

BRAUNTON PARISH COUNCIL



Minutes of the Braunton Parish Council meeting held on Tuesday 9 September 2025 at 7pm in the Parish Hall, Chaloners Road, Braunton.

	<u>Present</u>	Cllrs: M Shapland, R Shapland, R Byrom, E Spear, D Spear, G Bell. T Kirby, L Childs, A Bryant and E Blackmore. Officers: T Lovell, Parish Clerk & RFO 2 members of the public.
118/2025/26	<u>Apologies</u>	Apologies were received from Cllr M Cann and Cllr V Cann who were away. No apologies received from Cllr D Relph.
119/2025/26	<u>Items not on the agenda, which in the opinion of the Chairman should be brought to the attention of the Council</u>	There were none.
120/2025/26	<u>Declarations of Interest</u>	There were none.
121/2025/26	<u>Public Participation</u>	There were none.
122/2025/26	<u>Minutes</u>	RESOLVED: That the a. Minutes of the Council meeting held on 12 August 2025 be approved and signed as a correct record. (9.0.1abs) b. Minutes of the Finance and Administration Committee meeting held on the 14 August 2025 be ratified and adopted by Council (NC)
123/2025/26	<u>Action Sheet</u>	RESOLVED: That the action sheet be noted. (NC)

124/2025/26	<u>Police Representation</u>	a. There was no police representative present. b. Cllr L Childs read her report to members attached as – appendix one.
125/2025/26	<u>Report from Devon County Councillor</u>	County Cllr Graham Bell's report was circulated prior to the meeting. The County Cllr explained that he had been approached by the Dementia Association for North Devon as they are looking for somewhere to store their dementia bike. He had suggested they approach Barnstaple Railway Station and Fremington Quay. The County Council had now cut back the basal growth at the base of the Lime trees along the A361. The Lime trees are being assessed for further works which are hoped to be carried out by the end of October. Cllr E Spear requested if there was any update regarding the missing staggered sign at Corilhead and Corffe Green. The County Cllr would chase this matter up. Cllr L Childs had been approached by a concerned resident regarding pedestrians crossing at The Square traffic lights. Many motorists jump red lights at this crossing and put pedestrians in danger. It was suggested that perhaps cameras would discourage motorists from jumping red lights. It was also suggested that a yellow box would improve the safety at this junction. The pedestrian crossing on Exeter Road does not operate in conjunction with The Square traffic lights. If this was improved it may also help prevent motorists getting stuck in the middle of the junction. The County Cllr reported that BT had now started to raise the sunken drains on the A361 between Ashford and Braunton. Cllr R Byrom requested when the Caen Street gully drain would be repaired properly. The temporary repair to infill the hole with rubble is causing an obstruction in the drain and surface rain water is unable to drain away. If the drain is not properly repairs it will cause flooding in Caen Street during the autumn and winter months. Cllr R Shapland and Cllr M Shapland thanked the County Cllr for the drainage works carried out in Church Street.
126/2025/26	<u>Report from North Devon District Councillors</u>	The Chairman noted District Cllr Pru Maskell's apologies due to being unwell. District Cllr Graham Bell's report was circulated prior to the meeting. District Cllr Liz Spear reported that although only a month

had passed, there are major events that will impact on not only Braunton but the whole of North Devon. Firstly, the suggested merger plan for Petroc College and Exeter College - this is a hugely positive opportunity for the whole of North Devon community. particularly, for the coming younger generation. There will be a public consultation that is running until 30 September.

The Government's reorganisation of local government plan would abolish the three layers of local councils. It does not abolish Town and Parish Councils but It will mean that we would lose North Devon Council. Devon County Council will also disappear. For each new Council, the Government wishes to have at least a population of 300,000 – the likelihood for North Devon is that we would be “left out” and isolated – Tony Blair called it Rural Proofing. Like or loathe our District Council, it is relatively easy to contact.

The last change in the Local Government structures was that Devon County Council lost both Plymouth and Torbay. That was 1993 and the County came out very badly when the assets and liabilities were finally agreed upon and we in North Devon became part of the price!

Devon Councils currently owe a total of £1.9bn. This is the tip of an iceberg! Local Government has been slowly starved of adequate funding for many years without a fully guaranteed funding plan for any future changes – do we really believe that would happen anyway?

The District Council is currently concerned about the Government plans. Regardless of Party and what is said and being done, the debates have been around how we can protect the wellbeing of our communities. All over Devon there is no real agreement how the Government plans will be decided – there are only potential parameters. The suggestion at the moment from the District is technically possible, and of course there appears to be a fallback position – purely my view but I regret that the Torridge Leader has turned down the idea of a joint authority.

Petroc College also serves both North Devon and Torridge as well as others and the proposals for merger with Exeter will bring in skills and funding.

Cllr G Bell left the meeting at 7.44 pm.

127/2025/26

Planning

Cllr E Spear in her capacity as North Devon Councillor, stated that any opinions expressed during discussions on the following planning applications represent a preliminary view and that she will naturally reconsider the application fresh when presented all the facts at principal level.

(a) 80502

Proposed: Demolition of rear extensions and garage to north side of house and replacement with single storey extension and annex

Location: Avalon Colley Park Road Braunton Devon EX33 2AR

Applicant: Will Houston

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

RESOLVED: That the Council recommends approval. The proposed extension is well related to the scale, form and character of the settlement and would have no adverse impact on neighbouring amenity. It is compliant with Policy BE1 in the Braunton Neighbourhood Plan (BNP).

(NC)

The Council would like to have seen use of renewable energy as per Policy BE3 in the Braunton Neighbourhood Plan (BNP).

(NC)

(b) 80673

Proposed: Change of use of existing holiday let (former annexe) into residential use

Location: South Lobb House Braunton Devon EX33 1JF

Applicant: Mr & Mrs Pavitt

Moved by Cllr T Kirby, seconded by Cllr L Childs to recommend approval.

RESOLVED: That the Council recommends approval.

(NC)

The Council were keen to support more residential housing in the village.

(c) 80683

Proposed: Installation of solar panels on the ground

Location: Pounds Mead Hills View Braunton Devon EX33 2LA

Applicant: Paul Scarlett

Moved by Cllr T Kirby, seconded by Cllr E Spear to recommend approval.

RESOLVED: That the Council recommends approval the proposed ground mounted solar panels are supported by Policy BE3(vi) in the BNP.

(NC)

(d) 80687

Proposed: Change of use of an existing residential unit to a dental surgery & associated works

Location: The Flat 7 Caen Shopping Centre Caen Field Braunton Devon EX33 1EE

Applicant: Dr Karina Staniszewska

Moved by Cllr T Kirby, seconded by Cllr R Shapland to recommend approval.

RESOLVED: That the Council recommends approval.
(NC)

The Council were disappointed regarding the loss of residential housing but due to the need for dentistry felt that this would be acceptable under the circumstances. The Council hoped that this expansion would result in the dentist taking on NHS patients.

(e) 80681

Proposed: Application for permission in principle for the development of 9 dwellings for social/local connection rental purposes

Location: Broadlands Farm Saunton Road Braunton Devon EX33 1HG

Applicant: Valerie Cann

Moved by Cllr D Spear, seconded by Cllr R Byrom to recommend approval.

RESOLVED: That the Council recommends approval.

- The application being outside the development boundary meets the requirements of Policy H8 in the BNP as it is a Rural Exception Site.
- The application is also compliant with policies H2, H3 and H4 in the BNP.
- The Council would be keen to see the development align with the Future Homes Standard 2025 and Passivhaus design standards.

(NC)

(f) 80718

Proposed: Variation of condition 2 (approved plans) attached to planning permission 78141 (Erection of games room, sun terrace and area for jacuzzi) to allow amended design

Location: Ambridge House 15 Seven Acres Park Braunton Devon EX33 2PD

Applicant: Rocky Huxtable

RESOLVED: That the Council defers consideration of this application until its next meeting to allow comments to be received from the North Devon Council Heritage Officer and Sustainability Officer.

(NC)

(g) 80728

Proposed: Alteration and extension of a dwelling, including replacement raised terrace

Location: 25 Willoway Lane Braunton Devon EX33 1BS

Applicant: Mr Dayman

Moved by Cllr L Childs, seconded by Cllr R Shapland to

recommend approval.

RESOLVED: That the Council recommends approval.
The proposed extension is well related to the scale, form and character of the settlement and would have no adverse impact on neighbouring amenity. It is compliant with Policy BE1 in the BNP.

(NC)

128/2025/26

North Devon
Council
Planning
Decisions

80485

Description: Dormers to rear elevation, alterations to roof design, addition of porch and alterations to driveway entrance

Site Address: Old Bowling Green, Lower Park Road, Braunton, Devon, EX33 2JU

Applicant: Mr and Mrs Elliott

Decision: APPROVED

Decision Date: 18/08/2025

80540

Description: Single storey side extension

Site Address: 7 Goodgates Grove, Braunton, EX33 1DQ

Applicant: Mr and Mrs Morris

Decision: APPROVED

Decision Date: 28/08/2025

80554

Description: Demolition of barn and erection of two replacement dwellings and associated works (fallback to permission 77102)

Site Address: Beara Farm, Marwood, Barnstaple, EX31 4EH

Applicant: Roger and Jennifer Avery

Decision: APPROVED

Decision Date: 27/08/2025

80109

Description: Extension to car park

Site Address: Braunton Football Club, Lobb Sports Field, Saunton Road, Braunton, Devon, EX33 1HG

Applicant: Braunton Parish Council

Decision: APPROVED

Decision Date: 27/08/2025

80431

Description: Application for a lawful development certificate for the occupation of 1 Saunton Close and its dependant relative's annexe as a single residential unit since 2014

Site Address: 1 Saunton Close, Braunton, Devon, EX33 1HA

Applicant: Mel Caswell

Decision: APPROVED

Decision Date: 28/08/2025

129/2025/26

Finance

- a. RESOLVED: That the supplier payments on the schedule from 13 August – 9 September 2025 were

approved and drawn in the total sum of £7,257.

- b. RESOLVED: That the Council's August 2025 direct debits and standing orders for the sum of £11,207.96 be retrospectively approved.
- c. RESOLVED: That the PAYE, NI and pension contributions for September 2024 were approved and drawn in the total sum of £21,330.67.

(NC)

130/2025/26 **Representatives
on Outside
Bodies**

- RESOLVED: That
- a. the Clerk prior to the meeting circulated Cllr T Kirby's and Cllr D Spear's report regarding the North Devon Environmental Trust attached as – **appendix two**.
 - b. Cllr L Childs read her report to members regarding Friends of Braunton Library attached as – **appendix three**.

131/2025/26 **To ratify
decision taken
under delegated
powers 13
August – 9
September 2025**

RESOLVED: That the decisions taken under delegated powers from the 13 August to 9 September 2025 be ratified and adopted, attached as - **appendix four**.

(NC)

132/2025/26 **Direct Debit (DD)
and Standing
Order (SO)
Mandate**

The Council reviewed its DD and SO mandate circulated prior to the meeting.

The Clerk reported that Stradcom the Council's IT provider had moved the Council's account over to Tarka Trading Ltd.

RESOLVED: That Tarka Trading Ltd be added to the DD mandate replacing Stradcom.

(NC)

133/2025/26 **Bridleway 52
Bias Lane**

The Clerk reported that the temporary pothole repairs on Bridleway 52 had deteriorated over the summer. Devon County Council, the Highway Agency and landowner are responsible for maintaining the surface of bridleways. There appears to be no registered owner of Bias Lane and the County Council have confirmed that it has no intentions to repair the potholes as they can be navigated around safely and easily by walkers, cyclists and horse riders. The County would have no objections to the Parish Council resurfacing the affected areas of Bridleway 52, providing a similar surfacing was used.

RESOLVED: That the

- a. Council agrees to resurface the affected areas of Bridleway 52 to improve the safety of its users and access to Chaloners Road car park.
- b. Clerk and Chairman of Council be given delegated powers to agree quotes to resurface part of the lane.

(NC)

134/2025/26	<u>Braunton Pharmacy</u>	The Chairman reported that the North Devon MP Ian Roome was campaigning to improve the service at Jhoots pharmacies in North Devon, including the Braunton Pharmacy. The Chairman thanked Live Well in Braunton for arranging delivery of prescriptions to patients.
135/2025/26	<u>Allotments</u>	Members noted update from the Senior Council Officer regarding the Parish Council's allotment sites, circulated prior to the meeting attached as – appendix five .
136/2025/26	<u>Flowbird App</u> <u>Parish Council</u> <u>Car Park</u>	The Clerk reported that in January Flowbird was acquired by the EasyPark Group. In the past few weeks, the two companies have merged under the corporate umbrella Arrive, a global leader in parking, mobility and transport solutions. From October 2025 the Flowbird app will no longer be operational in the UK. One of the Arrive brands is RingGo but they are unable to offer the Parish Council its own account as the setup cost would not be financially beneficial, also lead-time to create a new account would be 8-10 weeks. Options going forward are to: • Create RingGo zones for the Parish Council's car parks under an existing RingGo account. • RingGo have a number of partners who may take on a side contract. • Cease App operations altogether North Devon Council (NDC) are considering providing zones for the Parish Council under its existing RingGo account. This would be subject to confirmation from their Legal dept. regarding NDC having access to the Parish Council's financial data. Members expressed their disappointment that this merger of corporate companies had resulted in the Parish Council being left without a car park payment app. In most situations when companies merge the affected clients are automatically transferred over to the new service provider. RESOLVED: That the a. Council agreed to set up zones for its two car parks under NDC's existing RingGo account. b. Council to express its disappointment that its account was not automatically transferred over to the RingGo platform following the merger of the two companies. (NC)

137/2025/26	<u>Parish Hall Bookings</u>	RESOLVED: That the Council grants Ask For Jake permission to hire the Parish Hall for an event on 11 October 2025 from 7.30on to 11pm with Licenced bar on the premises. (NC)
138/2024/25	<u>Exclusion of Press and Public</u>	RESOLVED that, in view of the confidential nature of the business to be transacted, the following matters be taken in the absence of press and public (Public (Admissions to Meetings) Act 1960) as the items contain exempt information as defined by the Local Government Act 1972 Sch. 12a Pt. (3).
139/2025/26	<u>Braunton Public Conveniences adj. Caen Street Car Park</u>	The Clerk reported that North Devon Council had agreed to the Council's amendment to remove covenant (d) which stated "There is an obligation on you to keep the toilets open as public conveniences for the benefit of the Tarka Trail". It was noted that this was not included in the original Heads of Terms agreed by both Council's in August 2023. The Clerk further reported that NDC had not provided a copy of the Cleaning Method Statement for the Caen Street public conveniences. This had been requested on numerous occasions and was causing delay with recruitment as the Council does not know what the job entails. RESOLVED: That the - Council agrees the terms of the lease - Chairman and Councillor Roger Byrom Chairman of Property Committee to execute the Lease as per Standing Order 29. (NC)

The meeting closed at 8.52pm.

Signed by the Chair:
(Cllr M Shapland)

Date: