

## **BRAUNTON PARISH COUNCIL**



### **Minutes of the Braunton Parish Council meeting held on Tuesday 8 April 2025 at 7pm in the Council Chamber, Chaloners Road, Braunton.**

	<b><u>Present</u></b>	Cllrs: M Shapland in the Chair, R Shapland, L Childs, T Kirby, M Cann, V Cann, A Bryant and R Byrom.
	<b><u>In attendance</u></b>	Officers: T Lovell, Parish Clerk & RFO  County and District Cllr Pru Maskell  6 members of the public
322/2024/25	<b><u>Apologies</u></b>	Received from: Cllr Derrick Spear – personal reasons Cllr Liz Spear – personal reasons Cllr G Bell – work commitments Cllr E Blackmore - away
323/2024/25	<b><u>Items not on the agenda, which in the opinion of the Chairman should be brought to the attention of the Council</u></b>	The Chairman informed members that the Council had appointed a relief caretaker.  The Chairman reminded members that the: <ul style="list-style-type: none"><li>• Councillor Community Drop Surgery would be held in the Parish Hall on Saturday 12 April 2025 10.30am to 12pm.</li><li>• The Annual Parish Meeting would be held in the Parish Hall on 15 April 2025 at 7pm.</li><li>• The Chairman's Civic Service would be held on Sunday 27 April 2025 from 2pm at St. Brannock's Church.</li></ul>
324/2024/25	<b><u>Declarations of Interest</u></b>	Cllr L Childs declared a Non Registerable Interest in Minute Ref: 331/2024/25, as she is a member of Love Braunton.
325/2024/25	<b><u>Public Participation</u></b>	There were none.
326/2024/25	<b><u>Request for Dispensation</u></b>	None received.
327/2024/25	<b><u>Minutes</u></b>	RESOLVED: That the a. Minutes of the Council Meeting held on the 11 March 2025 be approved and signed as a

- correct record.
- b. Minutes of the Council Meeting held on the 27 January 2025 be approved and signed as a correct record.
  - c. Minutes of the Property Committee held on 19 March 2025 be ratified and adopted by Council.
  - d. Minutes of the Parks and Gardens Committee held on 2 April 2025 be ratified and adopted by Council.

(NC)

Three members of the public arrived at the meeting late. The Chairman proposed and it was unanimously agreed to reopen 'Public Participation' to allow the member of public to address the Council.

328/2024/25

**Public Participation**

A resident expressed their concerns regarding dog owners ignoring the rule that dogs must be kept on leads and allowing their dogs off leads on the Recreational Ground. They had witnessed on many occasions dog owners allowing their dogs to run free off the lead. Some dog owners take balls with them to play and exercise their dogs on the Recreational Ground. Dog faeces' carries harmful diseases that can stay in the soil for up to 3 months. It is not acceptable for dogs to foul in a park where children play. There is nowhere for the children to wash their hands. The resident had known a footballer who got dog faeces in their bloodstream and they nearly lost a leg. The resident had taken photographs and videos of dogs off leads and would be willing to show them to the Council.

Cllr R Byrom expressed concern as to whether it is legal to take photographs of people in a public space without their consent.

The Chairman thanked the resident for raising his concerns she explained that the issue is being monitored and reviewed by the Parks and Gardens Committee.

329/2024/25

**Action Sheet**

Cllr A Bryant requested when the Tarka Trail will be completed. The County Cllr confirmed that the County Council had got all the necessary funding but are still dealing with some legal issues regarding land ownership.

RESOLVED: That the action sheet be noted.

(NC)

330/2024/25

**Police Representation**

There was no police report received.

Cllr L Childs had attended a recent Councillor Advocate meeting where the Police Crime Commissioner explained that the Advocate scheme replaces the need for local police officers to attend

Council meetings. The Councillor Advocate Scheme was set up to act as a liaison between police and local councils as the police cannot attend all parish and town council meetings. Cllr Childs had sent copies of the reports from the latest meeting to all members for their information.

Cllr L Childs declared a NRI.

331/2024/25

**Donation towards legal expenses to support community request regarding planning application 77576**

The Council considered a request from a local community organisation for a donation towards legal costs regarding planning application 77576.

The Chairman of Love Braunton addressed the Council. They had nearly raised the £10,000 required to cover the fee for a legal team of a solicitor, barrister, an ecologist and hydrologist to look at planning application 77576 prior to it being considered by NDC Planning Committee on the 7 May. This will result in a barrister's letter detailing the issues that have to be considered by NDC and its Planning Department. If these issues are not dealt with appropriately then these factual issues may become a legal question.

Love Braunton are requesting £600 from the Paish Council towards these legal costs.

The Clerk informed members that the National Association of Local Council's legal team had advised that section 111 of the Local Government Act 1972 gives parish councils the power to do anything that "is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions". Obtaining the advice of a planning law specialist in setting out the council's reasons for objection is clearly incidental to the function but also is conducive to it. Seeking legal advice will not preclude the council from taking further action following the planning decision.

RESOLVED: That

- a. The Council donates £600 towards these legal costs and, the payment to be made direct to Richard Buxton Solicitors.
- b. The Council earmarks a further £2,500 from its reserves towards any future costs regarding legal assistance in relation to planning application 77576.

(7.0.1abs)

332/2024/25

**Report from Devon County Cllr**

County Cllr P Maskell's report was circulated amongst members prior the meeting attached as – **appendix one.**

The County Cllr Pru Maskell informed members that £60k funding towards the traffic light upgrade in The Square had now been received from the development at Chivenor. It was noted that a further £60k was still be received from the other large housing development at Chivenor.

Cllr L Childs requested if the County Cllr could get the yellow box on Exeter Road repainted as the lines are almost non-existent.

The County Cllr had spoken with the Police Crime Commissioner (PCC) about providing CCTV in Braunton. The PCC had agreed to pay for the CCTV link up to the Barnstaple Hub.

Cllr M Cann thanked the County Cllr for her work in the community as our County Cllr.

333/2024/25

**Report from  
North Devon  
District  
Councillors**

North Devon Cllr P Maskell's report was circulated amongst members prior the meeting attached as – **appendix one.**

334/2024/25

**Planning**

a) 79956  
Proposed: Demolition of shed and erection of extension together with associated works  
Location: 36 Willoway Lane Braunton Devon EX33 1BS  
Applicant: Mrs S Screech

Moved by Cllr M Cann, seconded by Cllr R Shapland to recommend approval.

RESOLVED: The Parish Council wishes to recommend approval. The proposed extension is in keeping with neighbouring properties and is compliant with Policy BE1 in the Braunton Neighbourhood Plan

(NC)

b) 79941  
Proposed: Extensions to dwelling to include conversion of garage to ancillary accommodation and associated works  
Location: Corner Cottage Dune View Road Braunton Devon EX33 1DA  
Applicant: Mr Lee Thommen

Moved by Cllr M Shapland, seconded by Cllr L Childs to recommend approval.

RESOLVED: That the Parish Council have no objections and wishes to recommend approval, the proposed extension is well related to the scale, form and character of the settlement and complies with Policy BE1 in the Braunton Neighbourhood Plan

(NC)

c) 79996

Proposed: Notification for prior approval for larger home extension which extends 4m beyond the rear wall, 3m to the ridge and 3m to the ridge

Location: 15 West Meadow Close Braunton Devon EX33 1EF

Applicant: Mr Thomas Fry

RESOLVED: That this application be deferred until the next Council to allow the Clerk to obtain clarity from the Local Planning Authority as the description does not make sense and there is no additional information available on the planning portal.

(NC)

d) 80006

Proposed: Single storey rear and side extensions, replacement rear dormer windows and new front dormer windows

Location: 10 The Village Saunton Braunton Devon EX33 1LW

Applicant: Mr Neil Meldrum

Moved by Cllr M Cann, seconded by Cllr T Kirby to recommend approval.

RESOLVED: That the Parish Council have no objections and wishes to recommend approval subject to the development having no adverse impact on neighbouring properties accessing the amenity land and complies with Policy BE1 (iii) in the Braunton Neighbourhood Plan

(NC)

e) 78733

Proposed: Erection of a dwelling

Location: 35A The Brittons Braunton Devon EX33 2HF

Applicant: Yvonne Tuson

Appeal Reference: APP/X1118/W/25/3362950

Appeal Start Date: 26 March 2025

Moved by Cllr V Cann, seconded by Cllr M Shapland to reiterate the Council's previous reasons for refusal.

RESOLVED: That the Council reiterates its previous reasons for refusal, as follows:

- Braunton Parish Council wishes to recommend refusal on the grounds, as follows:
- The proposed two-story development would constitute overdevelopment of the site.
- The development is not well related to the scale, form and character of the settlement.
- The ridge height being two storey would not be

in keeping with the single storey bungalows as such, the scheme would not meet Policy BE1(i), H9 (i) and (vi) in the BNP.

- Policy H9 (iv) and (v) of the Braunton Neighbourhood Plan have not been taken into consideration, together with guidance given in the Parish Design Code 6 (f) which states “Infill plot development should respect the scale, massing and architectural details of the character area within which it sits.”
- If the Local Planning Authority are minded to approve this application, the Parish Council would request that Policy H1 in the Neighbourhood Plan is applied to ensure the development be for principal residency.

(NC)

335/2024/25

**North Devon**  
**Council**  
**Planning**  
**Decisions**

79636

Description: Retrospective application for the variation of condition 2 (approved plans) and Removal of condition 4 (visibility splay) attached to planning permission 76786 (Erection of a single dwelling) to allow revised drawings omitting the visibility splay

Site Address: Land adj 13 The Grange The Grange Braunton Devon, EX33 2HH

Applicant: Ms Jackie Winschief

Decision: REFUSED

Decision Date: 21/03/2025

79554

Description: Variation of condition 2 (approved plans) and 4 (LEMP) attached to planning permission 71733 (demolition of dwelling and erection of replacement dwelling) to allow for amendments to the hard landscaping details

Site Address: Ferndown Saunton Braunton Devon EX33 1LG

Applicant: Mr & Mrs James

Decision: APPROVED

Decision Date: 21/03/2025`

79679

Description: Conversion of redundant garages to a dwelling to include erection of a new second storey

Site Address: Garages East Street Braunton Devon

Applicant: Mr Milton

Decision: REFUSED

Decision Date: 25/03/2025

79840

Description: Removal of condition 2 (removal of caravan) attached to planning permission 71593

(Retrospective application for the continued siting of one mobile home to be used as a rural workers dwelling)

Site Address: Meadowsweet Saunton Road  
Braunton EX33 1HG  
Applicant: Mr Mark Nicholl  
Decision: APPROVED  
Decision Date: 27/03/2025

79669

Description: Demolition of lean-to bathroom and part-demolition of wood store. Erection of rear ground floor extension incorporating existing stone wall. Repair and resurfacing of barn roof and alterations to barn to create bedroom, carport and workshop. Installation of ASHP and solar panels.

Site Address: Honeysuckle Cottage Gubbins Lane  
Braunton Devon EX33 2AQ

Applicant: Mr & Mrs Aitchison

Decision: APPROVED

Decision Date: 27/03/2025

79748

Description: Listed Building Consent for demolition of lean-to bathroom and part-demolition of wood store. Erection of rear ground floor extension incorporating existing stone wall. Repair and resurfacing of barn roof and alterations to barn to create bedroom, carport and workshop. Installation of ASHP and solar panels.

Site Address: Honeysuckle Cottage Gubbins Lane  
Braunton Devon, EX33 2AQ

Applicant: Mr & Mrs Aitchison

Decision: APPROVED

Decision Date: 27/03/2025

79829

Description: Demolition of conservatory and erection of single storey extension

Site Address: 3 East Meadow Road Braunton EX33 1HJ

Applicant: Mr and Mrs Bell

Decision: APPROVED

Decision Date: 24/03/2025

336/2024/25

**Finance Matters**

- (a) RESOLVED: That the supplier payments on the schedule from 12 March to 8 April 2025 were approved and drawn in the total sum of £21,026.70.
- (b) RESOLVED: That the Council's March 2025 direct debits and standing orders for the sum of £4,475.45 be retrospectively approved.
- (c) RESOLVED: That the PAYE, NI and pension contributions for March 2024 were approved and drawn in the total sum of £19,913.70.

(NC)

337/2024/25

**Representation  
on Outside  
Bodies**

The Clerk, prior to the meeting, circulated Cllr V Cann's report as the Council's representative on the Braunton Men's Shed attached as – **appendix two**.

The Parish Council thanked the Mens Shed for repairing the Council's picnic benches on the Tarka Trail which were vandalised.

The Clerk further reported that the Mens Shed had volunteered to look at the River Caen at the front of their carriage.

(NC)

338/2024/25

**Twinning 50<sup>th</sup>**  
**Anniversary**  
**Plouescat**

The Clerk updated members regarding arrangements to celebrate Braunton's 50<sup>th</sup> Anniversary with Plouescat, France.

RESOLVED:

- a. The Council to appoint M J Catering to provide a buffet on the evening of the 29 May in the Parish Hall, at a cost of £20 per head.
- b. The Council to appoint CommuniCorp to provide the Charters in French and English at a cost of £450. The Clerk and Chairman to agree proof by email prior to ordering.
- c. The Chairman for 2023/24 and her Consort to attend the Twinning Golden Dinner at Saunton Sands Golf Club on Friday 29 May to represent the Parish Council.

(NC)

339/2024/25

**To ratify**  
**decision taken**  
**under delegated**  
**powers from the**  
**12 February to**  
**11 March 2025**

RESOLVED: That the decisions taken under delegated powers from the 12 February to 11 March 2025 be ratified and adopted, attached as – **appendix three.**

(NC)

340/2024/25

**Request for**  
**Waiver of 6**  
**Month**  
**Councillor**  
**Attendance Rule**

Council considered a report by the Clerk, circulated prior to the meeting, regarding a request for Waiver of the six month Councillor Attendance Rule.

The Clerk advised that Section 85 (1) of the Local Government Act 1972 stated that: 'if a member of a local authority fails throughout a period of six consecutive months from the date of his last attendance to attend any meeting of the authority, he shall, unless the failure was due to some reason approved by the authority before the expiry of that period, cease to be a member of the authority'. She explained that Cllr Liz Spear had been unable to attend meetings recently and the purpose of this report was to seek approval from Council to approve her continuing absence, which might exceed six consecutive months, due to ill health.

She drew Member's attention to the following point



within the report:

- A formal request has been made for an extension to the six month rule by a further three months i.e. 12 August 2025 to be approved to enable Councillor Spear to remain in office until she is able to resume normal duties.
- The extension will give flexibility and will not prevent Councillor Liz Spear from returning and attending meetings at any time before the end of the further 3 month extension to the six month rule.

RESOLVED: That the Council to approve Councillor Liz Spear's non-attendance at meetings of the authority due to ill health be extended for a further three month period up to 12 August 2025 in accordance with Section 85(1) of the LGA 1972.

(NC)

341/2024/25

**Braunton Parish  
Council ICO  
Publication  
Scheme**

Members considered the Council's draft ICO Scheme, circulated prior to the meeting.

RESOLVED: That the Council adopts the ICO Scheme and it be reviewed annually.

(NC)

342/2024/25

**Utilities Renewal**

RESOLVED: That the Council renews its electricity tariff at the Braunton Work Hub with British Gas from the 1 November 2026 for a period of 30 months.

(NC)

The meeting closed at 8.00pm.

Signed by the Chair: .....  
(Cllr M Shapland)

Date: .....