

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: , as she is a member of the Parochial Church Council. Cllr T Kirby declared an NRI in Minute Ref: , as he is a member of the Parochial Church Council. Cllr R Shapland declared an NRI in Minute Ref: , as he is a member of the Parochial Church Council.
039/2024/25	<u>Public Participation</u>	Helen Cooper Chris Andrews
040/2024/25	<u>Request for Dispensation</u>	None received.
041/2024/25	<u>Minutes</u>	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) b. RESOLVED: That the Minutes of the Parks and Gardens Committee held on 5 June 2024 be

ratified and adopted by Council.

(NC)

042/2024/25 **Action Sheet** RESOLVED: That the action sheet be noted.

(NC)

043/2024/25 **Police Representation** There was no police report.

044/2024/25 **Report from Devon County Cllr** The County Cllr was not present and had not provided a written report.

045/2024/25 **Report from North Devon District Councillors** North Devon Cllr Liz Spear's report was circulated prior to the meeting attached as – **appendix one.**
North Devon Cllr Simon Maddocks had sent his apologies his report was circulated to members prior to the meeting attached as – **appendix two.**

046/2024/25 **Planning** *Cllrs E Spear in her capacity as a North Devon Councillor, stated that any opinions expressed during discussions on the following planning application represent a preliminary view and that she will naturally reconsider the application fresh when presented all the facts at principal level.*

(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

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

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.

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 dwelling would also be more in keeping with Policy H2 in the Braunton Neighbourhood.

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.

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 emphasize 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 storey development which will be elevated due to its 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 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	<u>North Devon Council Planning Decisions</u>	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	<u>Xlinks Morocco-UK Power Project Development Consent Order.</u>	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 then necessary due to the lack of a joined approach.
049/2024/25	<u>Finance Matters</u>	(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. (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.
050/2024/25	<u>Representatives</u>	a. Members considered Cllr V Cann’s report as the

(NC)

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on Outside Bodies

Council's representative on the Mens Shed attached as – **appendix three.**

- b. Members considered Cllr M Shapland's report as the Council's representative on the Braunton Twinning Organisation attached as – **appendix four.**

(NC)

051/2024/25 **To ratify decision taken under delegated powers from the 15 May to 11 June 2024**

RESOLVED: That the decisions taken under delegated powers from the 15 May to 11 June 2024 be ratified and adopted, attached as – **appendix three.**

052/2024/25 **Public Engagement regarding enhancements to bus-rail integration at Barnstaple Railway Station**

053/2024/25 **Braunton Bowling Club**
054/2024/25 **Mowstead Play Park Replacement Fence**
055/2024/25 **Councillor Community Drop-in Surgeries**

056/2024/25 **Parish Owned Car Parks**
057/2024/25 **Braunton's Air Quality Management Plan**

058/2024/25 **North Devon Christmas Market**

059/2024/25 **Hire of Village Green**

The meeting closed at 9.15pm.

Signed by the Chair:
(Cllr M Shapland)

Date: