

BRAUNTON PARISH COUNCIL



Minutes of the Braunton Parish Council meeting held on Tuesday 13 February 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, T Kirby, V Cann, E Blackmore and M Cann, R Byrom, L Childs, G Bell and A Bryant.
	<u>In attendance</u>	Officers: T Lovell, Parish Clerk & RFO Cllr Pru Maskell – Devon County Councillor & North Devon Councillor
229/2023/24	<u>Apologies</u>	None received.
230/2023/24	<u>Items not on the agenda, which in the opinion of the Chairman should be brought to the attention of the Council</u>	The Chairman thanked everyone for their support at last night's Community Drop-in Surgery. Seven members of the public attended. It was suggested that the next one could be held on a Saturday morning.
231/2023/24	<u>Declarations of Interest</u>	Cllr G Bell declared a Non-registrable interest (NRI) in Minute Ref: 240/2023/24 (e – 78201), as he lives in close proximity to the proposed development. Cllr G Bell declared a Disclosable Pecuniary interest (DPI) in Minute Ref: 240/2023/24 (f – 78251), as the applicant is a colleague and friend. Cllr T Kirby declared a Non-registrable interest (NRI) in Minute Ref: 240/2023/24 (e – 78201), as he lives in close proximity to the proposed development.
232/2023/24	<u>Public Participation</u>	None received.
233/2023/24	<u>Request for Dispensation</u>	There were none.
234/2023/24	<u>Minutes</u>	RESOLVED: That the a. Minutes of the Council meeting held on 9 January 2024 be approved and signed as a correct record

subject to Minute Ref: 209/2023/24 – Public Participation being recorded as continued later in the meeting.

- b. Minutes of the Finance and Administration Committee meeting held on 17 January 2024 be ratified and adopted by the Council.
- c. Minutes of the Property Committee meeting held on the 7 February 2024 be ratified and adopted by the Council.
- d. Minutes of the Parks and Gardens Committee meeting held on 8 February 2024 be ratified and adopted by Council.

(NC)

235/2023/24

Action Sheet

Cllr R Byrom updated members regarding progress with the Mens Shed project. The steel for the ramp had been delayed it is hoped that it will arrive in the next couple of weeks. As soon as the ramp is installed the men will be able to access the railway carriage. The second railway carriage will be installed following the installation of the access ramp. The Mens Shed have been successful in securing a £15,000 grant from Fullabrook and the Vivian Moon Foundation had also given some money.

Cllr A Bryant had been approached by John Grimshaw who had offered to work with the County Council to complete the extension of the Tarka Trail from Knowle to Willingcott. DCC need £3m to complete the works from Buttercombe to the Fox Hunters which they don't have. John Grimshaw had approached DCC offering to do it for a fraction of that price under Active Travel England but the County Council had declined his offer.

The County Cllr understood from County officers that the reason they had declined his offer is because the Tarka Trail is a multi-user trail and the works have to be completed to a specific standard. There are six phases to the proposed works a map showing the different phases had previously been circulated amongst members.

RESOLVED: That the action sheet be noted.

(NC)

236/2023/24

Police Representation

The Chairman read to members a response received from the police regarding what 'violence less serious' means on their reports. Violence less serious would mean where there has been an assault where the victim wasn't injured or only suffered a minor injury. For instance, a domestic where one party has pushed another or a couple of drunks having a minor scuffle in a pub.

She went on to explain that the police had advised that they could not compare last year's figures, as they don't produce the newsletters, they are completed elsewhere. The local policing team suggested that members compare this year's figures to last year's newsletter for that month. They warned that comparing figures isn't always a good indicator of things being better than last year or worse. There could be a number of criminal damages caused by one person last January and not this year or a spate of burglaries this month and not the same time last year. Crime figures go up and down and can be swayed by one person.

The Council requested what 'Other notifiable crimes' would relate to as there were six reports in January.

Member requested the police to provide an update regarding them being placed under special measures in October last year.

The Clerk be requested to invite a police representative to attend the Annual Parish Meeting on the 10 April 2024.

RESOLVED: That the police newsletter be noted.
(NC)

237/2023/24

**Report from
Devon County
Cllr**

The County Cllr Pru Maskell's report was circulated prior to the meeting attached as – **appendix one**.

The County Cllr reported that she had contacted the County Neighbourhood Highway Officer regarding the inconsiderate parking along Exeter Road. It maybe possible to install planters to prevent parking on the grass verges. Alternatively, the County could consider introducing on-street parking but this would mean removing the cycleway. The County Council will consult with the residents in Exeter Road.

Cllr G Bell requested if there had been any progress with the 20mph scheme on Wrafton Road outside the Academy and South Mead School. The County Cllr reported that the schools did not have sufficient staffing levels to be able to manage the scheme so it had not been implemented. She explained that the County are allowing towns and parishes to do their own 20mph schemes but they have to cover the cost of signage. This to be added to the action sheet.

238/2023/24

**Report from
North Devon
District
Councillors**

North Devon Cllr Liz Spear's report was circulated prior to the meeting attached as – **appendix two**.

Cllr Liz Spear further reported that North Devon Council had set its budget with a 2.99% increase and no cuts to services.

239/2023/24

**Braunton
Community
Land Trust
(CLT)**

North Devon Cllr Pru Maskell's report was circulated prior to the meeting attached as – **appendix three.**

North Devon Cllr Graham Bell gave a verbal report. He had been working on housing issues but nothing that covered Braunton. The Devolution Deal currently being consulted on will have an impact on housing in the area.

The Chairman welcomed Mark Cann and Val Cann to update members on progress with the Braunton CLT.

- Braunton CLT was formed in early 2021 as a response to the growing housing crisis in Braunton
- Braunton has over 100 people on the Council's housing register and a local housing market dominated by 2nd homes and holiday lets
- Several other local communities have set up their own CLTs – Georgeham, Morteohoe, Ilfracombe and West Down – to provide affordable rented accommodation for local people
- Braunton CLT was formally incorporated in September 2021

The Braunton CLT have been working with Middlemarch since it began. In 2021 there were 116 in need of housing in Braunton this has now dropped to 80. This isn't because the need has been met it is more likely that people have had to move out of Braunton to find housing elsewhere.

Key issues that have prevented the Braunton CLT from developing an exception site are:

- No public (Parish/District/County) land available unlike other Parishes
- Topographical restrictions in Braunton –especially to the East and North
- The Great Field and its sensitive setting limits westward opportunities
- Some Private landowners not prepared to offer land for sale
- Flood Zone limitations
- Land costs

The Braunton CLT have explored developing nine potential sites including land adjacent Tesco, land off of Saunton Road, Stoney Bridge in Knowle and land to the north of Wrafton Road. For various reasons, as stated above, the Braunton CLT have been unable to develop these sites.

The Braunton CLT continue to engage with landowners and the local planners to find a suitable site. Many of the other CLTs have already benefited

from the funding available and there are concerns that there may be limited funding for CLTs in the future.

240/2023/24 **Planning**

Cllrs E Spear and G Bell in their capacity as North Devon Councillors, 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.

(a) 78155

Proposed: Notification of works to trees in a conservation area to remove Conifer hedge & replant area with a native species
Location: 29 Church Street Braunton Devon EX33 2EL
Applicant: Claire Appleby

For information only.

(b) 78217

Proposed: Erection of dwelling house & alterations to access Plot 2
Location: Land at The Stables Saunton Road Braunton Devon EX33 1HG
Applicant: Pete Caswell

Move by Cllr T Kirby, seconded by Cllr G Bell.

RESOLVED: That the Council does not support development on this site. However, if the Local Planning Authority is minded to approve the development the Council would request that a Section 106 Agreement is in place for principal residency in accordance with Policy H1 in the Braunton Neighbourhood Plan.

(NC)

(c) 77978

Proposed: Erection of porch, minor changes to windows and erection of a oak pergola
Location: 8 Cross Farm Braunton Devon EX33 1FD
Applicant: Andrew Thomas

Moved by Cllr E Blackmore, seconded by Cllr R Byrom to recommend refusal.

RESOLVED: That the Council recommends refusal on the grounds, as follows:

- The height of the proposed fence would cause an adverse impact on the neighbouring properties daylight and sunlight.
- Concern regarding overlooking and loss of privacy due to the positioning of the proposed window.

(NC)

(d) 78176

Proposed: Conversion & alteration of redundant store/workshop into 2 dwellings

Location: 6 The Square Braunton Devon EX33 2JD

Applicant: Peter Fidge

Moved by Cllr G Bell, seconded by Cllr V Cann to recommend approval.

RESOLVED: That the Council supports this application in principle as it meets the need for 1 bedroom properties as identified in the Braunton Housing Needs Assessment and complies with Policy H2 – Responding to Local Housing Market Needs in the Braunton Neighbourhood Plan.

The Council would request that if the Local Planning Authority is minded to approve the development that a Section 106 Agreement is in place for principal residency in accordance with Policy H1 in the Braunton Neighbourhood Plan.

There were concerns regarding health and safety and would request further clarity on access to the apartments and the positioning of the windows.

(NC)

Cllr G Bell and Cllr T Kirby declared an NRI.

(e) 78201

Proposed: Outline application for erection of a single dwelling with some matters reserved (appearance)

Location: Bloomfield Hills View Braunton Devon EX33 2LA

Applicant: Mr Justin Allison

Moved by Cllr V Cann, seconded by Cllr L Childs to recommend refusal.

RESOLVED: That the Council objects to this application on the grounds as follows:

- The Council supports the comments made by the Sustainability Officer. In accordance with Policy NE3 – Protecting and Increasing the Parish Biodiversity in the Braunton Neighbourhood Plan the applicant has not provided sufficient measures to show a 10% net gain in biodiversity.
- The proposed site has lost a number of trees and is contrary to the Braunton Neighbourhood Plan Policy NE4 – Protecting Devon Banks, Hedgerows and Trees.
- Contrary to Policy H6 – Proposals within Development Boundaries – Braunton and Knowle. Concerns regarding safe access &

egress to the development. Inadequate pedestrian walkways in the local vicinity public would be put at risk especially during the construction phase.

- Contrary to Policy H9 – Development in Private Gardens in the Braunton Neighbourhood Plan. Concerns regarding the mass & scale the development would not be in keeping with the existing street scene. The applicant should refer to the Parish Design Guide.

The Council would request that if the Local Planning Authority is minded to approve the development that a Section 106 Agreement is in place for principal residency in accordance with Policy H1 in the Braunton Neighbourhood Plan.

(11.0.1abs)

Cllr G Bell declared a DPI and left the meeting.

(f) 78251

Proposed: Demolition of outbuilding and erection of single storey extensions

Location: Springhaven Hills View Braunton Devon EX33 2LA

Applicant: Mr and Mrs Hollister

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

RESOLVED: That the Council recommends approval.

(NC)

Cllr G Bell rejoined the meeting.

(g) 78047

Proposed: Variation of condition 2 (approved plans) attached to planning permission [71733](#) (demolition of dwelling and erection of replacement dwelling) to allow a design changes to improve buildability, reduce light spill and improve utility/adaptability

Location: Ferndown Saunton Braunton Devon EX33 1LG

Applicant: Mr and Mrs James

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

RESOLVED: That the Council recommend approval.

(NC)

(h) 78180

Proposed: Application for a lawful development certificate for commencement of works relating to planning permission 72836

Location: land off Down Lane, Braunton EX33 2LE

Applicant: Messrs K and G Baddock

The Council had no knowledge which would confirm or negate the above Lawful Development Certificate.

241/2023/24

North Devon
Council
Planning
Decisions

77968

Description: Erection of replacement dwelling and garage

Site Address: Inanda Lower Park Road Braunton Devon EX33 2LQ

Applicant: Mr & Mrs Holder

Decision: APPROVED

Decision Date: 16/01/2024

78123

Description: Prior notification for the erection of an agricultural/horticultural equipment and packaging store

Site Address: Blind Acres Lane Lobb Braunton EX33 1LS

Applicant: F J Hartnoll and Son

Decision: PRIOR APPROVAL NOT REQUIRED

Decision Date: 16/01/2024

77970

Description: Single storey side extension to dwelling together with installation of bi-fold doors and velux windows

Site Address: 4 Sage Park Road Braunton Devon EX33 1HH

Applicant: Mr & Mrs Lloyd Hendry

Decision: APPROVED

Decision Date: 22/01/2024

77845

Description: Conversion of loft to additional accommodation to include raising of roof and installation of velux windows and internal balcony detail (amended plans)

Site Address: 38 The Brittons Braunton Devon EX33 2HF

Applicant: Nathan Spice

Decision: APPROVED

Decision Date: 26/01/2024

77984

Description: Erection of garage and hobbies room

Site Address: Homestead Barton Lane Braunton EX33 2AY

Applicant: Mr Jon Meek

Decision: APPROVED

Decision Date: 24/01/2024

77983

Description: Change of use of land from B8 to C3

together with conversion of office to single unit of living accommodation (amended description)
Site Address: LPG Storage Yard Sandy Lane
Braunton EX33 2NU
Applicant: Mr Sampson
Decision: APPROVED
Decision Date: 26/01/2024

77996
Description: Application for consent for works to trees covered by a tree preservation order in respect of crown lifting and reduction of Sycamores (TG1), 1 x Beech tree (T2), 1 x Sycamore (T3), Holm Oaks (TG4) and 1 x Holm Oak (T5)
Site Address: Tyspane Nursing Home Lower Park Road Braunton
Devon EX33 2LH
Applicant: Barchester Healthcare
Decision: APPROVED
Decision Date: 31/01/2024

77922
Description: Application for a Lawful Development Certificate for existing use as a permanent residential dwelling
Site Address: Summercott Dyers Farm Nethercott Braunton
Devon EX33 1HT
Decision: APPROVED
Decision Date: 31/01/2024

77974
Description: Extension and loft conversion to existing dwelling with external works
Site Address: Berislea 15 Franklyn Avenue Braunton
Devon EX33 2JY
Applicant: Chris Campbell
Decision: APPROVED
Decision Date: 30/01/2024

77659
Description: Conversion of double garages into additional living space and storage and associated works including the replacement of x3 existing velux windows with new larger velux windows
Site Address: West Saunton Barn Saunton Braunton
Devon EX33 1LS
Applicant: Mr Howard Dawson
Decision: APPROVED
Decision Date: 01/02/2024

78070
Description: Listed Building Consent for the conversion of double garages into additional living space and storage and associated works including the replacement of x3 existing velux windows with

new larger velux windows
Site Address: West Saunton Barn Saunton Braunton
Devon EX33 1LS
Applicant: Howard Dawson
Decision: APPROVED
Decision Date: 01/02/2024

78132
Description: Approval of details in respect of discharge of condition 6 (Phase 1 ground contamination risk assessment) attached to planning permission 73904 (outline application for the erection of up to three dwellings (all matters reserved)
Site Address: Park Farm Lower Park Road Braunton Devon EX33 2LQ
Applicant: Mr H McDowell
Decision: APPROVED
Decision Date: 01/02/2024

- 242/2023/24 **Finance Matters**
- (a) RESOLVED: That the supplier payments on the schedule from 10 January -13 February 2024 were approved and drawn in the total sum of £14,798.52. (NC)
- (b) RESOLVED: That the Council's January 2024 direct debits and standing orders for the sum of £6,045.96 be retrospectively approved.
- (c) RESOLVED: That the PAYE, NI and pension contributions for February 2024 were approved and drawn in the total sum of £17,926.77. (NC)

- 243/2023/24 **New Play Equipment at the Recreational Ground**
- Members considered the proposed new play equipment and a quote received from Proludic.
- The Council had engaged with the target demographic and provided multiple forums for response by the community. More than 120 young people took part in a questionnaire which helped the Council understand what play equipment the young people in Braunton want. The results of the consultations held can be seen in the 8th February Finance and Administration Committee minutes.
- The equipment was chosen following the consultation feedback and it caters for a wide range of user abilities, be it physical or cognitive.
- Several play providers were approached including Hags, Proludic and Sovereign. Proludic were the only play providers to provide a quotation.
- The unique play equipment selected by the community is not offered by other providers, including Acti-Ninja, Acti-Street & the Dynamic Turnfly.
 - Due to the conditions of the funding the project is

time sensitive and must be delivered by April 2024. The other play providers could not commit to this delivery time.

Some event hirers at the Recreational Ground raised concerns regarding HGVs accessing the site. The Council had agreed to investigate alternative locations for the equipment to accommodate these concerns. Space on this site is limited due to the football pitch, the Devon Air Ambulance night landing site, the landscaped seating area in front of the Illingworth Shelter and the ground being boggy close to the bottom middle gate. The Clerk was requested to look at relocating the equipment along the Exeter Road wall towards Park Villas.

RESOLVED: That

- a. due to the equipment only being provided by one UK play provider and the time sensitive nature of the funding it was agreed that it would not be beneficial to advertise on Contract Finder.
- b. the Council accepts the quotation provided by Proludic at a cost of £66,000 plus VAT, as follows:
 - i. Equipment including installation and delivery
 - Metal Pod Swing
 - Acti-Ninja Trail Slanted Steps
 - Acti-Ninja Trail Climbing Slope
 - Acti-Ninja Trail Unstable Bridge
 - Acti-Ninja Trail Warrior Ramp
 - Acti-Streets Workout
 - Dynamic Turnfly
 - Football Goal
 - EuroTramp Trampoline Round
 - Fahr PlayTronic Solar Powered Stopwatch Panel
 - ii. Surfacing Works
 - iii. Grounds Works
 - iv. Site setup and inspection
- c. the Clerk to investigate alternative locations within the Recreation Ground to install the new play equipment to ensure that event hirers can access the site with HGVs. To report back to the March full Council meeting where the Council will decide on the location of the new equipment.

(NC)

244/2023/24

**Remedial Works
to the Caen Car
Park Boundary
Wall**

The Clerk had emailed Councillors on the 19 January regarding urgent repairs required to the boundary wall in Caen Street Car Park. On inspection the wall had been hit by a vehicle which had caused it to become unsafe. The Council staff

removed the loose top blocks and fenced off the parking bays immediately in front of the wall. A quotation had been received from the local contractor, as follows:

- Take down 8m x 1.6m damaged section of wall.
- Remove and dispose blocks, mortar etc
- Tooth out existing block work ready for new block work
- Concrete a new pad to carry the new block pier to left of wall (this new design will strengthen the wall)
- Build new block wall to match existing
- Clear rubbish and leave area clean

Labour: £865.00

Materials: £525.00

Rubbish removal and disposal: £540

Total: £2,316 (including VAT)

RESOLVED: That the

- a. Council to appoint DP Building Contractors Ltd to carry out the urgent repairs to the boundary wall at a cost of £2,316 including VAT.
- b. Clerk to contact the Council's insurance provider to see if they would be eligible to claim for the damage caused to the wall by a third party.

(NC)

245/2023/24

**Braunton
Express
Newsletter
Subscription
EX33**

RESOLVED: That the Council renews its monthly subscription in the centre pages of the EX33 for a further 12 months ending March 2025, at a cost of £2,376 plus VAT.

(NC)

246/2023/24

**To ratify
decision taken
under delegated
powers from the
10 January to 13
February 2024**

RESOLVED: That the decisions taken under delegated powers from the 10 January to 13 February 2024 be ratified and adopted, attached as – **appendix four.**

(NC)

247/2023/24

**Parish Hall
Bookings**

RESOLVED: That the Council grants permission for Candar to hold a licenced gig event in the Parish Hall on Saturday 30th March until 11pm.

(NC)

248/2023/24

**Caen Street Car
Park Permit
Holders Policy**

Members expressed concern regarding damage to the grassed areas in the Caen Street Overflow Car Park due to some permit holders having long wheel base vehicles or mobile homes. The Clerk explained that these vehicles were not in breach of the North Devon Council Off Street Park Order (OSPO) as they do not exceed 3.5kg. Also the spaces are not closed off in the overflow area they only have to park within the white lines on either side of the parking bay.

Members considered amending the OSPO to stipulate a maximum length permitted to park and considered closing off the parking bays in the overflow area so any vehicles overhanging a bay would be issued with a Parking Penalty Notice.

Concerns were expressed regarding how these amendments to the OSPO would affect the Council's plans to introduce overnight staying in the car park for mobile homes/camper vans.

RESOLVED: That

- a. existing permit holders with long wheel base vehicles or mobile homes be permitted to renew their parking permit for 2024/25 but be informed that this may change from 2025/26.
- b. the Clerk to investigate introducing overnight staying in the Caen Overflow Car Park for mobile homes/campervans. This be brought back to a future meeting for consideration.

(NC)

249/2023/24

**Bus Service
Croyde,
Georgeham and
Braunton**

Cllr Bell explained to members that he had been approached by a local hospitality retailer in Braunton who had expressed concern that Stage Coach do not run a bus service between Croyde and Braunton in the evenings, the existing bus service ends at 6.30pm. This lack of bus service during evenings could potentially be very detrimental to local traders in the hospitality sector.

Members noted that the bus service during the winter is reduced and perhaps Stage Coach do have plans to extend its bus services in the summer.

RESOLVED: That the Clerk to request Stage Coach to provide a schedule of its existing bus service between Croyde and Braunton and request if it has any plans to extend this service, to copy in Georgeham Parish Council.

(NC)

250/2023/24

**Hire of the
Recreational
Ground**

- a. RESOLVED: That the Council grants permission for Ginger Monkey Events to hold the Braunton Big Bash on Saturday 3rd August in the Recreational Ground from 12 midday to 8.30pm.
(NC)
- b. RESOLVED: That the Council grants permission for the Street Food Warehouse Team to hold their Devon Street Food Festival in the Recreational Ground from the 19th to 21st July 2024.

(11.0.1abs)

c. RESOLVED: That the Council grants permission for the DeVay Fun Fair to use the Recreational Ground from 24th June to 7th July 2024. Operational times to be the same as last year 5.30pm to 8.30pm weekends and 12pm to 8.30pm at weekends to reduce noise disturbance to neighbouring properties

(11.0.1abs)

d. RESOLVED: That the Council grants permission for the Braunton Dog Training Club to hold their Annual Dog Show in the Recreational Ground on Saturday 16th June 2024.

(NC)

251/2023/24 **Hire of Community Shared Space (CSS)**

RESOLVED: That the Council grants permission for the Braunton Craft Market to use the CSS on: -

- Wednesdays from 19th June to Christmas
- Saturdays from 22nd June to 31st September (Braunton Artisan Food & Craft Market)
- Easter Market 6th April
- Christmas Market 16th November

(NC)

252/2023/24 **Exclusion of Press and Public – Part II**

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).

253/2023/24 **Transfer of Public Conveniences**

The Clerk reported that there would be a delay with transferring the public conveniences from North Devon Council to the Parish Council. The NDC member of staff dealing with the transfer had moved to another department, which had resulted in a delay with NDC providing the Parish Council with the necessary documents and training to take over the service from the 1 April 2024. A new transfer date is still to be agreed NDC will continue to provide the service until they are transferred to the Parish Council.

RESOLVED: That the members noted the update received the Clerk to report back once a new transfer date has been agreed.

(NC)

The meeting closed at 9.25pm.

Signed by the Chair:
(Cllr M Shapland)

Date: