

BRAUNTON PARISH COUNCIL



Minutes of the Braunton Parish Council meeting held on Tuesday 11 June 2024 at 7pm in the Parish Hall, Chaloners Road, Braunton.

	<u>Present</u>	Cllrs: M Shapland in the Chair, E Spear, D Spear, R Shapland, V Cann, E Blackmore, M Cann, R Byrom, L Childs, A Bryant, T Kirby and G Bell (part).
	<u>In attendance</u>	Officers: T Lovell, Parish Clerk & RFO 4 members of public
036/2024/25	<u>Apologies</u>	Received from Cllr D Relph who was away.
037/2024/25	<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.
038/2024/25	<u>Declarations of Interest</u>	Cllr M Shapland declared a Non Registrable Interest (NRI) in Minute Ref: 059/2024/25, as she is a member of the Parochial Church Council. Cllr T Kirby declared a NRI in Minute Ref: 059/2024/25, as he is a member of the Parochial Church Council. Cllr R Shapland declared a NRI in Minute Ref: 059/2024/25, as he is a member of the Parochial Church Council.
039/2024/25	<u>Public Participation</u>	A resident addressed the Council regarding the Xlinks Morocco-UK pre-application consultation. The Save our Sands group have made representation opposing the White Cross Offshore Wind Farm (OWF) planning application for their proposed onshore cable corridor. The proposed cable corridor would be within an area that has existing protections including Site of Special Scientific Interest, Area of Outstanding Natural Beauty, Special Area of Conservation and World Surf Reserve. The proposed White Cross OWF is a test and demonstration site the environmental impact

that the onshore cabling route will cause to our protected natural environment far outweighs the projects benefits and contribution to renewable energy. Why should our important local ecology be harmed for such a small scale renewable project that will only benefit the commercial investors. It would set a dangerous precedent to expand the Yelland Power Station. There is already capacity at South Wales why are the developers for Xlinks and White Cross keen to use the capacity at Yelland Power Station and Alverdiscott. Will this set a precedent for all future cables to come through Braunton/Saunton? I would like to request that the Council objects to the Xlinks Morocco-UK project joining the grid at Alverdiscott.

A resident addressed the Council regarding planning application 77480 which currently is at appeal. The resident understood the reasons for and against the application but felt that no consideration had been given to the impact that construction traffic would have on the area. The development is located along a single track road and the volume of earth that would need to be removed from site would result in a large number of HGVs accessing the site. The access roads to the development including Hazel Avenue and Silvan Drive are not suitable for large HGV movements which will have a negative impact on all who live there. There is no parking on site and no on street or off street parking in the vicinity, where are the tradespersons going to park? There are safety concerns regarding pedestrians as there are no pavements along the access road to the development and the increased number of HGV movements will put pedestrians in danger. The proposed development is large scale being 3 story and would dwarf adjacent properties. The balcony would look directly into neighbouring bedroom windows and invade privacy.

040/2024/25	<u>Request for Dispensation</u>	None received.	
041/2024/25	<u>Minutes</u>	<p>a. RESOLVED: That the Minutes of the Annual Council Meeting held on the 14 May 2024 be approved and signed as a correct record. (NC)</p> <p>b. RESOLVED: That the Minutes of the Parks and Gardens Committee held on 5 June 2024 be ratified and adopted by Council. (NC)</p>	
042/2024/25	<u>Action Sheet</u>	RESOLVED: That the action sheet be noted.	(NC)
043/2024/25	<u>Police Representation</u>	There was no police report.	

044/2024/25	<u>Report from Devon County Cllr</u>	The County Cllr was not present and had not provided a written report.
045/2024/25	<u>Report from North Devon District Councillors</u>	<p>North Devon Cllr Liz Spear's report was circulated prior to the meeting attached as – appendix one.</p> <p>North Devon Cllr Simon Maddocks had sent his apologies, his report was circulated to members prior to the meeting. District Cllr Simon Maddocks had been contacted by some residents who live close to the Braunton Cricket Club regarding the alarm going off late at night and not being dealt with. He understands that there is a new alarm being installed. Residents also expressed concern regarding bottles being dealt with late at night causing a noise disturbance. People have also been sleeping in their cars in the Club's car park. These issues are creating regular nights of disturbance and nearby residents would welcome any suggestions or help with this. It was noted that noise disturbance would be dealt with by North Devon Council Environmental Health but hopefully the residents and Club can reach an amicable solution prior to escalating the issue to NDC.</p> <p>North Devon Cllr Graham Bell explained that he had been dealing with a lot case work with the Lead Officer for Housing but this was currently on hold due to Purdah.</p>
046/2024/25	<u>Planning</u>	<p><i>Cllrs E Spear and Cllr G Bell in their capacity as a North Devon Councillor, stated that any opinions expressed during discussions on the following planning application represent a preliminary view and that they will naturally reconsider the application fresh when presented all the facts at principal level.</i></p> <p>(a) 78744 Proposed: Variation of condition 2 (Approved Plans) attached to planning permission 76006 (Erection of 2 dwellings) to allow new plans and design to be approved Location: Land to the rear of Steyning Lower Park Road Braunton Devon EX33 2LH Applicant: Arcadian Property Holdings Ltd</p> <p>Moved by Cllr V Cann, seconded by Cllr T Kirby to recommend approval.</p> <p>Members considered the variation to lower the ground level of the dwellings to be an improvement and less imposing on neighbouring properties complying with Policy BE1 in the Braunton Neighbourhood Plan.</p>

The retention of a mature tree on the existing site was also welcome and complies with Policy NE4 (iii) in the Neighbourhood Plan.

Members were concerned regarding the variation to increase the number of bedrooms from 3 to 4 as there is a greater need for 3 bedroom dwellings supported by the Braunton Housing Needs Assessment. 3 bedroom dwellings would also be more in keeping with Policy H2 in the Braunton Neighbourhood Plan.

RESOLVED: That overall, the Council felt that the variations were an improvement and recommended approval.

(11.1.0abs)

(b) 77480
APP/X1118/W/24/3341331
Proposed: Erection of single dwelling.
Location: Wedgehill Ash Road Braunton Devon
EX33 2EF
Applicant: Mr Ray Hanson

Proposed by the Chairman and unanimously agreed to suspend Standing Orders to allow a member of the public to speak.

(NC)

A member of the public expressed his concerns that if this appeal is granted the development would overlook neighbouring properties bedroom windows and invade their privacy. As far as he was aware no officers from the Local Planning Authority had visited the site.

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

RESOLVED: That the Council objects on the grounds, as follows:

- There appears to be no measures to mitigate the proposed removal of a section of established mature hedgerow and bank to create a visibility splay. In accordance with policies NE3 and NE4 in the Braunton Neighbourhood Plan the developer should demonstrate a minimum 10% biodiversity net gain to compensate for the loss of existing habitat.
- The site is within the 4km bat sustenance zone removal of the established hedgerow and light pollution from the proposed development would be harmful to this protected species, and contrary to Policy NE2 in the Braunton Neighbourhood Plan.

- The proposed development accessing Boode Road would likely result in a significant conflict between cars and pedestrians by construction traffic and during the lifetime of the development and given the design and character of the Road would be detrimental to highway safety and amenity for existing residents.
- Concerns regarding the proposed development and positioning of balcony overlooking neighbouring property causing a loss of privacy.
- Roads nearby to the proposed site are prone to surface water flooding during heavy rainfall. Concerns that this proposed development and removal of mature established hedgerow will increase the risk of surfacing water flooding to neighbouring properties.

The Council wishes to emphasis its concerns regarding the disruption that the construction traffic will cause to the local amenity of the area as the existing road network, including the approach roads, are not suitable for HGV access. There are no pedestrian pavements and no nearby off road parking for tradespersons to use. There appears to have been no consideration by the applicant of Policy H9(iii) in the Braunton Neighbourhood Plan.

The development is not well related to scale, form and character of the settlement/built up area and its setting. The three story development which will be elevated due to it positioning on top of a hill will dwarf neighbouring properties and would not be in keeping with the character of the area. The appeal compares the density and scale to dwellings located in a housing estate which sits much lower than the proposed development site. The development is not compliant with policies BE1 and H9 in the Braunton Neighbourhood Plan.

The Braunton Neighbourhood Plan had attained the same legal status as the local plan when it was successfully approved at referendum on the 7 September 2023. Therefore, all relevant policies should have been fully considered by the applicant. There was no consideration given to Policy H1 in the Neighbourhood Plan for principal residency. Also, Policy H9 (iv) and (v) were not considered, 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'.

The Parish Council would kindly request that the Planning Inspector visits the site as some of the photographs provided by the applicant's consultant are misleading and do not relate to the road where

the development will take place.

Members expressed their concern that if this development is approved it will set a precedent for further development in the area which would be detrimental to the local area and amenity of neighbouring residents.

(NC)

RESOLVED: That the Council reinstates Standing Orders.

(NC)

047/2024/25

**North Devon
Council
Planning
Decisions**

78441

Description: Demolition of store & erection of two st extension (amended plans)

Site Address: 22 Homer Crescent Braunton Devon E 1DT

Applicant: Mr Christian Charles

Decision: APPROVED

Decision Date: 21/05/2024

048/2024/25

**Xlinks Morocco-
UK Power
Project
Development
Consent Order**

Xlinks Morocco-UK Power Project Development Consent Order (the "Order") Statutory pre-application consultation: Thursday 16 May 2024 until 11.59pm on Thursday 27 June 2024 –

Section 42 Planning Act (as amended) (the "Act"):

Duty to consult on a proposed application

Notification under Regulation 13 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 ("APFP Regulations").

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 ("EIA Regulations").

Members expressed their concern that there appears to be no joined up strategic approach with Xlinks and White Cross. It is not appropriate to have two onshore cable routes planned within the same area covered by a Joint North Devon and Torridge Local Plan, the Council

RESOLVED to comment that if these off shore windfarms in the Celtic Sea go ahead Braunton Parish Council would request that the Xlinks and White Cross work together to bring the onshore cabling for both projects onshore at Cornborough. It would be unreasonable to impact more communities than necessary due to the lack of a joined up approach.

(NC)

049/2024/25

Finance Matters

(a) RESOLVED: That the supplier payments on the schedule from 15 May to 11 June 2024 were approved and drawn in the total sum of £88,585.90.

(NC)

(b) RESOLVED: That the Council's May 2024 direct debits and standing orders for the sum of £11,168.48 be retrospectively approved.

		(c) RESOLVED: That the PAYE, NI and pension contributions for April 2024 were approved and drawn in the total sum of £18,389.96. (NC)
050/2024/25	<u>Representatives on Outside Bodies</u>	<p>a. Members approved the rota for representatives on outside bodies to report to Council attached as – appendix two.</p> <p>b. Members considered Cllr L Childs report as the Council’s representative on the Police and Crime Commissioners (PCC) Councillors Advocates Scheme attached as – appendix three.</p> <p>Cllr R Shapland also the Council’s representative on the PCC Councillors Advocate Scheme was unable to attend the latest meeting and thanked Cllr L Childs for providing a comprehensive report.</p> <p>(NC)</p>
051/2024/25	<u>To ratify decision taken under delegated powers from the 15 May to 11 June 2024</u>	<p>RESOLVED: That the decisions taken under delegated powers from the 15 May to 11 June 2024 be ratified and adopted, attached as – appendix four.</p> <p>(8.0.4abs)</p>
052/2024/25	<u>Public Engagement regarding enhancements to bus-rail integration at Barnstaple Railway Station</u>	<p>Members noted the public engagement regarding proposals to improve bus-rail integration at Barnstaple Railway Station.</p>
053/2024/25	<u>Braunton Bowling Club</u>	<p>Members considered the Braunton Bowling Club’s request to install signage on the footpath warning pedestrians of vehicles accessing the Bowling Club’s car park.</p> <p>RESOLVED: That the Council to enter into discussions with the Bowling Club regarding the location of suitable signage this to be done as part of their Lease review.</p> <p>(NC)</p> <p>Cllr G Bell left the meeting.</p>
054/2024/25	<u>Mowstead Play Park Replacement Fence</u>	<p>The Council considered the Clerk’s report regarding cost to replace Parish owned fences. It was noted that the fence at Mowstead needs a lot of work. The front (top of Mowstead Park) fence has rotten/broken pales but serviceable posts and rails. The rear (bottom) fence has rotten/broken posts and rails but some useable pales which could be moved to the</p>

top fence and keep it going for a few more years.

The field access gate and posts need addressing soon, both hanging and hasping posts are rotten and snapped at ground level, one post has been strapped to the neighbour's wall. Access with machinery and children climbing the fence would be a high risk.

RESOLVED: That

- a. the Council replaces the Mowstead Play Park bottom fence, field gate and pedestrian access gate this year.
- b. the expenditure be £1,800 from Open Spaces Improvements and £1,000 from Improvements to Play Parks.
- c. any reusable pales from the bottom fence are kept to replace rotten pales on the top fence.
- d. the Council budgets in 2025/26 to replace the remaining fences.

(NC)

055/2024/25

**Councillor
Community
Drop-in
Surgeries**

The Chairman Cllr M Shapland thanked members who attended the drop-in councillor community surgery on the 1 June, and for circulated their reports prior to the meeting. Some issues raised at the surgery included footpath on the A361 being Hares fenced off due to the adjacent development, the White Cross Offshore Wind Farm and a request for more disability parking bays in the Chaloners Road Car Park. The Clerk would report all issues to the relevant authorities for action.

056/2024/25

**Parish Owned
Car Parks**

The Chairman Cllr M Shapland explained that there are regulations regarding the legal length of vehicles permitted to park in car parks. West Devon Borough Council are implementing measures to deal with oversized vehicles in their car parks. She proposed that the Council considers closing off its parking bays to prevent overhanging on the grass verges.

057/2024/25

**Braunton Air
Quality
Management
Plan (AQMA)**

The Chairman Cllr M Shapland made the following statement. Members may have seen the press and other coverage concerning the Braunton AQMA. The Council has not received any notification about the Braunton AQMA being revoked nor has the Technical Working Group which the Clerk is a member of and hasn't meet for 18 months. The Council will therefore not be discussing this until such time as it receives official notification from North Devon Council.

058/2024/25

**North Devon
Christmas
Market**

RESOLVED: That this item be deferred until the organiser has provided a breakdown of the charities that benefitted from last year's Market. The Clerk to also calculate the hire fee for this year's Market.

(NC)

059/2024/25

Hire of Village Green

RESOLVED: That the Council grants permission for St. Brannocks Church to use the Village Green on the following dates to sell ducks for their annual duck race held on the August Bank Holiday Monday.

- Thurs August 1st
- Friday August 2nd
- Thursday August 8th
- Friday August 9th
- Thursday August 15th
- Friday August 16th
- Saturday August 17th
- Thursday August 22nd
- Friday August 23rd
- Saturday August 24th

(NC)

The meeting closed at 9.15pm.

Signed by the Chair:
(Cllr M Shapland)

Date: