

BRAUNTON PARISH COUNCIL



Minutes of the Braunton Parish Council meeting held on Monday 22nd February 2021 at 7:00 pm by video conference call.

	<u>Present</u>	<p>Cllrs: E Spear in the Chair, D Spear, M Shapland, R Shapland, E Wood, G Bell, J Chesters, P Lord, B Bunyard, A Bradford and V Cann,</p> <p>Officers: T Lovell, Parish Clerk & RFO.</p> <p>Seven members of the public.</p>
235/2020/21	<u>Apologies</u>	Received from Cllr D Relph.
236/2020/21	<u>Declarations of Interest</u>	<p>Cllr J Chesters declared Prejudicial interest in Minute Ref: 242/2020/21 (a) 72841, as the applicant is a neighbour.</p> <p>Cllr B Bunyard declared a non Pecuniary interest in Minute Ref: 239/2020/21, as he is the joint Chair of Governors at Southmead School.</p>
237/2020/21	<u>Receive items for information not on the agenda, which in the opinion of the Chairman should be brought to the attention of the Council.</u>	The Chair explained that the Clerk had sent out an email inviting parish councillors to attend a meeting with Combe Rail on the 24 th February at 7pm. Combe Rail had put in a bid to fund a feasibility study for the Taw Link. The Taw Link will be a train between Braunton and Barnstaple that will run along the existing Tarka Trail. Members expressed concerns regarding the knock on effect it would have on the Stage Coach bus service. Safety concerns regarding pedestrians sharing the Tarka Trail with a fast moving electric vehicle especially where there are pinch points. Some members supported the proposal. The Chair advised that members attend the meeting if they are interested in finding out more about the proposed Taw Link.
238/2020/21	<u>Public Participation</u>	<p>None received.</p> <p>Cllr B Bunyard declared a non Pecuniary interest.</p>
239/2020/21	<u>Permission to plant a tree in memory of Captain Sir Tom</u>	The Chair welcomed Nick Plumb representing the Learning Co-operative Trust. Nick requested permission to plant a tree on parish land in memory of Captain Sir Tom Moore. The Trust have discussed the loss of Captain Sir

	<u>Moore</u>	Tom Moore and the children would like to honour his memory by planting a tree in the village with a plaque with the line 'Tomorrow will be a better day'.
		RESOLVED: That the Council would grant permission for the Learning Co-operative Trust to plant a tree behind the Anchor area. The Trust would be responsible for ongoing maintenance and care.
		(10.1abs)
240/2020/21	<u>Fibre Broadband, programme for rollout to rural Devon and Braunton</u>	<p>The Chair welcomed Clive Leworthy, Community Ambassador and Tony Watkins from Airband Community Limited.</p> <p>Founded in 2009, Airband is an independent internet service provider (ISP) bringing high speed broadband to homes, business and industry in rural and hard-to reach areas. Working with the Department for Digital, Culture, Media & Sport, BDUK, local authorities and communities to build high availability infrastructure that residents, businesses and other ISPs can access to help overcome the UK's digital divide. Fibre To The Premises (FTTP) is replacing old copper broadband lines. Airband provide this service across its network, bringing ultrafast speeds of up to 1Gbps to customers in more rural areas. There's no line rental or phone line required installation costs £24.99 and packages range from £29.99 to £34.99 per month.</p>
241/2020/21	<u>Braunton Neighbourhood Plan (BNP)</u>	<p>Members considered a report and the draft Built Environment theme which was circulated with the agenda prior to the meeting.</p> <p>Cllr D Spear felt that the BNP Steering Group were doing an excellent job and looked forward to the Neighbourhood Plan being adopted as it will a be a valuable tool when determining future planning applications.</p> <p>RESOLVED: Members congratulated the SG on producing an excellent first draft of the Built Environment theme. Special thanks were given to Sue Prosper, Sean Ross and Cathie Hamilton for all their hard work on the NP to date, and to Jan Gent for her expertise producing the document in Publisher.</p>
		(NC)
242/2020/21	<u>Planning</u>	<p>Cllrs E Spear, D Spear and 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.</p> <p>Cllr J Chesters declared a Prejudicial interest and left the meeting.</p> <p>(a) 72841 Proposal: Outline application for erection of dwelling (all matters reserved).</p>

Location: Dapperden, Lower Park Road, Braunton,
Devon EX33 2HS
Applicant: Mr & Mrs Lewis

It was moved by Cllr B Bunyard, seconded by Cllr A Bradford to recommend refusal.

RESOLVED: Braunton Parish Council wishes to recommend refusal on the grounds, as follows:

- Over intensification of the site.
- Insufficient evidence that the development will meet local need the proposal does not deliver any affordable homes.
- There is no Wildlife Impact Assessment the proposal is ecologically unacceptable and will have a negative environmental impact with the removal of hedgerows resulting in a loss of habitat for endangered native species.
- Would be contrary to the North Devon and Torridge Local Plan (NTLP) ST10 as there is insufficient access/egress onto the highway causing a risk to highway and pedestrian safety.
- Negatively impact on neighbouring properties causing loss of light, noise and privacy issues. Accordingly, the proposal is contrary to policy DM04 of the NTLP which relates to amenities considerations.

If North Devon Council is minded to approve then there should be a condition for appropriate use of permeable material on the driveway and a suitable pump/sump to be installed on site.

(8.2)

Cllr J Chesters rejoined the meeting.

(b) 72836

Proposal: Erection of two dwellings together with alterations to existing builders workshop to be used as ancillary store.

Location: Land off Down Lane, Braunton, Devon.
Applicant: Baddick Bros

It was moved by Cllr G Bell, seconded by Cllr E Wood to recommend refusal.

RESOLVED: Braunton Parish Council wishes to recommend refusal on the grounds, as follows:

- The proposal is not in keeping with the area and is over intensification of the site.
- Inadequate and unsafe highway access to the development. Constrained vehicular access and inaccessibility for emergency services to access the proposed houses would result in an unsafe

environment that amounts to an unsustainable form of development. Accordingly, the proposal is contrary to the NTLP policy ST10.

- Policy DM04 of the NTLP relates to amenities considerations. The proposed development would be in contrary to this policy as it would create an unacceptable level of traffic movements causing a risk to highway and pedestrian safety and cause unacceptable harm to the living conditions of the existing residents and occupiers of the proposed development.
- The site lies within the 4km greater horseshoe bat roost sustenance zone associated with the Caen Valley Bats SSSI. The proposal is ecologically unacceptable and will have a negative environmental impact with the removal of hedgerows and trees resulting in a loss of habitat for endangered native species such as the greater horseshoe bat.
- Insufficient lighting plan providing mitigation measures to protect a known flight route for the greater horseshoe bat.
- The development is not in keeping with the surrounding area which is generally devoid from prominent urban influences and would negatively impact on the landscape character appearance.
- Insufficient evidence that the development will meet local need the proposal does not deliver any affordable homes.

(NC)

(c) 72872

Proposal: Raising of roof to create additional accommodation with dormer windows, single storey extensions, balcony and ancillary building (office/gym).

Location: 16 Pixie Lane, Braunton, Devon EX33 1AZ

Applicant: Mr & Mrs Doone

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

RESOLVED: Braunton Parish Council wishes to recommend refusal on the grounds, as follows:

- Over intensification.
- The development would out of keeping with the surrounding area.
- Negatively impact on neighbouring properties resulting in harm to their security and wellbeing and would be contrary to policy DM04 of the NTLP.

(10.1abs)

(d) 72849

Proposal: Extension to dwelling.

Location: 11 Homer Crescent, Braunton, Devon EX33 1DT

Applicant: Mr Philip Hill

It was moved by Cllr G Bell, seconded by Cllr B Bunyard to recommend refusal.

RESOLVED: Braunton Parish Council wishes to recommend refusal on the grounds that it is contrary to policy DM04 of the NTLP which relates to amenities considerations. The proposed development would have an adverse impact on neighbouring properties due to overlooking and loss of privacy.

(NC)

243/2020/21

North Devon
Council –
Planning
Decisions

North Devon Council, the determining Authority, has APPROVED the following applications with conditions as filed:

72732 Description: Erection of garden room on South elevation.

Location: Beara Charter Farm, Marwood, Barnstaple, Devon, EX31 4EH.

Applicant: Mr G Nicholas

Decision: APPROVED

Decision Date: 12/02/21

72735 Description: Extension to create entrance porch.

Location: 41 Easterly Park, Braunton, Devon, EX33 2FH

Applicant: Mr C Mc Sherry

Decision: APPROVED

Decision Date: 09/02/21

72386 Description: Prior approval for change of use of agricultural building to a dwelling/house (Class Q (A&B))

Location: Boode Farm, Halsinger, Braunton, Devon, EX33 2NN

Applicant: Mr and Mrs Fowler

Decision: REFUSED

Decision Date: 08/02/21

72670 Description: Extension and alterations to dwelling.

Location: 4 Quantocks, Braunton, Devon, EX33 1DL

Applicant: Mr and Mrs Cheetham

Decision: APPROVED

Decision Date: 09/02/21

72678 Description: Approval of details in respect of discharge of condition 4 (Landscape and Ecological Management Plan) attached to planning permission 71733 (Demolition of dwelling and erection of replacement dwelling).

Location: Ferndown, Saunton, Braunton, Devon, EX33 1LG

Applicant: Mrs Tracey James
Decision: APPROVED
Decision Date: 12/02/21

244/2020/21

**Accounts due
for Payment for
the period 8th
February to 22nd
February 2021.**

RESOLVED: That the payments totalling £1,246.51 be approved and paid.

(NC)

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The meeting closed at 8:30 pm.

Signed by the Chair:
(Cllr E Spear)

Date: