

BRAUNTON PARISH COUNCIL



Council Offices
Chaloners Road
Braunton

Date issued: 20 August 2024

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 27 AUGUST 2024 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 black 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. **Requests for Dispensation** - consider requests received for dispensation(s).
6. **Minutes** –
 - a. To approve and sign Minutes of the Council Meeting held on the 9 July 2024.
 - b. To ratify and adopt the Minutes of the Finance and Administration Committee held on 17 July 2024.
7. **Action Sheet** – consider updated action sheet, attached.
8. **Police Report** – receive latest newsletters, attached.
9. **Report from Devon County Councillor** – receive Devon County Councillor.
10. **Report from North Devon Councillors** – receive North Devon District Councillors.
11. **Braunton Community Land Trust (BCLT)** – Consider request from the BCLT for the Parish Council to submit their planning application for permission in principle.
12. **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) [78881](#) **Proposed:** Erection of replacement garages and workshops to include solar PV installation to roof
Location: Hill Park House Church Hill Lane Knowle Braunton Devon EX33 2ND
Applicant: Mr William Griffiths-Jones
- b) [79004](#) **Proposed:** Variation of condition 2 (plans) attached to planning permission 75944 (demolition of existing agricultural building and replacement with 2 no dwellings with garages, parking, access, associated infrastructure and landscaping (fall-back position) to allow amendments to the site & location plans to reflect with as-built
Location: Branch Farm Pippacott Marwood Barnstaple Devon EX31 4EJ
Applicant: M Brend
- c) [79001](#) **Proposed:** Variation of conditions 2 (plans) & 3 (materials) attached to planning permission 77968 (erection of replacement dwelling and garage) to allow for reduced size of dwelling and amended materials
Location: Inanda Lower Park Road Braunton Devon EX33 2LQ
Applicant: Mr Stuart Holder
- d) [78790](#) **Proposed:** Demolition of existing dwelling and erection of replacement dwelling with associated landscaping
Location: Marisco Lane To Saunton Sands Saunton Devon EX33 1LG
Applicant: Artichoke Homes Limited
- e) [79016](#) **Proposed:** Variation of condition 2 (approved plans) attached to planning permission 73823 (erection of dwelling) to allow amended design

Location: The Lookout Boode Road Braunton Devon EX33 2NW

Applicant: Mr & Mrs Christopher & Lara Lane

- f) [78918](#) **Proposed:** Removal of condition 6 (occupancy restriction) attached to planning permission 56598 (Construction of three self-catering residential holiday lets) to allow use as full residential accommodation
Location: The Stables Saunton Road Braunton Devon EX33 1HG
Applicant: Peter Caswell
- g) [78975](#) **Proposed:** Extensions to car workshop
Location: Wildae Restorations Knowle Industrial Estate Knowle Braunton Devon EX33 2NA
Applicant: Mr Joe Macari

13. North Devon Council – Planning Decisions

- 78786 Description: Notification for prior approval for larger home extension which extends 3.25m beyond the rear wall 3.85m to ridge and 2.60m to the eaves
Site Address: 31 Limetree Grove Braunton Devon EX33 1HE
Applicant: Mrs Christensen
Decision: Prior approval not required
Decision Date: 15/07/2024
- 78721 Description: Alterations and extension to existing cottage
Site Address: Bakers Cottage Church Street Braunton Devon EX33 2EL
Applicant: Terry & Susan Whitear
Decision: APPROVED
Decision Date: 15/07/2024
- 78728 Description: Listed building works for alterations and extension to existing cottage
Site Address: Bakers Cottage Church Street Braunton Devon EX33 2EL
Applicant: Terry & Susan Whitear
Decision: APPROVED
Decision Date: 15/07/2024
- 78829 Description: Rear extension and alterations to dwelling to include additional bedroom at first floor level
Site Address: 29 Church Street Braunton Devon EX33 2EL
Applicant: Mr & Mrs Appleby
Decision: APPROVED
Decision Date: 25/07/2024
- 75274 Description: Retrospective application for extension of covered teaching space
Site Address: West Hill Nursery Stoneybridge Knowle Braunton Devon EX33 1HR
Applicant: Ms Ruth Garland
Decision: APPROVED
Decision Date: 25/07/2024
- 78887 Description: Notification of works to trees in a conservation area in respect of partial reduction of 1 Ash Tree (T1)
Site Address: Staddons 16 North Street Braunton Devon EX33 1AJ

Applicant: Mr Anthony Wainer
Decision: APPROVED
Decision Date: 02/08/2024

78803 Description: Installation of new side door
Site Address: The Flat 6 The Square Braunton Devon EX33 2JD
Applicant: Mr Peter Fidge
Decision: APPROVED
Decision Date: 31/07/2024

78760 Description: Prior approval for change of use of agricultural building to dwelling house (Class Q (A) (B))
Site Address: Agricultural Barn at Branch Farm Pippacott Barnstaple Devon EX31 4EJ
Applicant: Mr M Brend
Decision: APPROVED
Decision Date: 08/08/2024

78784 Description: Demolition of disused blockwork and rendered outbuildings and erection of a single storey extension
Site Address: Park Cottage Road From Pound House To Winsham Road Knowle Braunton Devon EX33 2LY
Applicant: A Space From Home
Decision: APPROVED
Decision Date: 06/08/2024

78732 Description: Single storey extension to garage to provide WC, shower room, utility & larger kitchen
Site Address: 3 South View Close Braunton Devon EX33 2JX
Applicant: Gavin Showell
Decision: APPROVED
Decision Date: 14/08/2024

78716 Proposed: Application for a non-material amendment to planning permission 78322 (application for a non-material amendment to planning permission 76674 (Variation of condition 2 (approved plans) attached to planning permission 57649 to allow amended design)) in respect of amendment to site layout in respect of the removal of 3 garages and revised Environment Agency (EA) access to meet the EA requirements
Location: Land adjacent 86 Velator Bridge Braunton Devon EX33 2BG
Applicant: Velator Way Ltd

14. **Accounts Due for Payment** – To examine and agree the accounts due for payment for the period 14 August – 27 August 2024 inclusive – schedule of payments will be issued prior to the meeting.
15. **To ratify decisions taken under delegated powers from 10 July to 27 August 2024**, information attached.
16. **Standing Orders and Councillor Code of Conduct** – Receive update from Chairman regarding Council protocol.
17. **Abandoned Vehicles on Parish Land** – Receive update regarding action taken to deal with abandoned vehicles on Parish land.

18. **Electrical Safety First Charity** – Consider request to support campaign to improve the safety of lithium batteries (used in e-bike and e-scooters) and their disposal, information attached.
19. **Braunton Parish Hall** – Consider request from the U3A for the Council to purchase 100 mugs to be used by Parish Hall hirers.
20. **Hire of Recreational Ground** –
 - a. Receive request from Phenx Circuits to hire Braunton Recreation Ground to provide outdoor fitness classes, dates and times tbc.
 - b. Receive request from Braunton Fitness to hire Braunton Recreation Ground to provide outdoor fitness classes, dates and times tbc.