

**BRAUNTON PARISH COUNCIL**



**Minutes of the Braunton Parish Council Advisory Discussion meeting held on Monday 23<sup>rd</sup> August 2021 at 7:00 pm by video conference call.**

**Present**

Cllrs: E Spear in the Chair, D Spear, M Shapland, R Shapland, E Wood, P Lord, V Cann, J Chesters and G Bell.

Officers: T Lovell, Parish Clerk & RFO  
BNPSG: Sue Prosper, Secretary

1 member of the public.

AD/65/2021/22

**Apologies**

Received from A Bradford and A Bryant.

AD/66/2021/22

**Declaration of Interest**

Cllr J Chesters declared a prejudicial interest in Min Ref: AD/70/2021/22 (d) 73814, due to personal reasons.

Cllr J Chesters declared a prejudicial interest in Min Ref: AD/70/2021/22 (j) 73775, as she has been in discussions with the Developer.

AD/67/2021/22

**Receive items for information not on the agenda, which in the opinion of the Chair should be brought to the attention of members.**

The Chair read out the following statement.

Further to the Clerk's email received earlier today. I would advise that the Council defers application 73775 until its next meeting on the 14 September. As stated in the Clerk's email, the Developer only made contact with the Parish Council on Friday 20 August regarding his proposal for the Parish to take on part of the land as public open space. The Council were not made aware of this prior to the Developer submitting his planning application which has put the Council in a difficult situation regarding commenting on this application. The Clerk was approached by a member of this Council in June and she sought advice from the Monitoring Officer but it would appear that this advice has not been followed. Prior to considering this application the Council should contact the Monitoring Officer for further advise on how it should be proceed.

Cllr J Chesters explained that she had been in discussions with the Developer and she had made the Clerk aware of this. She would be declaring a Prejudicial interest in

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agenda item 6(j) – 73775 and would not take part in the discussion or vote on the matter.

AD/68/2021/22     **Public Participation**

There were none.

AD/69/2021/22     **Braunton  
Neighbourhood Plan**

Members considered the Braunton Neighbourhood Plan Steering Group (BNPSG) report, circulated with the agenda prior to the meeting, attached.

It was noted that there would be no Steering Group meetings in September.

With no votes to the contrary the Council noted the BNPSG report and thanked Sue Prosper and the other members of the SG for the work they had done to date.

AD/70/2021/22     **Planning**

Cllr E Spear and D Spear in their capacity as North Devon Councillors, stated that any opinions expressed during discussions on the following planning applications represent a preliminary view and that they will naturally reconsider the application fresh when presented all the facts at principal level.

(a) 73512

Proposal: Installation of log burning fire with an outside flue.

Location: Bakers Cottage, Church Street, Braunton, EX33 2EL

Applicant: Mr Terence Whitear

The Council were unable to comment as there was no information available on the North Devon Council portal.

(b) 73673

Proposal: Comprehensive refurbishment to include loft conversion with installation of dormer windows, glazing of internal courtyard, internal alterations to dwelling and front façade works.

Location: North Lobb Farm, Braunton, Devon EX33 1JF

Applicant: Mr & Mrs Daniel & Elizabeth Horner

It was moved by Cllr G Bell, seconded by Cllr D Spear to recommend refusal.

With no votes to the contrary the Council recommended refusal on the grounds, as follows:

- Over intensification.
- Harm to the natural environment and ecological damage to protected species.
- Inadequate vehicular access narrows roads leading to the site unable to cope with increase in vehicular movements.
- Support the comments made by the Sustainability Officer

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(c) 73780

Proposal: Loft conversion and extension to dwelling.  
Conversion of existing garage into additional accommodation and new single storey attached garage extension. Extended driveway and new garden terrace (alteration to application 72089).

Location: 1 St Brannock's Well Close, Braunton, Devon EX33 1BE

Applicant: Mr & Mrs Clifton

It was moved by Cllr J Chesters, seconded by Cllr G Bell to recommend approval.

With no votes to the contrary the Council recommended approval subject to the single storey attached garage extension remaining ancillary to the main dwelling.

Cllr J Chesters declared a prejudicial interest and left the meeting.

(d) 73814

Proposal: Extension to the roof & conversion to provide further accommodation.

Location: 38 West Park, Braunton, Devon EX33 1EY

Applicant: Mrs Elizabeth Musselwhite

It was moved by Cllr P Lord, seconded by Cllr R Shapland to recommend approval.

With no votes to the contrary the Council recommended approval.

Cllr J Chesters rejoined the meeting.

(e) 73850

Proposal: Works to trees subject to a tree preservation order (No 211) in respect of removal of 1 Monterey Pine.

Location: Southerley, Fairlynch Lane, Braunton, Devon, EX33 1BT

Applicant: Leigh Nellthrop

It was moved by Cllr M Shapland, seconded by Cllr R Shapland.

With no votes to the contrary the Council supports the views and recommendations made by the North Devon Council Landscape and Countryside Officer.

(f) 73822

Proposal: Prior approval for change of use of barn to conversion to residential dwelling.

Location: Land to the North of Pippacott, Marwood, Barnstaple, Devon EX31 4EJ

Applicant: Mr N VanKoutrik

It was moved by Cllr J Chesters, seconded by G Bell to

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recommend approval.

With seven votes in favour and one abstention, the Council recommended approval subject to the views of the Construction Engineer being taken into consideration.

If the Local Planning Authority are mindful to approve the application the Council would like to request if it could be considered for use as a long term let.

(g) 73714

Proposal: Extensions and alterations to dwelling.

Location: 8 Burrows Close, Braunton, Devon, EX33 1EX

Applicant: Mr Clive Samuelson

It was moved by Cllr G Bell, seconded by J Chesters to recommend approval.

With no votes to the contrary the Council recommended approval.

(h) 73836

Proposal: Conversion of existing store to dwelling.

Location: Braunton Garage, Braunton Engineering, Exeter Road, Braunton, Devon, EX33 2JP

Applicant: Mr A Black

It was moved D Spear, seconded by R Shapland to recommend approval.

With no votes to the contrary the Council recommended approval.

(i) 73507

Proposal: Demolition of dwelling & erection of replacement dwelling, garage and associated works.

Location: Larkfield, Higher Park Road, Braunton, Devon, EX33 2LG

Applicant: Mr Chris Potter

It was moved by Cllr D Spear, seconded by Cllr G Bell to recommend approval.

With no votes to the contrary the Council recommended approval.

Cllr J Chesters declared a prejudicial interest and left the meeting.

(j) 73775

Proposal: Erection of 4 no. terraced houses served by four off-street parking spaces.

Location: Land at Westmead Close, Braunton, EX33 1NL.

Applicant: Pixar Property Ltd

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With no votes to the contrary the Council deferred this application to the next meeting to allow the Clerk to obtain advice from the Monitoring Officer.

AD/71/2021/22

**North Devon Council –  
Planning Decision**

73491

Description: Prior approval for change of use of agricultural barn to 4 dwelling houses (class Q a & b).

Site Address: Barn at Branch Farm, Pippacott, Barnstaple, Devon, EX31 4EJ

Applicant: Mr M Brend

Decision: APPROVED

Decision Date: 06/08/21

73564

Description: Listed building application for removal of existing plaster from interior walls of hallway & replacement with lime plaster, replacement of existing wooden front door with new hardwood door.

Site Address: 3 Hallmark Cottage, Silver Street, Braunton, Devon, EX33 2EN.

Applicant: Miss Rebecca Wadey

Decision: APPROVED

Decision Date: 04/08/21

73173

Description: Erection of shed building

Site Address: Sandy Lane Farm, Lane over Swanpool Bridge, Braunton, Devon, EX33 2NU.

Applicant: Mr Emery

Decision: APPROVED

Decision Date: 05/08/21

73257

Description: Extension of the existing concrete terrace on the side of the house using timber decking & new balustrade installation.

Site Address: 10 Church Street, Braunton, Devon, EX33 2EL.

Applicant: Richard Worsfold

Decision: APPROVED

Decision Date: 05/08/21

73379

Description: Agricultural access & track

Site Address: East Saunton Farm, Saunton, Braunton, Devon, EX33 1LS

Applicant: The Trustees of the ASC Christies Estate

Decision: WITHDRAWN

Decision Date: 02/08/21

73471

Description: Extension & alterations to dwelling

Site Address: 12 Ralph Road, Braunton, Devon, EX33 1DJ

Applicant: Mr Christopher Elliott

Decision: APPROVED

Decision Date: 12/08/21

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73628

Description: Variation of condition 2 (approved plans) attached to planning permission 71567 (erection of dwelling) to allow for changes to the external appearance, creation of an extra parking space & alterations to the access.

Site Address: Land to the South of St Merryn, Higher Park Road, Braunton, Devon, EX33 2LG

Applicant: Mr & Mrs Whittle

Decision: APPROVED

Decision Date: 12/08/21

The meeting closed at 7.50 pm.

Signed by the Chair: .....  
(Cllr E Spear)

Date: .....



AGENDA ITEM 5: Neighbourhood Plan Steering Group Update to Parish Council meeting 23<sup>rd</sup> August 2021

1. The third critical review workshop took place in respect of Economy policies within the Neighbourhood Plan. This session was led by Stuart Todd who talked through his review feedback, with opportunity for questions, clarification of planning policy consideration and discussion.
2. As previous review sessions is further work to be done in gathering evidence to justify the why of policies. It was also made clear that as the policies refer to the intended Parish Economy Plan this is a document that has to be progressed by the Parish Council otherwise a revision of economic section will be required.
3. Drafting of the Parish Character Assessment is nearly complete.
4. Following the July kick-off meeting with AECOM consultants the visit to the Parish for a walk round took place at beginning of August. TL/SP had a wash up session with the AECOM consultant following the walk around. Headline feedback was that the parish with its undulating countryside and hills with long views to the coast, wide views over the village has a very open and green feel to it. There was then a discussion as to what was actually wanted – design guide for building or village centre streetscape. It was agreed that a Design Guide was a better fit for this funding application and that a further request would be made for a MasterPlan document that would support the Built Environment theme and the intended Parish Economy Plan. TL to make a funding application for this additional technical document.  
AECOM intend to have draft of Design Guide which will address things such as building lines, roof lines, plot size and materials by end of October.
5. Housing numbers – The numbers provided to the Parish by NDC are in respect of affordable rental tenure only. NDC and North Devon Homes are unable to advise how many of these have a link to the parish as this is not ascertained until the point of allocating a dwelling to applicants. It is becoming increasingly clear that a key piece of evidence required by Parish Council is the Housing Needs Survey. North Devon District and North Devon Housing continue to maintain their stance that the Parish Council do not need to do a housing needs survey and should use the HEDNA May 2016 that was done for North Devon and Torridge. TL/SP will now approach Locality to see if this is a service they provide so that the Parish can establish their own independent source of this information as advised

by Stuart Todd.

6. Next steps

- Finalise draft of Housing policies and send to Stuart Todd ahead of next critical review session 27/08/21 – SP/CH
- Complete character assessments for Braunton Parish – SP/SR/CH
- Presentation to Parish Council of proposal for Economy Plan – DR/MS

7. Parish Council are asked to note that there will be no Steering Group report in September as project paused due to holidays.

Sue Prosper

Secretary

Braunton Parish Neighbourhood Plan Steering Group



## Register of Delegated Decisions 2021

The following are decisions that have been taken by the Clerk as Proper Officer of the council under the Emergency Scheme of Delegation. The Register is made in accordance with the 2014 Openness of Local Government Bodies Regulations.

Date of decision	Decision taken by	Financial value	Detail
August 2021	Clerk following consultation with all members.	£0	With eight votes in favour, to approve plan submitted by the Architect for the proposed Men's Shed at the Stoney Bridge Depot.
September 2021	Clerk and Senior Council Officer following consultation with all members.	£1,243.95 £70 carriage	Replace bin on the Recreation Ground that was burnt to the ground. Remove the two existing bins in the Chaloners Play Park and replace with a single bin to help reduce vermin.