

## BRAUNTON PARISH COUNCIL



Council Offices  
Chaloners Road  
Braunton

Date issued: 5 April 2022

Dear members of Braunton Parish Council,

You are summoned to attend the Full Council meeting of Braunton Parish Council, which will be held on **TUESDAY 12 APRIL 2022 at 7 pm**, in the Parish Hall, Chaloners Road, Braunton, for the purpose of transacting the undermentioned business.

In accordance with The Public Bodies (Admission to Meetings) Act 1960 members of the public and press are welcome to attend.

**There will be a period not exceeding 15 minutes for questions by the public. Anyone wishing to ask questions is requested to notify the Parish Clerk by 12 noon on the day of the meeting.**

Yours faithfully,

A handwritten signature in black ink that reads "T. Lovell".

Mrs T Lovell  
Clerk to the Council

*Public Participation. In accordance with Standing Order 49 a period not exceeding 15 minutes will be set aside at the start of the meeting for members of the public to ask a question or make a statement about, any matter relating solely to any function of the Council or any planning application being considered by the Council. Anybody wishing to ask a question is requested to inform the Parish Clerk prior to the meeting.*

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### AGENDA

#### Part I – Public

1. **Apologies** - receive apologies and reasons for absence.
2. Receive items for information not on the agenda, which in the opinion of the Chair should be brought to the attention of the Council.
3. **Declarations of Interest** – to receive declarations of personal interest and disclosable pecuniary interests (DPIs) in respect of items on this agenda. Members are reminded that all interests:
  - Should be declared at the beginning of the meeting, and
  - Declared prior to the item being discussed.
4. **Public Participation Period** – members of the public are permitted to make representations, ask questions and give evidence in respect of any item of business relating to the Parish Council. The period of time which is designated for public participation shall not exceed 15 minutes. Each member of the public is entitled to speak once only in respect of business and shall not speak for more than 3 minutes.

A question asked by a member of the public during this period shall not require a response or debate at the meeting.

5. **Requests for Dispensation** - consider requests received for dispensation(s).
6. **Minutes** – Approve and sign Minutes of the Council meeting held on 15 March 2022, attached.
7. **Action Sheet** – see attached.
8. **Police Report** – receive latest newsletter.
9. **Report from Devon County Councillor** – receive Devon County Councillor.
10. **Report from North Devon Councillors** – receive North Devon District Councillors.
11. **Planning** – North Devon Council the determining Authority, has asked for comments from this Parish Council on the following applications (click on the application number to view the Application):

*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.*

- (a) [74929](#) **Proposal:** Demolition of existing building and erection of 5 dwellings & associated external works.  
**Location:** St Annes, 17 Pixie Lane, Braunton, Devon EX33 1AZ  
**Applicant:** Sharon Haynes
- (b) [75100](#) **Proposal:** Conversion of garage to habitable accommodation to include new roof and alterations to outbuilding/shed.  
**Location:** 51 The Brittons, Braunton, Devon EX33 2HF  
**Applicant:** Mrs Michelle Wickens
- (c) [75125](#) **Proposal:** Rear single storey extension.  
**Location:** 18 Mint Park Road, Braunton, Devon EX33 1LE  
**Applicant:** Jo Sanders

#### **Appeals**

- (d) [60823](#) **Description:** Hybrid Application: (A) full application for access, scale & layout of site including raising of ground levels, removal of any contamination, demolition of buildings, flood defence works, site access works & highway infrastructure, together with purpose-built bat building and vehicle parking for Tarka Trail. (B) outline application for 250 dwellings (Use Class C3(a)), up to 3000sqm employment space (Use Class E(g)(i) and E(g)(ii) was Use Class B1). Retail Space of up to 250sqm gross floorspace (Use Class E(a) was Use Class A1); Space for the Sale of food and drink of up to 2000sqm Gross floorspace (Use Class E(b) Was Use Class A3); Service and Community Space of up to 500sqm Gross floorspace (Use Class E(d) E(e), E(f) and F1(a), F1(b), F1(e), and F2(b) was Use Class D1 and D2); including all associated infrastructure, roads, footpaths, cycleway, drainage (incl. attenuation works), landscaping & appearance, public open space & utilities.  
Agreed Amended Description.  
**Site Address:** Former Yelland Power Station Lower Yelland, Yelland, Barnstaple, Devon, EX31 3EZ.  
**Appellant's Name:** Yelland Quay Ltd.  
**Appeal Reference:** APP/X1118/W/21/3283943

#### **12. North Devon Council – Planning Decisions**

- 74104 Proposal: Notification of works to trees in a conservation area in respect of removal of 1 x Acer and reduction of 1 x Magnolia.

Location: 29 East Street, Braunton, Devon, EX33 2EA  
Applicant: Pat's Tree and Garden Services Ltd.  
Decision: APPROVAL  
Decision Date: 21/03/22

- 74545 Proposal: Approval of details in respect of discharge of condition 4 and partial discharge of condition 5 (Construction Environmental Management Plan and Phase 1 Preliminary Risk Assessment Report) attached to planning permission 72836 (Erection of two dwellings together with alterations to existing builder's workshop to be used as ancillary store) (amended description).  
Location: Land off Down Lane, Braunton, Devon  
Applicant: Baddick Bros  
Decision: APPROVED  
Decision Date: 23/03/22
- 73636 Proposed: Notification of works to trees in a conservation area in respect of removal of 1 Cherry tree.  
Location: 29 Church Street, Braunton, Devon, EX33 2EL  
Applicant: Wattsarb  
Decision: APPROVED  
Decision Date: 21/03/22
- 75001 Proposed: Listed Building consent for replace front wall boundary.  
Location: Ambridge House, 15 Seven Acres Park, Braunton, Devon, EX33 2PD.  
Applicant: Mr Rocky Huxtable  
Decision: NOT REQUIRED  
Decision Date: 01/04/22
- 74838 Proposed: Application for non material amendment to planning permission 74209 (conversion of garage into ancillary accommodation) in respect of raising the height of the roof.  
Applicant: Mr Mark Thompson  
Decision: APPROVED  
Decision Date: 01/04/22

#### **Certificate of Lawful Development**

- 74906 Proposal: Application for a lawful development certificate for existing use began more than 10 years before the date of the application and the building works were complete more than 4 years before this application.  
Location: West Hill Nursery Forest School, Stoney Bridge, Braunton, Devon EX33 1HR  
Applicant: Ms Ruth Garland  
Decision: Granted  
Decision Date: 01/04/22

13. **Accounts Due for Payment – To examine and agree the accounts due for payment, for the period 15<sup>th</sup> March – 12<sup>th</sup> April 2022 inclusive, and to approve PAYE, NI and pension contributions** – The schedule of payments will be issued prior to the meeting.
14. **Bank Reconciliation Year End 31<sup>st</sup> March 2022** – Consider and approve bank reconciliation for Year End 31<sup>st</sup> March 2022
15. **To ratify decisions taken under delegated powers since the 15<sup>th</sup> March – 12<sup>th</sup> April 2022**, information attached.

16. **North Devon Council Consultations** – Receive update from the Council’s Community Action Plan Working Party regarding NDC’s consultations in relation to the review of the joint North Devon and Torrridge Local Plan 2011 -2031.
  - a. Northern Devon People and Places Project  
<https://consult.torrridge.gov.uk/kse/folder/94518>  
Consultation running until 29<sup>th</sup> April 2022
  - b. North Devon and Torrridge Housing and Economic Land Availability Assessment <https://consult.torrridge.gov.uk/kse/folder/93002>  
Consultation running until 29<sup>th</sup> April 2022
17. **Update on what is happening with the Braunton Beaver Project. How to fund a beaver enclosure locally?** – Receive Cllr Bryant.
18. **Hire of Braunton Recreational Ground** –
  - a. Fun Fair – Consider request from Andrew Clarke for a Fun Fair to arrive in Braunton on Monday 13<sup>th</sup> June and vacate on the 27<sup>th</sup> June 2022 but to only be operational from Thursday to Sunday closing at 8.30pm, information attached.
  - b. Inflatables Extravaganza - Consider request from Tony Ridge for inflatables on the Recreational Ground on Saturday 30<sup>th</sup> April, Sunday 1<sup>st</sup> May, Saturday 20<sup>th</sup> and Sunday 21<sup>st</sup> August 2022.
19. **Hire of Community Shared Space** –
  - a. Receive a request from Christian Aid Braunton Group to use the Community Shared Space on Saturday 23 July 2022 between 10am and 1.30pm to sell plants and books to raise money for the charity.
  - b. Receive request from Amanda Muddimer to use the Community Shared Space on Saturday 30<sup>th</sup> April 2022 to provide a Craft Market.
20. **Exclusion of Press and Public**  
To resolve under section 1(1) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following item as it involves the likely disclosure of confidential information.

## **Part II**

21. **Appointment of Administration Assistant** – To agree appointment of staff number 21.
22. **Appointment of Caretaker** – To agree appointment of Caretaker.

7.

## BRAUNTON PARISH COUNCIL ACTION SHEET

DATE	TOPIC	PROGRESS
April 2021	Air Quality Action Plan (AQAP)	Air Quality Technical Working Group meeting took place on 23 <sup>rd</sup> March 22. Andy Cole NDC Environmental Health will comment on the air quality policies and Matt Collins DDC Transport Planner will make comments.
October 2019- Ongoing	Extension of Tarka Trail from Knowle towards Ilfracombe	No updates have been received from the County – refer to October 2019 AS. The Braunton Neighbourhood Plan Steering Group have been successful in securing funding to commission AECOM to provide a Masterplan for Braunton. This will look at active travel options to try to improve the traffic issues in Braunton.
June 2019 - ongoing	Braunton Neighbourhood Plan (BNP)	The Council appointed Cllrs M Shapland, A Bryant, D Relph and G Bell as its four representatives to serve on the Braunton Neighbourhood Plan Steering Group (BNPSG) (Min Ref: 075/2019/20). <ul style="list-style-type: none"> <li>Steering Group were successful in securing a further £6,681 funding from Locality.</li> <li>New Braunton Neighbourhood Plan website went live on 11<sup>th</sup> March – <a href="http://www.brauntonparishneighbourhoodplan.org.uk">http://www.brauntonparishneighbourhoodplan.org.uk</a></li> <li>Public Consultation to run from the 14<sup>th</sup> March to 29<sup>th</sup> April.</li> <li>Public drop-in session in the Parish Hall on Saturday 19<sup>th</sup> March 2022 from 9.30am to 12.30pm</li> <li>First draft of the Plan has been approved and adopted by Braunton Parish Council (Min Ref: 169/2021/22)</li> <li>First draft of the Plan has been submitted to the North Devon Council Local Planning Authority for review.</li> <li>The Clerk has contacted landowners for permission to protect land/assets in the Neighbourhood Plan.</li> <li><b>The Clerk has contacted statutory consultees regarding the draft Neighbourhood Plan (Reg. 14).</b></li> </ul>
February 2020 - ongoing	Men's Shed – Live Well in Braunton	The Council at its meeting on the 10 <sup>th</sup> August agreed to provide a Letter of Intent (LOI) to use the Stoney Bridge Depot for the Braunton and Rural Communities Men's Shed subject to planning being granted. Full Planning required. <ul style="list-style-type: none"> <li>The Mens Shed have withdrawn their planning application at the Stoney Bridge Depot due to concerns expressed by the Highway's Officer regarding vehicular access to the site.</li> <li><b>The Council have agreed for the Mens Shed to use five spaces in the Caen Street Overflow Car Park to park a 62ft refurbished railway carriage.</b></li> </ul>
June 2021	Anti-social behaviour (ASB) at the Recreational Ground	Neighbouring residents have complained about ASB on the Recreation Ground and in the Illingworth Shelter. The Chair and Clerk met with the police and local residents to discuss options to improve the situation. The Police explained that only 4% of ASB happens in Braunton but this might not be a true a reflection, as many people don't report incidences to the 101 number. <ul style="list-style-type: none"> <li>Council used EX33 to encourage people to report to the 101 non-emergency number.</li> <li>Invited the Police and Crime Commissioner to a future Council meeting.</li> <li>New double metal bin on order the Recreation Ground (previous bin burnt to the ground)</li> <li><b>Mick Harrison, Sgt Thuborn to attend the Council meeting on the 14<sup>th</sup> December 21 – postponed due to Covid. Invited to attend the APM on 19 April</b></li> <li><b>The Police Crime and Prevention Office to advise Council regarding CCTV and lighting on site.</b></li> </ul>
July 2021	Pharmacy provisions in the village	The assessment regarding pharmacy provisions in Braunton has been delayed for a further year due to Covid 19. Write to Devon County Council Health and Wellbeing Board, National Health Service (NHS) England, Devon Local Pharmaceutical Committee (DLPC) and Clinical Commissioning Group (CCG) What is the process to open a pharmacy? When is the Pharmaceutical Needs Assessment (PNA) being carried out for Braunton?

		<p>Why has the PNA for Braunton been delayed? Who has the overall authority/responsibility to ensure that the demand for pharmacy provisions is being met?</p>
October 2021 ongoing	Braunton Parish Action Plan	<p><b>Council agreed to produce a Braunton Parish Action Plan working party consisting of: Cllrs D Relph, M Shapland, A Bryant, D Spear, E Spear and J Chesters.</b></p> <p>Working Party met on the 7<sup>th</sup> April to consider in detail the NDC consultations regarding People and Places North Devon and Torridge Housing and Economic Land Availability Assessment. Draft response to both consultations to be approved at full Council on the 12<sup>th</sup> April.</p>
March 2022	Queen's Green Canopy and Jubilee Trim Trail	<p>Community project with Braunton Caen Rotary, Countryside Centre and Braunton Academy students planted 100 trees between Anchor and Georgeham Cross and 30 trees at Bats Meadow. Parish Council installed a Jubilee Trim Trail funded via Investing in Devon £5k.</p>
May 2019 – delayed due to Covid-19	Parish Council Website	<p>To upgrade the Council's website. Report to be considered at the Council meeting on the 14 December.</p> <ul style="list-style-type: none"> <li>• <b>Deferred at the Council meeting on 15<sup>th</sup> February. Cllrs to suggest local website companies.</b></li> <li>• <b>To be reconsidered at the Council meeting 15<sup>th</sup> March</b></li> </ul>
March 2022	Accounts	<p>Clerk completed end year Pensions, PAYE and reconciled accounts.</p>
March 2022	Recruit Caretaker	<p>Following the retirement of Staff 11 Council recruited a new Caretaker. Clerk trained staff number 21 to take on the role of Administrative Assistant.</p>
March 2022	Acquisition of Batts Meadow	<p>Completion on the acquisition of Batts Meadow. Section 106 – funding to improve open space at Batts Meadow.</p>
<b><u>PARKS AND GARDENS/PROPERTY COMMITTEE</u></b>		<b><u>PROGRESS</u></b>
2019 – delayed (waiting for s106)		<p>Install new swing set and communal area in Knowle Play Park. The Clerk has submitted a new S106 application for funding.</p>
General ground work		<p>Cut and strim: Georgeham Cross, Memorial Gardens, South Street Car Park entrance, footpath adj. Bowling Club, Knowle Play Park, Anchor to Georgeham Cross, Chaloners Play Park, Willoway Close, Saunton Road, Village Green and surrounding areas, Exeter Road A361, Barton Lane and Velator Way, A361 Fire Station to Knowle,</p> <p>Repaired life buoy ring at Velator Quay.</p> <p>Collected and set up boards from Countryside Centre for Neighbourhood Plan consultation on 19<sup>th</sup> March.</p> <p>Built and installed stand for Willow Tree in Memorial Garden (Conservation Area) as side heavy and roots were protruding out of the ground.</p> <p>Gator went in for Service.</p>

## Braunton Neighbourhood Police Newsletter April 2022



**Modern  
Slavery  
is  
REAL**

**Victims can be men, women and children of all ages and cut across the population**, but it is normally more prevalent amongst the most vulnerable, minority or socially excluded groups.

Vulnerable members of our society, such as rough sleepers, are often targeted as the next victims of modern slavery. Homeless people may be targeted at night shelters, day centres, soup kitchens, hostels and on the street. Homeless people are recruited into labour exploitation, sexual exploitation, domestic servitude, and criminal exploitation.

It is happening in our communities. An unseen crime, it hides in takeaways, hotels, car washes, nail bars and private homes. **Always Be Aware of the signs of modern slavery and call Modern Slavery Helpline with concerns on 08000 121 700**

Learn how to Spot the Signs of modern slavery, including general indicators and key signs relevant to the major types of exploitation, including child exploitation.

Find out how to spot the signs here

[@MSHelpline #AlwaysBeAware](https://www.modernslaveryhelpline.org/about/spot-the-signs)

### LAMBING SEASON

PLEASE WALK YOUR DOG RESPONSIBLY

Keep to footpaths  
Keep dogs on leads



**Lamping Season.**  
**Follow the Countryside code.**



Lambing Season has arrived, and we ask that care and attention is taken controlling your dog in and around areas with sheep as well as other farm animals.

Dogs by nature may want to play or chase livestock which may unwittingly cause harm.

Please be aware sheep worrying is an offence.

**It is legal for landowners to shoot dogs** to protect their livestock, providing there was no other way of stopping the dog worrying their animals and they report the killing to the police within 48 hours.

Livestock also includes domestic fowl, geese or ducks.

**Wherever you are, clean up after your dog.**

Did you know that dog poo can spread disease to farm animals? It's important to clean up after your dog wherever you are – just bag it and bin it.

**For more information visit**

[www.countrysideonline.co.uk/care-for-the-countryside/dog-walking](http://www.countrysideonline.co.uk/care-for-the-countryside/dog-walking)



This Easter, Police are recommending that people take care by keeping car windows closed and doors locked, and by keeping valuables out of sight.

Braunton Police said: "Theft from vehicles in Devon and Cornwall remains low but the opportunity for this type of crime traditionally rises whilst people are out and about enjoying their time off.

"Shoppers should also be aware and keep purchases with them rather than leave them on display in vehicles. This will reduce the opportunity for crime."

"By taking simple precautions people can help police to reduce crime while preventing the heartache of losing valuables over the Easter period."

- Lock your vehicles and close windows.
- Leave nothing on display in your vehicle. Remove items such as SatNav and cradle, tools, mobiles, and money.
- Plan shopping so that bulky items are collected at the end of the day, rather than being stored in your vehicle.
- Property mark your possessions and register your valuables using the free service at [www.immobilise.com](http://www.immobilise.com). This enables police to identify the owner of the items if they are stolen.



**We all have a responsibility on our roads.**

Rules for all types of road users have been updated in The Highway Code to improve the safety of people walking, cycling, and riding horses.

It may be safer for cyclists to ride two abreast or in the centre of the road. Both cyclists and drivers should be aware of surroundings, give space and look out for each other 🙌 #HighwayCode

For more information about all the changes to the highway code go to [www.gov.uk](http://www.gov.uk)



## Please be careful in the Countryside



Even with all the rain we have had Exmoor and our Countryside is very dry and the risk of fire increases with good weather, in the last month the Fire & Rescue Service have attended three fires in different locations on Exmoor, which has tied up a lot of fire engines from the surrounding area, the fire in the photo's got very close to properties and walkers on the moor!

### Top Tips on preventing fires on the Moor –

Never throw down cigarette ends either out of the car window or when walking across the moor.

Don't leave bottles or glass on the moor or in woodlands, Sunlight shining through glass can start a fire, take litter home or put them in a waste or recycle bin. **Do NOT light a fire or BBQ**

### How can you help if you spot a fire?

Early reporting of a fire is essential and anyone seeing a fire should ring 999 to notify the fire & rescue service.

Walkers can be useful when carrying a mobile phone by informing the fire & rescue service of accurate information on the location of a fire with a map or What 3 Words reference which can save precious time.

Make sure you leave the area quickly if the fire is nearby, fires are unpredictable and can spread quickly, don't go putting yourselves in any danger.

People traveling by car can also keep watch and report smoke or fires in a similar way.

Exmoor and the Countryside is a fragile valuable resource and can be damaged easily, wildlife many of which are having young at this time of year can be put in great danger.

**Please be careful when you are out and about enjoying the Countryside.**

## Lock up your sheds and outbuildings



Please be aware of your security, make sure you put away your lawn mowers after use, don't advertise them to the opportunist thief.



If items are left lying around in your garden, it is likely your shed or outbuilding will be open too!

Property mark your possessions and register your valuables using the free service at

[www.immobilise.com](http://www.immobilise.com).

## There are many ways to contact the police in a non-emergency.

### Choose the right way for you.

#### Why not use one of our online channels?

WebChat – [dc.police.uk/WebChat](https://dc.police.uk/WebChat)

Report Crime Online – [dc.police.uk/crimereporting](https://dc.police.uk/crimereporting)

Email 101 – [101@dc.police.uk](mailto:101@dc.police.uk)



<https://www.devon-cornwall.police.uk/contact> use this link to find out how long the waiting time is on ringing 101 and see lots of other ways to report your concerns.



Please visit [www.gov.uk/coronavirus](http://www.gov.uk/coronavirus) for the latest official guidance and announcements

## Braunton Neighbourhood Team



Insp 14302  
Sean Pepper



Sgt 15977  
Dave Thubron

PC 17481  
Roger  
Copeland  
Arriving  
soon



PCSO 30204  
Andy Frisby



PCSO 30437  
Dale Kingdon

[Braunton@dc.police.uk](mailto:Braunton@dc.police.uk)  
(not 24/7, Non-Emergency only)

**In an  
Emergency  
ring 999**  
For Non-  
Emergency Ring  
101 or email  
[101@dc.police](mailto:101@dc.police).



Like us on our Facebook page **Braunton Police** and get regular updates as it happens.

## Police Enquiry Office at -

**Barnstaple** Open from 9am to 5pm Monday to Friday  
(Closed 1.15-2pm lunch)

**Exeter** 8am-6pm Monday – Saturday  
Both Closed Sunday & Bank Holiday's

[www.devon-cornwall.police.uk](http://www.devon-cornwall.police.uk)

## Number of Crimes reported in March 2022

### Braunton Urban, Includes Braunton, Knowle, Wrafton & Heanton

Violence with Injury 3  
Violence without Injury 4  
Stalking and Harassment 1  
Sexual Offences 1  
Burglary Dwelling 1  
Vehicle Offences 1  
All Other Theft Offences 2  
Criminal Damage 1  
Possession of Weapons 1  
Other Offences 1  
Non-Notifiable Offences 4



### Braunton Rural, Includes Georgeham, Croyde, Ashford, Saunton, Vellator, Chivenor & Marwood

Violence without Injury 1  
Sexual Offences 1  
Burglary Non-Dwelling 1  
Vehicle Offences 1  
All Other Theft Offences 3  
Non-Notifiable Offences 3



### Morteohoe/Woolacombe & West Down, Includes Mullacott & Bittadon.

Violence without Injury 2  
Stalking and Harassment 2



## Want to know more about the crimes in your area?

**Police.uk** is a national website which allows you to view what crimes have been committed in England, Wales and Northern Ireland. The website allows you to zoom in on areas and see crimes committed on individual streets, month by month. **The website also links to Neighbourhood Policing Teams and Crime Prevention Advice.** <https://www.police.uk/>

**BRAUNTON PARISH COUNCIL**



**Minutes of the Braunton Parish Council Advisory Discussion meeting held on Monday 28<sup>th</sup> March 2022 at 7:00 pm by video conference call.**

	<b><u>Present</u></b>	Cllrs: E Spear in the Chair, D Spear, M Shapland, R Shapland, V Cann, J Chesters, G Bell and E Wood.  Officers: T Lovell, Parish Clerk  2 members of the public.
AD/104/2021/22	<b><u>Apologies</u></b>	Received from Cllr D Relph, A Bryant and P Lord.
AD/105/2021/22	<b><u>Receive items for information not on the agenda, which in the opinion of the Chair should be brought to the attention of members.</u></b>	There were none.
AD/106/2021/22	<b><u>Declaration of Interest</u></b>	There were none.
AD/107/2021/22	<b><u>Public Participation</u></b>	There were none.
AD/108/2021/22	<b><u>Braunton Fun Fair</u></b>	<p>The Chair welcomed Andrew Clarke to the meeting. Mr Clarke explained that his family are local to Braunton. He runs an events company and represents showmen guilds up and down the country. Historically, fun fairs have been held in Braunton but he understood that permission had not been granted in past years due to damage caused to the recreational ground in 2012.</p> <p>It will be a family orientated fun fair arriving on site on Monday 13<sup>th</sup> June and vacating on the 27<sup>th</sup>. The Fair will operate over two weekends from Thursday to Sunday. The fair will close no later than 8.30pm, music will be kept low level and the use of microphones will be kept to a minimum. Fair staff would be required to sleep on site to provide security for the equipment.</p> <p>It was noted that the site is a Devon Air Ambulance night landing site. The Clerk to contact the Devon Air Ambulance to request if they would be able to use the night landing siting for the duration of the fair.</p>

RESOLVED: That the

- a. Council agrees in principle for the fun fair to use the Recreation Ground, subject to operational dates being agreed and the Devon Air Ambulance being able to use the night landing site.
- b. Clerk to report back at the next meeting on the 12<sup>th</sup> April for final consideration and approval by members. (NC)

AD/109/2021/22 **Planning**

(a) 74966

Proposal: Demolition of garage and erection of two storey side extension and single storey rear extension.

Location: 36 South Park, Braunton, Devon EX33 2HT

Applicant: Mr & Mrs Rodliff

Moved by Cllr D Spear, seconded by Cllr R Shapland to recommend approval.

With no votes to the contrary the Council recommended approval.

(b) 74950

Proposal: Variation of condition 2 (approved plans) attached to planning permission 63264 (demolition of existing dwelling and construction of six bedroom replacement dwelling, improved access and parking) to allow for revised layout to second floor to make use of the flat roof.

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

Applicant: Mr & Mrs Manzer Ijaz.

Moved by Cllr G Bell, seconded by Cllr R Shapland to recommend approval.

With no votes to the contrary the Council recommended approval.

(c) 74984

Proposal: Extension and alterations to dwelling.

Location: Ardelve, Down Lane, Braunton, Devon EX33 2LE

Applicant: Mr Adams

Moved by Cllr D Spear, seconded by Cllr J Chesters to recommend approval.

With no votes to the contrary the Council recommended approval.

(d) 75001

Proposal: Listed Building consent for replacement front wall boundary.

Location: Ambridge House, 15 Seven Acres Park,

Braunton, Devon EX33 2PD  
Applicant: Mr Rocky Huxtable

Moved by Cllr J Chesters, seconded by Cllr G Bell to recommend refusal.

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

- In accordance with conditions relating to the original permission 28276, it should remain an open vista to safeguard the appearance and character of the area.
- The proposed development will have an adverse impact on the adjacent listed building 'Prospect House' and is not supported by the National Planning Policy Framework paragraphs 92, 93, 99, 106 and 127. As well as being contrary to Policy ST04, DM04, ST15, DM01 of the North Devon and Torridge Local Plan and Policy BE1 and BE5 of the emerging Braunton Neighbourhood Plan.
- The Braunton Neighbourhood Plan Area Design Guide identifies Seven Acres Park as an exceptional example of development street greening. The development would be contrary to Design Code 02 a, b, m and n.

(e) 74976

Proposal: Replacement front wall boundary.  
Location: Ambridge House, 15 Seven Acres Park,  
Braunton, Devon EX33 2PD  
Applicant: Mr Rocky Huxtable

Moved by Cllr J Chesters, seconded by Cllr G Bell to recommend refusal.

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

- In accordance with conditions relating to the original permission 28276, it should remain an open vista to safeguard the appearance and character of the area.
- The proposed development will have an adverse impact on the adjacent listed building 'Prospect House' and is not supported by the National Planning Policy Framework paragraphs 92, 93, 99, 106 and 127. As well as being contrary to Policy ST04, DM04, ST15, DM01 of the North Devon and Torridge Local Plan and Policy BE1 and BE5 of the emerging Braunton Neighbourhood Plan.
- The Braunton Neighbourhood Plan Area Design Guide identifies Seven Acres Park as an exceptional example of development street greening. The development would be contrary to Design Code 02 a, b, m and n.

(f) 74965

Proposal: Single storey rear extension to dwelling and associated works.  
Location: 4 Chalwells, Knowle, Braunton, Devon EX33

2NE

Applicant: Ms Griffin

Moved by Cllr D Spear, seconded by Cllr G Bell to recommend approval.

With no votes to the contrary the Council recommended approval.

(g) 75011

Proposal: Amendment to previously approved planning permission 74399 in relation to alterations to rear dormer and installation of solar panels.

Location: 21 Stallards, Braunton, Devon EX33 1BP

Applicant: Mr & Mrs Russell

Moved by Cllr J Chesters, seconded by Cllr G Bell to recommend approval.

With no votes to the contrary the Council recommended approval.

(h) 74860

Proposal: Retrospective application for erection of detached annex.

Location: 7 First Field Lane, Braunton, Devon EX33 1ES

Applicant: Mr Tony Lowe

Moved by Cllr J Chesters, seconded by Cllr G Bell to recommend refusal:

The application was previously refused by the Local Planning Authority in 2008 and again in 2009. In 2009 it was refused at appeal. The Council were of the opinion that nothing had changed since the original refusals and the development remains over intensive and out of character with the surrounding area. With six in favour and two abstentions the Council recommend refusal.

The Local Planning Authority Enforcement team be requested to look into this matter.

(i) 73624

Proposal: Outline application for erection of one dwelling (with all matters reserved).

Location: Garden 35a The Brittons, Braunton, Devon, EX33 2HF

Applicant: Mr and Mrs Tuson

Appeal Reference: APP/X11118/W/21/3290714

With no votes to the contrary the Council wished to reiterate its previous reasons for refusal.

- Inadequate parking provision
- Insufficient drainage to cope with surface water runoff
- Over intensification of the site.

AD/110/2021/22

**North Devon Council –  
Planning Decision**

73823

Description: Erection of dwelling.

Site Address: The Lookout, Boode Road, Braunton,  
Devon, EX33 2NW.

Decision: APPROVED

Decision Date: 09/03/22

74623

Description: Replacement of Shop front Entrance & fascia  
signage together with installation of 2 HVAC condenser  
units.

Decision: APPROVED

Decision Date: 07/03/22

The meeting closed at 7.52pm.

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

Date: .....

## **Braunton Community Action Plan**

### **Working Party Meeting Agenda**

Thursday 7<sup>th</sup> April 2022

1000-1200 via Zoom

Present:

Cllr Liz Spear (LS) – Chair, Braunton Parish Council (BPC)

Cllr Marguerite Shapland (MS) – BPC

Cllr Jasmine Chesters (JC) – BPC

Cllr Derrick Spear (DS) – BPC

Cllr David Relph (DR) – BPC

Cllr Adrian Bryant (AB) – BPC

Tracey Lovell (TL) – Parish Clerk, BPC

Sue Prosper (SP) – Secretary, Braunton Neighbourhood Plan SG (BNPSG)

#### **7 Apologies**

None received

#### **8 Notes from previous meeting and progress with actions**

The notes of the last meeting held on the 17<sup>th</sup> March 2022 were agreed, subject to minor amendments to the wording in para. three, min ref: 4(ii).

It was agreed that the actions would be addressed at the next working party meeting, as this meeting is to consider the consultations published by North Devon Council relating to the review of the Local Plan.

#### **9 Northern Devon People and Places Project**

Braunton Parish Council's draft response to be approved at the full Council on the 12<sup>th</sup> April, attached as Appendix A.

#### **10. North Devon and Torridge Housing and Economic Land Availability Assessment**

<https://consult.torridge.gov.uk/kse/folder/93002>

Consultation running until 29<sup>th</sup> April 2022

SP gave an overview of the Methodology document. Her in depth review and scrutiny of the document raised numerous areas of concern. She walked the members of the working party through the document identifying the areas that should be included in the Council's consultation response.

*Action: Working Party & SP Member of the Working Party to talk the Council through the consultation paper at the April Council meeting. A detailed joint response in partnership with Love Braunton, the Parish Council and the BNPSG to be prepared.*

Action: Working Party

The Parish Council to make a statement identifying the key areas of concern, as follows:

- **Section 3.1 - 3.3, Who the Partner Authorities Will Work With** – There appears to be no representation for the natural environment such as the AONB, ND Biosphere, Devon Wildlife Trust, Natural England, Environment Agency, Natural Devon, Devon Local Natural Partnership, etc. The NPPF, para. 20(d) states that, ‘Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for; conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.’
- **3.6 States, ‘Representatives from the local community, public sector bodies and other key stakeholder groups will also be appointed to the panel to provide additional local insight and expert advice to support the assessment process.** – How will the town and parish councils be represented? According to the Stakeholder Panel Expression of Interest Form nominations are only being invited from interests within the property and development industry. Excluding local councils’ involvement at the start of the process risks it being too late for local communities to make a meaningful contribution to the process.
- **Stage 2(A) Estimating Site Development Potential** – An urban design approach would not be applicable to a local natural area such as Braunton. The Braunton Neighbourhood Plan Design Guide states that the area is predominantly rural. Local people identify Braunton as a village.
- **6.6** — The increased density figures quoted in table 3 Density assumptions for housing development, are contrary to DM04 in the ND&T Local Plan. The Braunton Neighbourhood Plan Design Guide identifies that the landscape approach used at Easterly Park is out of keeping with its surrounding area, as it has a much higher density of housing.
- **9.1 – 9.6 – stage 2(d) Viability at pre application stage is to late.** This needs to be

*considered much earlier as developers often realise that a site is not viable to late into the process. This has a detrimental impact on local communities due to the removal of affordable housing and section 106 contributions. This process needs to be more robust and enforced.*

- **Appendix B - National planning practice guidance (10) makes clear the importance of working with others, including land owners, agents and site promoters, developers, businesses and local representative groups, and the local community in preparing a Housing and Economic Land Availability Assessment (HELAA).** – *There appears to be no opportunity for the wider community and residents to become involved. Concerns regarding landowners and developers being permitted to sit on the Panel as long as they declare their land. How will this be transparent as many on the Panel may have a vested interest. Surely landowners or developers should not be on the Panel.*
- *In conclusion the Methodology appears to be an extended version of the SHLAA. It is merely a checklist rather than a robust document providing a fair and transparent process.*

**11 North Devon and Torridge draft Affordable Housing Supplementary Planning Document (SPD) and joint validation checklist – Requirements for Planning Applications.**

<https://consult.torridge.gov.uk/kse/>

Consultation running until 13<sup>th</sup> May 2022

Action: Working Party

*Defer until the next meeting and invite a representative from the Braunton CLT to attend.*

**Next Meeting Date:**

Wednesday 4<sup>th</sup> May 2022 at 1000

Zoom

**North Devon People and Places**

<https://consult.torridge.gov.uk/kse/folder/94518>

Consultation running until 29<sup>th</sup> April 2022

**1. Where do you live, by town or village or the closest hamlet/village/town if located in the countryside.**

Braunton, Knowle, Saunton, Beara, Boode, Fullabrook, Halsinger, Pippacott and Winsham

**2. What are the key characteristics that you think make North Devon and Torridge a great place to live and work?**

- Good work/life balance
- Good sense of well-being living in a small community
- Maintain village and hamlet identities
- Social cohesion across generations
- Good community spirit
- Friendly neighbours
- Its history and heritage
- Value the landscape
- Living at a human scale
- Parish residents recognise the wealth of the local natural environment and cherish it, citing the environment's landscape and biodiversity as being an essential part of their work/life balance. For many it is the natural environment that supports their businesses within the tourism sector.
- Surf, beaches and water sports.

**3a. How would you like the area to improve over the next 20 years? Please rank the below in order of preference or add alternatives (in question 3b).**

Work towards achieving carbon neutrality ahead of 2050 and inspire action to combat the climate and ecological emergency.

**3b. Please specify any alternative priorities, with an indication of importance in the context of question 3a, and indicate whether you consider it should be ranked high, medium or low.**

- Truly affordable homes for local people to include long-term rentals
- Conserve and enhance our protected habitats and diversity and our network of green infrastructure
- Greater promotion of active travel
- Protect our farming industry

**4a. In planning for how the area should grow to meet our future needs, where do you think development should occur?**

North Devon People and Places

<https://consult.torridge.gov.uk/kse/folder/94518>

Consultation running until 29<sup>th</sup> April 2022

None

**4b. If you think an alternative approach would be beneficial, please indicate below.**

Development should take place where there is evidence that there is a local housing need. This should be evidenced by developers. The plan should not restrict the ability for smaller rural communities to build the housing that they need.

**5a. Where I live has a good range of services and facilities to meet my day-to-day needs, excluding travel for education and employment. Please select the option considered the most appropriate.**

Somewhat agree

**5b. Please provide any comments to further explain or add context to your response:**

Braunton has a wide range of local services such as library, post office, solicitors, estate agents, police office, fire station, parish hall and other community buildings. Closure of the banks over the last decade has resulted in the service no longer meeting the needs of local people. There is pressure on the local pharmacy as it is not sufficient in size to meet local demand.

**5c. If I need to access services and facilities that are not available locally, I travel to the following town/village(s).**

Barnstaple/Ilfracombe

**6a. My local area is well served by public transport, with good connections to other towns and villages, allowing residents to access services and facilities which are not available in my own town/village without the need to use a car. Please select the option considered the most appropriate.**

Somewhat disagree

**6b. My local area is well served by public transport, with good connections to other towns and villages, allowing residents to access employment opportunities which are not available in my own town/village without the need to use a car. Please select the option considered the most appropriate.**

Somewhat disagree

**North Devon People and Places**

<https://consult.torridge.gov.uk/kse/folder/94518>

Consultation running until 29<sup>th</sup> April 2022

**6c. Please provide any comments to further explanation/context to your response to questions 6a and 6b:**

The parish of Braunton covers rural areas including six hamlets that do not have sufficient links to public transport such as bus services. It is evidenced in the traffic congestion in Braunton that the bus service does not meet local need.

**7a. The footpaths and cycle routes in my local area are of good quality, safe and accessible, enabling residents to make short journeys without the need to use a car. Please select the option considered the most appropriate.**

Strongly disagree

**7b. Please provide any comments to further explain or add context to your response.**

Lack of cycle paths joining the parish to other communities such as Saunton. Two missing links along the Tarka Trail between Braunton and Willingcott. Insufficient cycle lanes on the road networks this is evidenced as local people who cycled during the Pandemic no longer feel safe to cycle on the roads. Narrow pavements in Caen Street and non-existent pavements in South Street makes it dangerous for pedestrians.

**8a. Where I live, provides a good range of employment opportunities. Please select the option considered the most appropriate.**

Somewhat agree

**8b. Please add any further explanation or context to your response.**

Braunton has low levels of unemployment with the majority being self-employed. The area has above average incomes, the employment opportunities are predominately education, retail and tourism.

**9a. Where I live benefits from high-quality natural environment either within the settlement or the surrounding area (or both). Please select the option considered most appropriate.**

Strongly agree

**North Devon People and Places**

**<https://consult.torridge.gov.uk/kse/folder/94518>**

**Consultation running until 29<sup>th</sup> April 2022**

**10a. Where I live benefits from a high-quality built environment, with attractive and accessible public spaces and buildings. Please select the option considered most appropriate.**

Somewhat agree

**10b. Please add any further explanation or context to your response.**

Our built environment is under pressure. We would disagree that there is high-quality building due to density and lack of street greenery as evidenced at Easterly Park and The Landings, Chivernor Cross. Open spaces provided within new developments are not of an adequate size and unusable due to poor ground conditions that do not drain.

**11a. Where I live benefits from an active and vibrant local community where there are a range of locally run events, clubs, societies and community/voluntary organisations which offer all sections of the community the opportunity to participate in and/or contribute to community life. Please select the most appropriate option.**

Somewhat

**11b. Please add any further explanation or context to your response.**

Braunton village has good diversity with many local clubs, public houses where people can meet socially and contribute to local life. Those living in rural areas have difficulty accessing clubs and social activities due to their dependence on the car and lack of public transport, as stated in 6a and 6b.

# 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
April 2022	Full Council	£1,491  6 in favour of contribution 50%, 5 in favour of contributing 100% and 1 abstention	<p>Please see email below received from Patrick Farrelly on behalf of the Braunton Caen Rotary Club. The Braunton Caen Rotary Club are requesting if the Council would agree to contribute funding towards their outstanding costs of £2,982 for their planned trip to the Hungarian border to help the Ukrainian refugees.</p> <p>This is an extremely worthy cause and I am sure many of you would want to support Braunton's response to help the Ukrainian refugees. As the Council's Responsible Financial Officer, I must make you aware of the Council's financial position. The Council removed its £13,475 grant funding from its 2022/23 budget, and reduced the 22% proposed precept increase to 1.7%. The Council's reserves are currently at £25,089. It had agreed to replenish £30,000 reserves spent during the Pandemic but these reserves were spent on the Air Source Heat Pump at the Work Hub and new pay and display machines in the Caen Street Car Park.</p> <p><b><i>The Council's Financial Regulations, Clause 4.1 states, "Expenditure on revenue items may be authorised up to the amounts included for that class of expenditure in the approved budget. This authority is to be determined by the council for all items over [£5,000];</i></b></p> <p><b><i>No expenditure may be authorised that will exceed the amount provided in the revenue budget for that class of expenditure other than by resolution of the council, or duly delegated committee. Such authority is to be evidenced by a minute or by an authorisation slip duly signed by the Clerk, and where necessary also by the appropriate Chairman.</i></b></p> <p>These are exceptional circumstances and a decision must be made prior to the Council's next meeting on the 12<sup>th</sup> April. I would therefore propose that members reply in writing stating whether or not they support this expenditure. The responses will then be collated</p>

			<p>and kept as evidence when a formal resolution is passed at the Council meeting on the 12 April.</p> <p>The Braunton Caen Rotary Club need to receive the money prior to their departure on Friday 25 March. I would therefore be grateful if you could respond by 12 midday tomorrow stating your support for either option A or B, as detailed below.</p> <p><b>Option A</b> The Council to support Braunton's response to the Ukrainian refugee crisis and contribute £2,982 funding towards travel expenses for the voluntary group travelling to the Hungarian border. The funds to be paid out the Council's reserves.</p> <p><b>Option B</b> The Council is unable to financial support Braunton's response to the Ukrainian refugee crisis due to insufficient budgetary provisions.</p>
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## Braunton Community Action Plan

### Working Party Meeting Agenda

Thursday 7<sup>th</sup> April 2022

1000-1200 via Zoom

Present:

Cllr Liz Spear (LS) – Chair, Braunton Parish Council (BPC)

Cllr Marguerite Shapland (MS) – BPC

Cllr Jasmine Chesters (JC) – BPC

Cllr Derrick Spear (DS) – BPC

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#### **7 Apologies**

None received

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<https://consult.torridge.gov.uk/kse/folder/93002>

Consultation running until 29<sup>th</sup> April 2022

SP gave an overview of the Methodology document. Her in depth review and scrutiny of the document raised numerous areas of concern. She walked the members of the working party through the document identifying the areas that should be included in the Council's consultation response.

*Action: Working Party & SP Member of the Working Party to talk the Council through the consultation paper at the April Council meeting. A detailed joint response to be submitted in partnership Love Braunton and the BNPSG.*

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*considered much earlier as developers often realise that a site is not viable to late into the process. This has a detrimental impact on local communities due to the removal of affordable housing and section 106 contributions. This process needs to be more robust and enforced.*

- **Appendix B - National planning practice guidance (10) makes clear the importance of working with others, including land owners, agents and site promoters, developers, businesses and local representative groups, and the local community in preparing a Housing and Economic Land Availability Assessment (HELAA).** – *There appears to be no opportunity for the wider community and residents to become involved. Concerns regarding landowners and developers being permitted to sit on the Panel as long as they declare their land. How will this be transparent as many on the Panel may have a vested interest. Surely landowners or developers should not be on the Panel.*
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<https://consult.torridge.gov.uk/kse/>

Consultation running until 13<sup>th</sup> May 2022

*Action: Working Party*

*Defer until the next meeting and invite a representative from the Braunton CLT to attend.*

**Next Meeting Date:**

Wednesday 4<sup>th</sup> May 2022 at 1000

Zoom

**North Devon People and Places**

<https://consult.torridge.gov.uk/kse/folder/94518>

Consultation running until 29<sup>th</sup> April 2022

**1. Where do you live, by town or village or the closest hamlet/village/town if located in the countryside.**

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**3a. How would you like the area to improve over the next 20 years? Please rank the below in order of preference or add alternatives (in question 3b).**

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- Protect our farming industry

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**North Devon People and Places**

<https://consult.torridge.gov.uk/kse/folder/94518>

Consultation running until 29<sup>th</sup> April 2022

None

**4b. If you think an alternative approach would be beneficial, please indicate below.**

Development should take place where there is evidence that there is a local housing need. This should be evidenced by developers. The plan should not restrict the ability for smaller rural communities to build the housing that they need.

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**6a. My local area is well served by public transport, with good connections to other towns and villages, allowing residents to access services and facilities which are not available in my own town/village without the need to use a car. Please select the option considered the most appropriate.**

Somewhat disagree

**6b. My local area is well served by public transport, with good connections to other towns and villages, allowing residents to access employment opportunities which are not available in my own town/village without the need to use a car. Please select the option considered the most appropriate.**

Somewhat disagree

**North Devon People and Places**

<https://consult.torridge.gov.uk/kse/folder/94518>

Consultation running until 29<sup>th</sup> April 2022

**6c. Please provide any comments to further explanation/context to your response to questions 6a and 6b:**

The parish of Braunton covers rural areas including six hamlets that do not have sufficient links to public transport such as bus services. It is evidenced in the traffic congestion in Braunton that the bus service does not meet local need.

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**8a. Where I live, provides a good range of employment opportunities. Please select the option considered the most appropriate.**

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**North Devon People and Places**

<https://consult.torridge.gov.uk/kse/folder/94518>

Consultation running until 29<sup>th</sup> April 2022

**10a. Where I live benefits from a high-quality built environment, with attractive and accessible public spaces and buildings. Please select the option considered most appropriate.**

Somewhat agree

**10b. Please add any further explanation or context to your response.**

Our built environment is under pressure. We would disagree that there is high-quality building due to density and lack of street greenery as evidenced at Easterly Park and The Landings, Chivernor Cross. Open spaces provided within new developments are not of an adequate size and unusable due to poor ground conditions that do not drain.

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Somewhat

**11b. Please add any further explanation or context to your response.**

Braunton village has good diversity with many local clubs, public houses where people can meet socially and contribute to local life. Those living in rural areas have difficulty accessing clubs and social activities due to their dependence on the car and lack of public transport, as stated in 6a and 6b.



8<sup>th</sup> April 2022

Planning Policy Team  
 North Devon Council  
 Lynton House,  
 Commercial Road,  
 Barnstaple  
 EX31 1DG

Dear Sirs

**Re: People and Places consultation in respect of Housing and Economic Land Availability Assessment (HELAA) Methodology Consultation Draft March 2022.**

Love Braunton and Braunton Parish Neighbourhood Plan Steering Group joint consultation response to the above draft document is as follows:

SECTION	PARAGRAPH	COMMENT	COMMENT TYPE
Entire Document		<p>There is an E missing from this assessment – that of ENVIRONMENT.</p> <p>Northern Devon Council's pledge to stand up for nature and Government initiatives in respect of nature recovery networks and increase provision of good habitats.</p> <p>Planning is about the use of land so the <u>HE</u>LAA should include planning for the environment.</p> <p>NPPF para 20 d states "conservation and enhancement of the natural, built and historic environment including green infrastructures and planning measures to address climate change mitigation and adaptation."</p>	OBJECTING TO SPECIFIC OMISSION OF A LANDUSE

2. Policy Context & Requirements	2.1	They should also be informed by robust and evidenced sustainability appraisals as described in NPPF para 32.	Observation
	2.2	Policy makers should also have a clear understanding of NPPF Section 8 Promoting healthy and safe communities. Too much recent development in northern Devon ignore NPPF paras 92 – 103.p	Observation
	2.5	<p>“current plan allocations should be reviewed and where there is no longer a reasonable prospect of the site coming forward for the proposed use, it should be reallocated for a more deliverable use (NPPF paragraph 122).”</p> <p>Raises the question of why sites not coming forward for the proposed use?</p> <p>How will these sites be identified/publicised for public consultation?</p>	Objection as insufficient detail in respect of what this statement means
	2.6	<p>This paragraph does not take into account that deliverability of site is in the hands of developer who will do it at a time to maximise investment return.</p> <p>Establishing a five year land supply is not in the interests of developers and land owners/speculators</p>	Observation
	2.7	<p>Current paragraph disregards the value of land for environmental purposes.</p> <p>Consideration should also be given as to potential for environmental land use</p>	Objection
3. Who the Partner Authorities will work with	3.1 – 3.3	This is not a comprehensive list of consultees. Too much focus on “vested interest” as listed first 4 bullets. Where is the local knowledge in respect of the environment? Should include representation from North Devon Biosphere, AONB , RSPB, DWT.	Objection

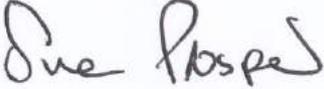
HELAA Stakeholder Panel	3.4 – 3.9	This stakeholder panel has a heavy emphasis on the vested interest so is imbalanced in giving objectively evidenced assessments of sustainable sites as required by NPPF para 31 and 32	Objection
	3.6	Community representation is defined very narrowly in Appendix B footnote 13.  This narrowness together with the emphasis on developers etc defeats the objective of transparency in the HELAA process	Objection
4. Project Management, Scrutiny and Resourcing	4.2	The list of experts do not include local knowledge of the area – Natural England and Environment Agency are not well versed at a local level as DWT, Biosphere, AONB, RSPB	Objection
Scrutiny	4.3 – 4.6	Commenting on the draft HELAA does not constitute scrutiny of the end to end process. Public have no say until the sites have been taken into draft Local Plan.  There is no public scrutiny.	Objection
5. Methodology Stage 1	5.1 – 5.15	Not clear how this scatter gun approach reflects true local need.	Objection
	5.9 & 5.14	Reference to Appendix D & Appendix F.  Not separate listings as one build on the other. Neither template makes provision for a clearly evidenced assessment of each site. They represent an iteration of the past SHLAA which records only that something was or wasn't done ( tick box)  These should be publicly available so that residents can be consulted on what sites are being promoted and for what	Suggestion

		purpose.	
	5.10	Appendix E – what will this achieve given the partner authorities experience to date of deliverability and reluctance to enforce when agreements breached by developers?	Observation
Stage 2	6.2	Why urban design approach? Most of the Local Plan area is rural.  A recent development in our neighbourhood is deemed highly urban and out of keeping within the landscape.  Similar examples can be found across the local Plan area	Observation
	6.4	Proposed make up of HELAA panel as detailed in this draft will look to maximise the number of units on any site – particularly if the proposed densities listed in para 6.11 Table 3 are adopted.	Objection
	6.9	Does this inform para 6.11 Table 3?	Observation
	6.11	These assumptions need to be rethought.  A hectare is approximately the size of 1 and a half football pitches – so how tightly packed will 60, 40, 35 or 30 dwellings be?	Objection
	6.12	Comment as para 6.4 above.	Objection
	6.13	Wooly statement – lack of clarity as to what constitutes an appropriate approach to each site.	Objection
Urban design approach	6.14	This is the wrong basis for approach to design across northern Devon. No imagination and simple for developers to build could be any where boxes	Objection
Stage 2 Suitability Assessment	7.2	See comment above in respect of Para 2.5	
	7.4	These constraints have not stopped officers historically excluding unsuitable sites, and in some cases reassessing as	Observation

		suitable .	
	7.5 – 7.6	Given the acknowledged Climate and Ecological Emergencies <u>no site</u> identified with criteria as listed para 7.4 should proceed	Objection
	7.8	Why aren't these opportunities for improvement detailed in the Appendix F template?	Suggestion
	7.10	This paragraph indicates that current development boundaries will be ignored/redrawn as will spatial visions without community consultations. Also disregards/ makes no reference to Neighbourhood Plans	Objection
	7.12	Will a completed HELAA document fully evidence how the RAG status is arrived at? SHLAA certainly didn't and the proposed HELAA template is not encouraging.	Observation
Stage 2 Availability Assessment	8.1 – 8.3	Not clear how a site could have gone through the assessment process only to have it confirmed that the landowner has no intention of bringing forward for development!	Observation
Stage 2 Achievability Assessment	9.1 – 9.6	These paragraphs address viability and deliverability – both of which are controlled by developers. The partner authorities have experience of sites where viability of development ( particularly in respect of affordable housing numbers) has changed as has the timescale of the developments deliverability. Without a mechanism to enforce these paragraphs mean very little in practice.	Objection
Stage 2 Deliverability and Developability	Para 10.1 – 10.18	As comment above – this is in the hands of developers and without a mechanism to enforce these steps mean very little. The current lack of 5 Year Housing Land supply not to do with lack of sites or extant permissions.  Developers will build at time and price	

		that suits them.	
Stage 3 Windfall Assessments	11.2	How will this address the trend by developers to seek permission for sites of 5 or less dwellings to avoid affordable housing element?	
	11.5 – 11.6	Reference is made to significant number /percentage in past years but none is given.  In the absence of these figures difficult to follow the proposed allocation methodology.  Tenure would also be helpful	Observation
Stage 4 Assessment Review	12.1 – 12.6	Question the effectiveness of review process particularly the AMR ( para 12.5) in light of current lack of 5 Year Housing Land supply which happened within two years of current Local Plan being adopted.	Observation
Stage 5 Final Evidence Base	13.1 – 13.3	By this stage from a residents / community perspective it's a done deal.  Process as currently described has no input from communities or residents.	Objection
Appendix B	Stakeholder Panel and Constitution	Heavily skewed to developers, land owners, land promoters and speculators. No local expertise in respect of the local plan area nor its environmental aspect. Local residents and communities are effectively locked out from this group – footnote 13 indicates one community rep from each of the partner authorities as opposed to 10 ( with some flexibility) representing development interests. Communities are very much a key stakeholder group as they live with the outcomes of the HELAA deliberations.	Objections
	Declaration of Interest	No one with a personal or professional interest in the development of one or more potential sites in the sub-region should be a member of the panel.  To do so introduces a potential conflict of interest in the panel's deliberations	Objection

		and leaves the process open to challenge as to objectivity	
	Terms of Reference	As stated in opening comments of this review the vision statement should be revised to read: “..... This will inform future delivery of housing, economic and <b>environmental</b> development in the context of a spatial planning policy framework and sustainable development objectives....”  Key stakeholders need to be revised in line with comments above para 3.1- 3.3, 3.6 and listed in TOR	
APPENDIX F	Site Assessment Categories and Criteria	Template indicates a checklist rather than an auditable evidence based record of a site assessment	Observation



Sue Prosper

Chair

on behalf of

Love Braunton

Braunton Parish Council Neighbourhood Plan Steering Group