

# BRAUNTON PARISH COUNCIL



## Minutes of the Additional Meeting of Council held in the Council Chamber at 7:00 pm on Monday 24 February 2020

Present: Cllrs E Spear in the Chair, D Spear, M Shapland, R Shapland, Mrs J Chesters, G Bell, P Lord, D Relph, V Cann, E Wood (part).

T Lovell (Parish Clerk and RFO)

Three members of the public.

243/2019/20      **Apologies**      Receive and accept apologies from: -  
Cllr B Bryant family illness.  
Cllr B Bunyard indisposed.

244/2019/20      **Items not on  
the agenda,  
which in the  
opinion of the  
Chair should  
be brought to  
the attention  
of Council.**      There were none.

245/2019/20      **Declarations  
of Interest**      Cllr Mrs J Chesters declared a non Pecuniary  
interest in Minute Ref: 247/2019/20 (a), as she is  
the Chair of the Marsh Drainage Board.

246/2019/20      **Finance:  
Accounts due  
for Payment**      RESOLVED: That the payments on the schedule  
attached to these minutes, be approved and drawn  
in the total sum of £1,998.72.

(NC)

247/2019/20      **Planning**

Cllrs D Spear, E Spear and Mrs J Chesters 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.

### Adjoining Parish

(a) 60823      Hybrid planning application (A) full application for the access, scale & layout of site including raising of the ground levels, site access works

& highway infrastructure to site, together with purpose-built bat building, (B) outline application for 250 dwellings (use class C3). Space of up to 3000sqm employment (use class B1). Space of up to 250sqm (A1) gross floorspace; space of up to 2000sqm (A3). Gross floorspace; space of up to 250sqm (D1). Gross floorspace; space of up to 250sqm (D2). (c) All the associated infrastructure including removal of any contamination, roads, footpaths, cycleway, drainage (including attenuation works), flood defence works, landscaping & appearance, public open space, utilities & vehicle parking & including demolition of buildings (amended scheme & supporting documents) at Yelland Power Station, Lower Yelland, Yelland, Barnstaple, Devon, EX31 3EZ. Grid Ref: 248009; 132322.

Applicant: Yelland Quay Ltd

It was moved by Cllr G Bell, seconded by Cllr M Shapland to recommend refusal.

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

- Adverse influence on the Northern Devon UNESCO Biosphere Reserve the development will cause further damage to the landscape negatively impacting on this core area of the Biosphere Reserve, resulting in North Devon being at risk of no longer being able to defend its recognition as a world class environment by UNESCO. The Northern Devon UNESCO Biosphere Reserve is a key natural capital asset and has a value to the local community and its economy the loss of this world class environment would have a detrimental impact on the North Devon economy.
- Adverse impact on the Braunton Greater Horseshoe Bat (GHB) roost as the site is an important connector between the north and south of the estuary, the development would result in a threat to protected species adversely impacting on foraging and nesting habitat for bats.
- Adverse effect on the adjacent estuary which is a designated Site of Special Scientific Interest (SSSI) for its wildlife importance.
- Concerns being in close proximity to the RSPB's Isley Marsh Nature Reserve, also within the SSSI, the development during its construction phase and after construction will cause disturbance to overwintering birds and further decimate numbers visiting high tide roost areas in the vicinity.
- Policy ST01: Principles of Sustainable development – adverse effect on the intrinsic environmental value and character of the landscape as the proposal will harm local wildlife and result in the loss of important wildlife habitat significantly outweighing the economic and social benefits.
- Negative visual impact on the design, height and appearance of the proposed development it is not in keeping with the character of the estuary's landscape setting. Raising the site by two metres and erecting six-storey buildings on top is inappropriate for the area.

- Increase in artificial lighting will have an adverse effect on native wildlife, particularly the GHB and other species that have evolved to be active during the hours of darkness.
- Concerns increased risk of flooding the development does not take into account the latest data on sea level rise predictions being 2.5 metres. Yelland is already at risk of tidal flooding raising the land level and building the armoured wall sea defence will cause tidal displacement and put Braunton and other communities along the estuary at further risk of flooding. Policy BAR21: Flood Management Strategy – Flood management measures along the River Taw and its tributaries will re-establish functional flood plains in the Taw estuary and upstream of Barnstaple.
- Concerns regarding asbestos contamination throughout the site disturbance to the soil could result in asbestos fibres leaching into the estuary causing severe water contamination.
- Unsuitable landscaping to offset biodiversity net gain the proposed planting of trees will not survive the site conditions and salty winds experienced in the area.

(NC)

## Planning

(b) 71048 Raising of roof to create first floor together with extension to dwelling at 3 South Lea, Braunton, Devon. EX33 2HN

Applicant: Dr & Miss Ben & Fiona Staley & Lobban

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

Comment: RESOLVED: That the Council recommends approval.

(8.2abs)

(c) 70918 Approval of details in respect of discharge of condition 3 (ground contamination desk top study) attached to planning permission 64443 (prior approval for a change of use from storage (use class B8) to dwelling house (use class C3) Fairlynch Stores/Reservoir, Willoway Lane, Braunton. EX33 1BS

Applicant: Devon Build

Comment: RESOLVED: That the Council wishes to support the comments made by the Environmental Health Department.

## Approvals

70926 Retrospective application for variation of condition 1 (ii) (approved plans) attached to planning permission 59804 (alterations to stores for improved access) to enable amended design in relation to door and windows at Fairlynch Stores/Reservoir, Willoway Lane, Braunton. EX33 1BS

- 70961 Extension & alterations to dwelling at 4 Lower Cleave, Braunton. EX33 1AS
- 70749 Demolition of shed & erection of ancillary building and improvements to garden steps and access at 7 Rock Cottage, Silver Street, Braunton, Devon EX33 2EN

**Refusals**

- 70915 Extension and alterations to dwelling (amended plans & additional information) at Maycroft, Chaloners Road, Braunton, Devon. EX33 2ES

- 248/2019/20 **Climate Charge – Update from Councillors** Carbon Audit of Parish Council activities – RESOLVED: That this be deferred to the next Braunton Parish Council Climate Emergency Working Group meeting.
- Biodiversity – RESOLVED: That this be deferred to the next Braunton Parish Council Climate Emergency Working Group meeting.
- Rising sea levels – RESOLVED: That
- a. Andy Bell, UNESCO World Biosphere Coordinator be requested to provide an update regarding the Shoreline Management Plan.
  - b. Mike Moser, Chair of North Devon’s UNESCO Biosphere Reserve Partnership (UK) be invited to talk with the Parish Council regarding the impact Climate Change will have on the Braunton Biosphere.
- Funding Opportunities – No members had any information regarding funding that could be applied for to implement climate change actions.
- Date of next BPC Climate Emergency Working Group meeting – RESOLVED: That the next meeting of the Working Group would be Monday 16 March 2020 at 6 pm in the Council Chamber.
- (NC)

The meeting closed at 9:30 pm.

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

Date: 24/02/2020  
Time: 09:38:53

**Braunton Parish Council**  
**Day Books: Supplier Invoices (Detailed)**

Date From: 11/02/2020  
Date To: 24/02/2020

Supplier From:  
Supplier To: ZZZZZZZZ

Transaction From: 1  
Transaction To: 99,999,999

N/C From:  
N/C To: 99999999

Dept From: 0  
Dept To: 999

Tran No.	Type	Date	A/C Ref	N/C	Inv Ref	Dept	Details	Net Amount	Tax Amount	T/C	Gross Amount	V	B
42517	PI	19/02/2020	LOOMIS	7400	0364431	0	coin sorting ✓	34.73	6.95	T1	41.68	N	-
42518	PI	19/02/2020	WOLLENS	7300	81708	0	Old Quarry ✓	850.00	170.00	T1	1,020.00	N	-
42519	PI	20/02/2020	JEWSON	7300	0675/00	0	S.V. arras fencing ✓	99.00	19.80	T1	118.80	N	-
42520	PI	20/02/2020	BRANDON	7300	7689484	0	X-mas mkt	559.00	111.80	T1	670.80	N	-
42521	PI	20/02/2020	BRANDON	7300	7681008	0	X-mas mkt ✓	90.44	4.52	T3	94.96	N	-
42522	PI	20/02/2020	BRANDON	7300	7681009	0	X-mas mkt	49.98	2.50	T3	52.48	N	-
<b>Totals</b>								<u>1,683.15</u>	<u>315.57</u>		<u>1,998.72</u>		

CLERK: T. Lovell

DATE: 24-2-20

BRAUNTON PARISH COUNCIL  
APPROVED FOR PAYMENT  
CHAIRMAN V. M. Speer  
DATE 24-2-20