

BRAUNTON PARISH COUNCIL



Minutes of the Braunton Parish Council meeting held on Tuesday 27 August 2024 at 7pm in the Council Chamber, Chaloners Road, Braunton.

	<u>Present</u>	Cllrs: M Shapland in the Chair, R Shapland, V Cann, E Blackmore, M Cann, L Childs, A Bryant, T Kirby and G Bell.
	<u>In attendance</u>	Officers: T Lovell, Parish Clerk & RFO 1 members of public
094/2024/25	<u>Apologies</u>	Received from: Cllr Derrick Spear – personal reasons. Cllr Liz Spar – personal reasons. Cllr R Byrom – away Cllr David Relph
095/2024/25	<u>Items not on the agenda, which in the opinion of the Chairman should be brought to the attention of the Council</u>	The Chairman and Council thanked the Clerk for providing an excellent response to planning application 77576. It was a very comprehensive response detailing all of the points raised by the Council.
096/2024/25	<u>Declarations of Interest</u>	Cllr R Shapland declared a Non Registerable Interest (NRI) in Minute Ref: 111/2024/25, as he is a member of the U3A. Cllr M Shapland declared a NRI in Minute Reference: 111/2024/25, as she is a member of the U3A. Cllr G Bell declared a NRI in Minute Reference: 104/2024/25, as he is the Lead Member for Housing at North Devon Council. Cllr V Cann declared a NRI in Minute Reference: 104/2024/25, as she is on the Board for the Braunton Community Land Trust. Cllr M Cann declared a NRI in Minute Reference: 104/2024/25, as he is on the Board for the Braunton Community Land Trust.

The Chairman of Love Braunton addressed the Council regarding the Braunton Community Land Trust's (BCLT) request for the Parish Council to submit their planning application for permission in principle. Love Braunton supports this request from the BCLT for the Parish Council to submit their permission in principle planning application.

The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.

This alternative route allows the CLT to test whether development would be permitted. In respect of this chosen approach, we would like to make the following observation.

- Based upon the information given at the CLT's public meeting in April it is understood that the proposed site is on the Saunton Road.
- An undeveloped area in the open countryside which in effect qualifies as a local exception site as defined in the Neighbourhood Plan.
- This policy allows for the development of sites in direct response to an evidenced housing need.

We ask that this current request for Stage 1 is accepted by the Parish Council given that its Neighbourhood Plan addresses the need for affordable housing, particularly affordable housing for rent in perpetuity within the Parish, which are evidenced through the Parish Housing Needs Assessment and more recently by the statistics provided by Braunton's CLT of resident households in housing need.

Should Stage 1 be successful we ask BCLT ensures that the Stage 2 application of the process which provides the technical detail adheres to the Neighbourhood Plan policies and its Design Guide.

We note the Neighbourhood Plan Steering Group are supportive of the CLT and are glad for this request to be brought to Parish Council. The Parish Council in approving this request will send a very clear signal to our community of their intent to address the housing issue in Braunton Parish.

098/2024/25	<u>Request for Dispensation</u>	None received.
099/2024/25	<u>Minutes</u>	<p>a. RESOLVED: That the Minutes of the Council Meeting held on the 9 July 2024 be approved and signed as a correct record. (NC)</p> <p>b. RESOLVED: That the Minutes of the Finance and Administration Committee held on 17 July 2024 be ratified and adopted by Council. (NC)</p>
100/2024/25	<u>Action Sheet</u>	<p>Cllr G Bell reported that the company providing the E-scooter trials in the local area was no longer operational and their E-scooters had been removed.</p> <p>Cllr G Bell requested if the Council could look in to providing a 20mph restriction in Wrafton Road. Hills View and Church Street are both 20mph and he could not understand why Wrafton Road which has two schools wasn't also 20mph.</p> <p>RESOLVED: That the action sheet be noted. (NC)</p>
101/2024/25	<u>Police Representation</u>	<p>Members considered the latest police newsletter. It was noted that Braunton only had one PCSO at present. The police drop in session in the Parish Hall had members of the public from Braunton and Barnstaple attend.</p> <p>Members noted that The Mariners had suffered vandalism and the culprits were not Braunton residents. The Council had reported a private E-scooter, which are illegal, harassing people in Braunton the police are aware of the individual.</p>
102/2024/25	<u>Report from Devon County Cllr</u>	The County Cllr's report was circulated prior to the meeting attached as – appendix one .
103/2024/25	<u>Report from North Devon District Councillors</u>	<p>North Devon Cllr Graham Bell's report was circulated prior to the meeting attached as – appendix three.</p> <p>North Devon Cllrs Liz Spear and Simon Maddocks had sent their apologies.</p>
104/2024/25	<u>Braunton Community Land Trust Planning Application Permission in Principle</u>	<p>The BCLT had secured some funding towards submitting a planning application for 'Permission in Principle'. To help towards the planning costs it had requested if the Parish Council would submit the application on behalf of the BCLT, as parish councils are entitled to a 50% discount on planning fees.</p> <p>The Chairman expressed concerns regarding whether this would restrict the parish council and</p>

district councillors, if the application was called in, from commenting or voting on the planning application.

The Clerk explained that the Parish Council had in the past submitted an application on behalf of the Countryside Centre. On this occasion it agreed the plans prior to the planning application being submitted.

RESOLVED: That the Clerk be instructed to obtain advice from the Monitoring Officer, the BCLT's request be deferred until the next meeting.

(NC)

105/2024/25

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) 78881

Proposed: Erection of replacement garages and workshops to include solar PV installation to roof
Location: Hill Park House Church Hill Lane Knowle Braunton Devon EX33 2ND
Applicant: Mr William Griffiths-Jones

Moved by Cllr A Bryant, seconded by Cllr G Bell to make the following comments.

RESOLVED: That the Council supports the comments made by the Sustainability Officer that the applicant must carry out bat data surveys between May and August. The applicant has not considered Policy NE2 in the BNP and has not supplied appropriate mitigation measures to protect the bats and their roosts.

(NC)

(b) 79004

Proposed: Variation of condition 2 (plans) attached to planning permission 75944 (demolition of existing agricultural building and replacement with 2 no dwellings with garages, parking, access, associated infrastructure and landscaping (fall-back position) to allow amendments to the site & location plans to reflect with as-built
Location: Branch Farm Pippacott Marwood Barnstaple Devon EX31 4EJ
Applicant: M Brend

The Council wished to make no comment.

(c) 79001

Proposed: Variation of conditions 2 (plans) & 3 (materials) attached to planning permission 77968 (erection of replacement dwelling and garage) to allow for reduced size of dwelling and amended materials

Location: Inanda Lower Park Road Braunton Devon EX33 2LQ

Applicant: Mr Stuart Holder

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

RESOLVED: That the Council have no objections and wish to recommend approval. The proposed variation to reduce the size of the development is more in keeping the Braunton Neighbourhood Plan policies

(NC)

(d) 78790

Proposed: Demolition of existing dwelling and erection of replacement dwelling with associated landscaping

Location: Marisco Lane To Saunton Sands Saunton Devon EX33 1LG

Applicant: Artichoke Homes Limited

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

RESOLVED: That the Council have no objections, and wishes to recommend approval. The applicant has considered the Braunton Neighbourhood Plan (BNP) Design Guide and policies NE2, NE6 and BE13 when submitting their plans. The Council would request that the proposed biodiversity net gain to be delivered offsite is within close proximity to the development and compliant with policies NE3 and NE4 in the BNP.

(NC)

(e) 79016

Proposed: Variation of condition 2 (approved plans) attached to planning permission 73823 (erection of dwelling) to allow amended design

Location: The Lookout Boode Road Braunton Devon EX33 2NW

Applicant: Mr & Mrs Christopher & Lara Lane

Moved by Cllr E Blackmore, seconded by Cllr V Cann to recommend refusal.

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

- The application is outside of the development

boundary. As the Local Planning Authority can demonstrate a 5 year housing land supply this would be classed a Local Exception Site and would need to comply with Policy H8 in the Braunton Neighbourhood Plan (BNP).

- Concerns regarding increased risk of surface water flooding. Consideration should be given to Policy NE8 regarding an adequate sustainable drainage system.
- The site lies within the 4km Greater Horseshoe Bat sustenance zone associated with the Caen Valley Bats SSSI. Consideration should be given to Policy NE2 in the BNP.
- The proposed development does not respond positively to the landscape as identified in the Parish Character Assessment, it is therefore not compliant with Policy NE6 in the BNP.
- The previously approved development on this site was due to its innovative design. The Case Officer concluded that its design, including scale, form, materials and location would minimise any negative impact on the landscape and encourage higher standards within the Braunton area. This variation is significantly different to the approved plans and would not be compliant with Policy H9 in the BNP or the Parish Design Guide.
- The development would negatively impact the landscape the applicant has not considered policies NE3 and NE4 regarding protection of the Parish's biodiversity, hedgerows and trees.

(NC)

(f) 78918

Proposed: Removal of condition 6 (occupancy restriction) attached to planning permission 56598 (Construction of three self-catering residential holiday lets) to allow use as full residential accommodation

Location: The Stables Saunton Road Braunton
Devon EX33 1HG

Applicant: Peter Caswell

Moved by Cllr M Cann, seconded by Cllr V Cann to comment, as follows:

Braunton Parish Council wishes to comment that permission for the 3 self-catering lodges was granted at appeal in 2013, application number 56598. Earlier this year one of the self-catering lodges was granted permission for an extension to meet tourism requirements. It difficult to understand the applicant's reasoning to remove the occupancy restriction within a such a short time of being granted permission to extend one of the lodges to meet tourism requirements. The Council is concerned that removal of this restriction could set a precedent.

The Local Planning Authority can demonstrate a 5 year housing land supply, as this site is outside of the development boundary it is classed as a Local Exception Site and should comply with Policy H8 in the Braunton Neighbourhood Plan.

(NC)

(g) 78975

Proposed: Extensions to car workshop
Location: Wildae Restorations Knowle Industrial Estate Knowle Braunton Devon EX33 2NA
Applicant: Mr Joe Macari

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

RESOLVED: That the Council recommends approval as the application supports the growth of a local business.

(NC)

106/2024/25

North Devon
Council
Planning
Decisions

78786

Description: Notification for prior approval for larger home extension which extends 3.25m beyond the rear wall 3.85m to ridge and 2.60m to the eaves
Site Address: 31 Limetree Grove Braunton Devon EX33 1HE
Applicant: Mrs Christensen
Decision: Prior approval not required
Decision Date: 15/07/2024

78721

Description: Alterations and extension to existing cottage
Site Address: Bakers Cottage Church Street Braunton Devon EX33 2EL
Applicant: Terry & Susan Whitear
Decision: APPROVED
Decision Date: 15/07/2024

78728

Description: Listed building works for alterations and extension to existing cottage
Site Address: Bakers Cottage Church Street Braunton Devon EX33 2EL
Applicant: Terry & Susan Whitear
Decision: APPROVED
Decision Date: 15/07/2024

78829

Description: Rear extension and alterations to dwelling to include additional bedroom at first floor level
Site Address: 29 Church Street Braunton Devon EX33 2EL
Applicant: Mr & Mrs Appleby
Decision: APPROVED
Decision Date: 25/07/2024

75274

Description: Retrospective application for extension of covered teaching space

Site Address: West Hill Nursery Stoneybridge Knowle Braunton Devon EX33 1HR

Applicant: Ms Ruth Garland

Decision: APPROVED

Decision Date: 25/07/2024

78887

Description: Notification of works to trees in a conservation area in respect of partial reduction of 1 Ash Tree (T1)

Site Address: Staddons 16 North Street Braunton Devon EX33 1AJ

Applicant: Mr Anthony Wainer

Decision: APPROVED

Decision Date: 02/08/2024

78803

Description: Installation of new side door

Site Address: The Flat 6 The Square Braunton Devon EX33 2JD

Applicant: Mr Peter Fidge

Decision: APPROVED

Decision Date: 31/07/2024

78760

Description: Prior approval for change of use of agricultural building to dwelling house (Class Q (A) (B))

Site Address: Agricultural Barn at Branch Farm Pippacott

Barnstaple Devon EX31 4EJ

Applicant: Mr M Brend

Decision: APPROVED

Decision Date: 08/08/2024

78784

Description: Demolition of disused blockwork and rendered outbuildings and erection of a single storey extension

Site Address: Park Cottage Road From Pound House To Winsham Road Knowle Braunton Devon EX33 2LY

Applicant: A Space From Home

Decision: APPROVED

Decision Date: 06/08/2024

78732

Description: Single storey extension to garage to provide WC, shower room, utility & larger kitchen

Site Address: 3 South View Close Braunton Devon EX33 2JX

Applicant: Gavin Showell

Decision: APPROVED

Decision Date: 14/08/2024

78716

Proposed: Application for a non-material amendment to planning permission 78322 (application for a non-material amendment to planning permission 76674 (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

Location: Land adjacent 86 Velator Bridge Braunton Devon EX33 2BG

Applicant: Velator Way Ltd

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| 107/2024/25 | <u>Finance Matters</u> | RESOLVED: That the supplier payments on the schedule from 14 August – 27 August 2024 were approved and drawn in the total sum of £9,905.40.
(NC) |
| 108/2024/25 | <u>To ratify decision taken under delegated powers from the 10 July to 27 August 2024</u> | RESOLVED: That the decisions taken under delegated powers from the 10 July – 27 August 2024 be ratified and adopted, attached as – appendix three .
(NC)

Cllr R Byrom declared NRI as he is a member of the Braunton Caen Rotary Club. |
| 109/2024/25 | <u>Standing Orders and Councillors Code of Conduct</u> | The Chairman reminded members of the Council’s Standing Orders and the Local Government Association Code of Conduct for councillors. She clarified that Council meetings are not ‘public meetings’ they are meetings in public. It is best practice to allow public participation at meetings but this is not a legal requirement for parish and town councils. She went on to explain that individual members are not permitted to act on behalf of the Council without delegated authority being granted by the Council. |
| 110/2024/25 | <u>Abandoned Vehicles on Parish land</u> | The Clerk updated members with progress to remove abandoned vehicles from Parish Council land. In the past month, six vehicles have been under investigation and some have been successfully removed by North Devon Council. Abandoned vehicles in Braunton remain an area of concern for residents and the Council will continue to work with partner organisations to ensure that the matter is resolved. |
| 111/2024/25 | <u>Electrical Safety First Charity</u> | RESOLVED: That the Council supports the campaign to improve the safety of lithium batteries used in e-bikes and e-scooters.
(NC) |
| 112/2024/25 | <u>Purchase mugs for Parish Hall</u> | Members considered a request from the U3A to purchase 100 mugs to be used at their monthly |

meetings. The Council considered the cost of stackable mugs which could be used with existing saucers 108 mugs cost £209.97. It felt that it could not warrant the purchase of mugs at this time due to costs and it would need to dispose of the existing tea cups to free up storage space. It was proposed that the U3A could provide their own mugs which could be stored in one of their cupboards on the stage, to be used at their events.

RESOLVED: That the Council do not purchase stackable mugs for use at the Parish Hall.

(NC)

113/2024/25

**Hire of
Recreation
Ground**

RESOLVED: That the following requests be deferred until the dates and times have been confirmed by the organisers:

- a. Phenix Circuits to hire the Recreational Ground to provide outdoor fitness classes.
- b. Braunton Fitness to hire the Recreational Ground to provide outdoor fitness classes.

(NC)

The meeting closed at 8.06pm.

Signed by the Chair:
(Cllr M Shapland)

Date: