and 5 (landscaping) attached to planning permission 78790 (demolition of existing dwelling and erection of replacement dwelling with associated landscaping)
Site Address: Marisco, Saunton, Braunton, Devon, EX33 1LG
Applicant: Artichoke Homes Limited
Decision: APPROVED
Decision Date: 17/12/2025 |
| 81034 | Description: Application for consent for works to trees covered by a tree preservation order in respect of – Yew Tree at approximately 11m in height. Height reduction of 2.5m and lateral side branches to be brought in by approximately 2m. With a 2m crown lift removing previous poor cuts and stogs left in tree
Site Address: 4 Caen Gardens, Braunton, Devon, EX33 1AG
Applicant: Joe Wall
Decision: APPROVED
Decision Date: 23/12/2025 |

12. Accounts Due for Payment –

- a. To examine and agree the accounts due for payment for the period 10 December 2025 – 13 January 2025 inclusive – schedule of payments will be issued prior to the meeting.
- b. To approve direct debit and standing order payments for December 2025 – attached.
- c. To approve PAYE, NI and pension contributions for January 2026 – schedule of payments will be issued prior to the meeting.

13. Representatives on Outside Bodies – Receive Cllr V Cann the Council's representatives on the Museum of British Surfing.

14. To ratify decisions taken under delegated powers from 10 December 2025 – 13 January 2026, information attached.

15. Payment App for Parish Car Parks – Receive update regarding the Council providing a payment App in its car parks.

16. **Devon County Council Shaping the future of Devon Library Services consultation** – Consultation is open from 1 December 2025 until 22 February 2026 [Consultation Information](#).
17. **Parish Council IT** – Consider update regarding Parish Council IT provision, information attached.
18. **North Devon and Torridge Local Plan** - update to our services and facilities survey, information attached.
19. **North Devon Council Housing and Economic Land Availability Assessment (HELAA)** - Consider NDC's HELAA and call for sites, information attached.
20. **Parish Council Consultations** – Consider all future consultations processes, Chairman to report.
21. **Boundary Wall Knowle Play Park** – Consider condition and remedial works to a boundary wall at the Knowle Play Park.
22. **Bank Mandate** – Agree names on the Parish Council Bank Mandate, information attached.
23. **Nomination of Community Asset – Ebrington Arms, Knowle** - consider nomination from Knowle Community Group.