

## **BRAUNTON PARISH COUNCIL**



### **Minutes of the Braunton Parish Council meeting held on Tuesday 10 September 2024 at 7pm in the Council Chamber, Chaloners Road, Braunton.**

	<b><u>Present</u></b>	Cllrs: M Shapland in the Chair, R Shapland, V Cann, E Blackmore, M Cann, L Childs, T Kirby and G Bell.
		Officers: T Lovell, Parish Clerk & RFO
	<b><u>In attendance</u></b>	County and District Cllr Pru Maskell
		2 members of public
114/2024/25	<b><u>Apologies</u></b>	Received from: Cllr Derrick Spear – personal reasons Cllr Liz Spar – personal reasons Cllr R Byrom – away Cllr David Relph – no reason given. Cllr A Bryant – prior engagement
115/2024/25	<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>	None received.
116/2024/25	<b><u>Declarations of Interest</u></b>	Cllr G Bell declared a Non Registrable Interest (NRI) in Minute Ref: 124/2024/25, as he is the Lead Member for Housing and Homelessness at North Devon Council.  Cllr V Cann declared a NRI in Minute Ref: 124/2024/25, as she is the a member and secretary of Braunton Community Land Trust (BLCT)  Cllr M Cann declared a NRI in Minute Ref: 124/2024/25, as he a member of the BCLT.
117/2024/25	<b><u>Public Participation</u></b>	A resident addressed the Council regarding the river Caen. The Environmental Agency would not permit the resident to go into the river to clear overgrown vegetation. The EA had recently visited the river Caen and removed vegetation obstructing their camera. The resident circulated amongst members

		a photograph of the river two years ago showing large areas of overgrown vegetation.
118/2024/25	<b><u>Request for Dispensation</u></b>	None received.
119/2024/25	<b><u>Minutes</u></b>	<p>a. RESOLVED: That the Minutes of the Council Meeting held on the 13 August 2024 be approved and signed as a correct record. (NC)</p> <p>b. RESOLVED: That the Minutes of the Council Meeting held on 27 August 2024 be approved and signed as a correct record, subject to the completion of Minute Ref: 095/20204/25 thanking the Clerk for her detailed and comprehensive response on behalf of the Parish Council for planning application 77576. (NC)</p>
120/2024/25	<b><u>Action Sheet</u></b>	RESOLVED: That the action sheet be noted. (NC)
121/2024/25	<b><u>Police Representation</u></b>	There were no police reports received.
122/2024/25	<b><u>Report from Devon County Cllr</u></b>	The County Cllr's report was circulated prior to the meeting attached as – <b>appendix one</b> .
123/2024/25	<b><u>Report from North Devon District Councillors</u></b>	<p>North Devon Cllr Graham Bell's reported.</p> <p>North Devon Cllr Pru Maskell's report was circulated prior to the meeting attached as – <b>appendix one</b>.</p> <p>North Devon Cllrs Liz Spear and Simon Maddocks had sent their apologies.</p>
124/2024/25	<b><u>Braunton Community Land Trust (BCLT) Planning Application Permission in Principle</u></b>	<p>The Council considered the BCLT's request for the Parish Council to put in their planning application for permission in principle on a rural exception site in Braunton. As this would help them to meet the costs of the planning application, as parish councils are entitled to a 50% discount on planning fees.</p> <p>Councillors had previously raised concerns that this might preclude the Parish Council and district councillors on the Planning Committee from considering the application. The Monitoring Officer had confirmed that the Parish Council would not be precluded from commenting on a planning application which it itself had submitted. Ultimately, the Parish Council is not making the planning decision and provided its comments are restricted to the planning merits then there would be no issue in the Parish Council commenting should it take this course of action. A district councillor that is on Planning Committee would have an "Other</p>

Registrable Interest” they would need to declare that interest and take no part in the decision.

To prevent precluding district councillors from the decision making members felt that an alternative option would be to provide a grant to the BCLT towards their planning fees.

The Clerk confirmed that the Council had £550 grant funding available this year. This would leave the BCLT with a short fall as they require £750 but the BCLT confirmed that it did not wish to preclude any councillors from the planning process.

RESOLVED: That the Council would not submit the planning application for permission in principle on behalf of the BCLT but it would provide a grant £550 to the BCLT towards their planning fees. This to be brought to the next Council meeting for formal approval.

(NC)

125/2024/25

**Planning**

*Cllr G Bell in his capacity as a North Devon Councillor, stated that any opinions expressed during discussions on the following planning application represent a preliminary view and that he will naturally reconsider the application fresh when presented all the facts at principal level.*

(a) 78997

Proposed: Outline application for the erection of new residential dwelling with landscaping reserved  
Location: Wildae Restorations Knowle Industrial Estate Knowle Braunton Devon EX33 2NA  
Applicant: Wildae Restorations Ltd

Members considered the need for 3 bedroom properties as evidenced in the Braunton Housing Needs Assessment. The Council expressed concerns regarding the site being within a Flood Zone 3 it was disappointed that the Environment Agency had not yet had an opportunity to comment on the proposal.

Moved by Cllr R Shapland, seconded by Cllr M Cann to recommend approval subject to the following conditions:

RESOLVED: That the Council recommends approval subject to Policy H1 in the Braunton Neighbourhood Plan being applied to secure principal residence via a legal Section 106 Agreement.

(7.0.1abs)

(b) 79109

Proposed: Extension and alterations to dwelling  
Location: 16 The Fairway Braunton Devon EX33

1DZ  
Applicant: Mr Andy Fletcher

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

RESOLVED: That the Council recommend approval.  
(NC)

126/2024/25

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

78731  
Description: Creation of a window opening on front elevation  
Site Address: Apple Blossom Cottage 2 Silver Street Braunton Devon EXD33 2EN  
Applicant: Joanne Steunenber  
Decision: APPROVED  
Decision Date: 22/08/2024

78716  
Description: Application for a non-material amendment to planning permission 72778 (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  
Site Address: Land Adjacent 86 Velator Bridge Braunton Devon EX33 2BG  
Applicant: Velator Way Ltd  
Decision: APPROVED  
Decision Date: 23/08/2024

78978  
Description: Application for a lawful development certificate for existing used as a Class C3 dwelling house in breach of agricultural occupancy condition for in excess of 10 years  
Site Address: Branch Farm Marwood Barnstaple Devon EX31 4EJ  
Applicant: Mrs Jane Brend  
Decision: APPROVED  
Decision Date: 28/08/2024

78795  
Description: Part retrospective application for the conversion of redundant barns with ancillary accommodation  
Site Address: Higher Winsham Barns Higher Winsham Winsham Devon  
Applicant: Mr Tom Reynolds  
Decision: APPROVED  
Decision Date: 30/08/2024

127/2024/25

**Finance Matters**

(a) RESOLVED: That the supplier payments on the schedule from 28 August to 10 September 2024 were approved and drawn in the total sum of £1,355.37.

- (b) RESOLVED: That the Council's August 2024 direct debits and standing orders for the sum of £6,930.38 be retrospectively approved.
- (c) RESOLVED: That the PAYE, NI and pension contributions for September 2024 were approved and drawn in the total sum of £18,664.02.

(NC)

128/2024/25

**Representatives  
on Outside  
Bodies**

RESOLVED: That

Cllr T Kirby's report on the Braunton Volunteers be deferred until the next meeting as the Committee will meet later this month.

Members considered and noted Cllr L Childs' report as the Council's representative on Friends of Braunton Library attached as – **appendix two**.

The Council writes to Sarah Bushell thanking her for her 16 years' service to the Braunton library and wider community and wish her well in her new role.

(NC)

129/2024/25

**Pavilion  
Sewerage Drain  
Repair**

The Clerk reported that the sewerage drains at the The Pavilion had become blocked during events on the Recreational Ground this year. Following the first incident in May the Council called out Hi-Tec Drains and were charged £110 to unblock the drains. It was thought the matter had been resolved but the drains blocked again when the Fun Fair visited in July. The Fun Fair paid for their own contractor to unblock the drains.

South West Water attended and put a camera down the drains and found the bottom half of the sewerage drain servicing the WCs had broken up and was causing the blockage. The Council obtained a quote from Hi-Tec Drains for £569 to re-sleeve the drain which can be done without digging up the surface above.

RESOLVED: That the Council agrees the cost of £569 to re-sleeve the Pavilion sewerage drain and the work be booked prior to the next event on the 28 September, if possible.

(NC)

130/2024/25

**Parish Council  
Car Park  
Signage**

- a. Cllr R Shapland brought to members attention the fact there was no signage in the Chaloners Car Park directing people to the Council's other larger car park in Caen Street. He explained that on many occasions he had witnessed people leaving the Chaloners Road Car Park as there were no spaces available and heading out of the village due to inadequate signage. He proposed that the Council authorise the Clerk to provide adequate

signage signposting customers to the Caen Street Car Park.

RESOLVED: That the Clerk be authorised to appoint a contractor to install signage as suggested by Cllr R Shapland.

(NC)

- b. The Chairman reminded members that the County Council had agreed to improve the directional signage in the village to the Parish owned car parks. This was promised 18 months ago and still no improvements have been carried out. This would improve congestions in Braunton as visitors unfamiliar with the area would find parking more easily.

RESOLVED: That the Clerk be instructed to chase this matter up with the County Council.

(NC)

131/2024/25

**Hire Policy for  
Outside Spaces**

The Council considered its Hire Policy for Outside Spaces which had been circulated prior to the meeting.

RESOLVED: That the following amendments be made to Policy:

- (a) Clause 1 – ‘
- Event Notification Form’ be changed to ‘Event Application Form’.
  - ‘gone’ changed to ‘remove’
  - ‘Stalls’ simplify the wording.
  - ‘Advertisements’ include ‘North Devon Council’
  - ‘Machinery’ to include ‘and provide details of what precautions will be taken to protect the public.
  - ‘Collecting Donations’ include ‘North Devon Council’
  - ‘Raffles’ include ‘North Devon Council’
- (b) Clause 2 –
- Opening paragraph tidy up the text to make sense.
  - ‘Items’ include ‘about:’
  - ‘Bouncy Castle’ include ‘Provide copies of Health and Safety Certificates, risk assessment and insurance.’
  - ‘Fireworks’ remove.
  - ‘Fires’ remove.
- (c) Clause 3 –
- Opening paragraph remove ‘such as a premises licence’ include ‘You will need to apply for a Temporary Event Notice from North Devon Council’.
- (d) Clause 5
- Opening paragraph include ‘You will need to provide a copy of your Waste Licence.’

- (e) Clause 7 –
  - 'Commercial Events' will be charged at the rate of £200 per operating day. This includes the use of public conveniences on site.
  - A rate of £10 per hour will be charged for commercial events for up to 4 hours. This will not include the use of public conveniences on site.
  - Remove 'The Council also reserves the right to charge commercial events an additional levy which would be a percentage of profits made when using Council owned land'.
  - 'Not for profit and charity events' the refundable deposit be increased to £50.
  - Remove 'Failure to provide evidence that funds have been paid to a local charity may result in a commercial charge being applied'.
- (f) Clause 8 –
  - Opening paragraph change 'could' to 'will'.
- (g) Clause 9 –
  - include 'A Safeguarding Policy must be provided by the organiser for all events held on Parish Council land.'
- (h) Clause 10 –
  - 1.8 change 'user' to 'organiser'.

(NC)

132/2024/25

**Hire of  
Recreation  
Ground**

RESOLVED: That Phenix Circuits be granted permission hire the Recreational Ground on Tuesdays and Thursdays from 6pm to 7pm to provide outdoor fitness classes.

(NC)

The meeting closed at 8.55pm.

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

Date: .....