

## **BRAUNTON PARISH COUNCIL**



### **Minutes of the Braunton Parish Council meeting held on Monday 25 November 2024 at 7pm in the Council Chamber, Chaloners Road, Braunton.**

	<b><u>Present</u></b>	Cllrs: V Cann in the Chair, M Cann, L Childs, D Spear (part), T Kirby, R Byrom, A Bryant and D Relph.
	<b><u>In attendance</u></b>	Officers: T Lovell, Parish Clerk & RFO  4 members of the public.
200/2024/25	<b><u>Apologies</u></b>	Received from: Cllr Liz Spear – personal reasons Cllr G Bell – indisposed E Blackmore – away M Shapland – indisposed R Shapland – indisposed
201/2024/25	<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>	There were none.
202/2024/25	<b><u>Declarations of Interest</u></b>	Cllr V Cann declared an Other Registrable Interest (ORI) in Minute Ref: 206/2024/25 (a-79268), as she is a Board Member on the Braunton Community Land Trust (BCLT).  Cllr M Cann declared an Other Registrable Interest (ORI) in Minute Ref: 206/2024/25 (a-79268), as he is a Board Member on the Braunton Community Land Trust (BCLT).
203/2024/25	<b><u>Public Participation</u></b>	None received.  The Chairman proposed and it was unanimously agreed to move agenda item 8 and 9 – Station House Lease forward to be consider before planning to ensure that the Council is quorate.

204/2024/25	<b><u>Exclusion of Press and Public</u></b>	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).
205/2024/25	<b><u>Station House Lease</u></b>	RESOLVED: That the Council agreed formal assignment of the existing lease based on the references provided by the purchasers.  Readmittance of press and public. (NC)  Cllrs V Cann and M Cann declared ORI and left the meeting.
206/2024/25	<b><u>Planning</u></b>	(a) 79268 Proposed: Erection of 9 dwellings for Social Rent for residents of or those with a local connection to Braunton Parish Location: Broadlands Farm Saunton Road Braunton Devon EC33 1HG Applicant: Mrs Valerie Cann  Moved by Cllr R Byrom, seconded by Cllr T Kirby to recommend approval.  RESOLVED: That the Council recommends approval, Policy BE6 in the Braunton Neighbourhood Plan supports development proposals within local green spaces in very special cases. As this application will provide truly affordable housing in perpetuity to meet our local housing need the Council agree that the application meets this criteria.  The application being outside the development boundary meets the requirements of Policy H8 in the Neighbourhood Plan as it is Rural Exception Site.  The application is also compliant with policies H2, H3 and H4 in the Braunton Neighbourhood Plan.  Along with the policies set out in the Braunton Neighbourhood Plan and Parish Design Guide the Council would be keen see the development align with the Future Homes Standard 2025 and Passivhaus design standards. (NC)  Cllr V Cann and M Cann rejoined the meeting.  Cllr D Spear left the meeting at 7.15pm  (b) 79402 Proposed: Extension and alterations to dwelling to include partial raising of roof Location: Jenny Wrens Cottage Braunton Devon EX33 2LN

Applicant: Mr & Mrs J Squire

Moved by Cllr L Childs and seconded by Cllr R Byrom to recommend approval.

RESOLVED: That the Council recommends approval subject to the application providing a wildlife statement as requested by the Sustainability Officer.  
(NC)

(c) 79227

Proposed: Lawful Development Certificate for existing use of land and buildings for camping purposes together with establishing the use of C3 dwelling in breach of the agricultural tie imposed on application 34755

Location: Moor Lane Nursery Saunton Road Braunton Devon EX33 1HG

Applicant: Mr Stephen Thomas

The Council made no comment.

(d) 79283

Proposed: Outline application for an agricultural workers supervisory dwelling with all matters reserved

Location: New Cross Farm Road to Braunton Burrows Car Park Braunton EX33 2NU

Applicant: Mr Avery

Moved by Cllr M Cann, seconded by Cllr L Childs to recommend approval.

RESOLVED: To recommend approval. The Council notes that the applicant has opted out of providing BNG. The Council would expect the reserved matters application to comply with policies in accordance with the Braunton Neighbourhood Plan and Parish Design Guide.

(NC)

(d) 79294

Proposed: Variation of condition 2 (approved plans) attached to planning permission 76830 (Variation of condition 2 (plans) attached to planning permission 70637 (conversion of barn to create 5 dwellings and associated parking and garaging) to modify: plot 1 & 2 accommodation, garaging to all plots and site layout)) to allow various design amendments

Location: Park Farm Lower Park Road Braunton Devon EX33 2LQ

Applicant: Mrs Caroline Chugg

Moved by Cllr M Cann, seconded by Cllr D Relph to defer the application to the next meeting to allow more information regarding the need for this variation.

(NC)

**Planning  
Decisions**

into a dwelling  
Site Address: Garages East Street Braunton  
Devon EX33 2EA  
Applicant: Mr Milton  
Decision: WITHDRAWN  
Decision Date: 04/11/2024

78913  
Description: Variation of condition 2 (plans) attached to permission 77031 (Reserved matters application for erection of three dwellings providing details of; layout, scale, appearance, access and landscaping (outline planning permission 73904 for the erection of up to three dwellings) to allow amended design and improve amenities (Amended Description)  
Site Address: Park Farm Lower Park Road Braunton EX33 2LQ  
Applicant: Dial Developments Ltd  
Decision: APPROVED  
Decision Date: 08/11/2024

78960  
Description: Change of use to use as a gym – E(d) and ancillary office space  
Site Address: Tiki International Plastics Ltd Braunton Devon EX33 2DX  
Applicant: Mr Tom Matthews  
Decision: APPROVED  
Decision Date: 07/11/2024

78881  
Description: Erection of replacement garages and workshop to include solar PV installation to roof  
Site Address: Hill Park House Church Hill Lane Knowle Braunton Devon EX33 2ND  
Applicant: Mr William Griffiths-Jones  
Decision: APPROVED  
Decision Date: 14/11/2024

208/2024/25

**Devon and  
Torbay Local  
Transport Plan 4  
(LTP4)**

The Clerk circulated members comments received prior to the meeting.

RESOLVED: That members to continue sending their comments to the Clerk, the Clerk to circulate the Council's response to the consultation prior to submitting it on the 30 November.

(NC)

The meeting closed at 7.50pm.

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

Date: .....