

BRAUNTON PARISH COUNCIL



Minutes of the Braunton Parish Council meeting held on Monday 26th October 2020 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, J Chesters, G Bell, D Relph, B Bunyard, P Lord, A Bradford and V Cann.</p> <p>Officers: T Lovell, Senior Council Officer</p> <p>4 members of the public.</p> <p>The Chair welcomed those in attendance and thanked everyone for joining the meeting. Technical checks were undertaken, the Chair read out the procedures for virtual meetings.</p>
139/2020/21	<u>Apologies</u>	None received.
140/2020/21	<u>Declarations of Interest</u>	Cllr Bradford declared a non Pecuniary interest in Minute Ref: 143/2020/21 (a - 72249) as the applicant lives near to him.
141/2020/21	<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 thanked South Street Foodbank for offering to provide free lunches to children during the Autumn half-term. The Clerk informed members that the Foodbank had requested the £156.15 donated by the Braunton Community Network (BCN) volunteers, to go towards the cost of providing lunches.
142/2020/21	<u>Public Participation</u>	There was no public participation.
143/2020/21	<u>Planning</u>	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.

Cllr A Bradford declared a non Pecuniary interest.

(a) 72249

Proposal: Reserved matters application for erection of one dwelling (outline planning permission 66367 some matters reserved) (amended description)
Location: Beech House Land adjacent to Wrafton End Higher Park Road, Braunton, Devon EX33 2LG
Applicant: Mr & Mrs Sheldon

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

RESOLVED: To recommend approval subject to:

- The views of the North Devon Council Countryside and Landscape Officer regarding the removal of the hedgerow and trees.
- A Wildlife Impact Assessment being carried out as the proposed site exceeds 1 hectare and there are known protected species in this area.

(10.2abs)

(b) 72261

Proposal: Extension to dwelling.
Location: High View, Frog Lane, Braunton EX33 1BB
Applicant: Mr & Mrs Dees

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

RESOLVED: To recommend approval.

(NC)

(c) 72233

Proposal: Extension to dwelling.
Location: 36 The Fairway, Braunton, Devon EX33 1DZ
Applicant: Mr & Mrs Freestone

It was moved by Cllr D Spear, seconded by Cllr J Chesters to recommend approval.

RESOLVED: That the Council recommends approval.
(NC)

(d) 71660

Proposal: Outline application for up to 59 residential units and associated infrastructure, some matters reserved (appearance, landscaping, layout and scale) (additional information).
Location: Land at Chivenor Cross, Chivenor, Braunton EX31 4BN
Applicant: Waddeton Park Ltd

It was moved by Cllr D Spear, seconded by Cllr B Bunyard to recommend refusal.

RESOLVED: To recommend refusal on the ground, as follows:

- It is outside of the development boundary.
- Concerns that the development will increase traffic movement in the area. The neighbouring village of Braunton has been declared an Air Quality Management Area (AQMA). Nitrogen Oxide (NO₂) levels in Braunton already significantly exceed the National Ambient Air Quality Standards which are set at 40mg/m³.
- Insufficient evidence in terms of the need for these 59 dwellings in addition to those that have already been identified in the North Devon and Torridge Local Plan.
- The application does not stand up to the four pillars of sustainability considering there is no evidence of employment, social or economic benefit.
- The environmental harm that the proposed development will cause results in this application being unsustainable and unacceptable.
- Insufficient existing infrastructure to cope with the increase in population. The existing Medical Centre in Braunton and local schools are already under a great deal of pressure and will struggle to cope with this level of increase in housing.
- It would adversely affect 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. Adversely impacting on foraging and nesting habitats for bats, birds and reptiles.
- The site is at high risk to pluvial flooding as witnessed by other developments in the area.
- The level of affordable housing is not clearly defined the Council would request further clarity on this matter.
- There should be a significant contribution towards air quality, traffic congestion and provision of walking and cycling routes in Braunton.

(11.1abs)

(e) 72135

Proposal: Listed building consent for light refurbishment and general maintenance work to include replacement window & door, re-pointing, render repairs, damp prevention works, replacement bathroom, insulation upgrades, fire stopping, fall prevention & other general repairs.

Location: Middle Winsham Farm, Road from Church hill to Winsham Cross, Winsham EX33 2LX

Applicant: Devon County Council

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

RESOLVED: That the Council recommends approval.
(NC)

- (f) 72311
Proposal: Demolition of conservatory & rear extension and erection of single storey extension.
Location: 6 Cavie Road, Braunton, Devon EX33 1DX
Applicant: Mrs Cox

It was moved by Cllr D Spear, seconded by Cllr A Bradford to recommend approval.

RESOLVED: That the Council recommends approval.
(11.1)

144/2020/21

North Devon
Council –
Planning
Decisions

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

71910
Proposal: Extension & alterations to dwellings.
Location: La Mer, Lobb, Braunton, Devon, EX33 1JF
Applicant: Mr and Mrs Taylor
Decision: APPROVED
Decision Date: 09/10/2020

71966
Proposal: Extension to dwelling and conversion of loft space with dormer windows to create additional bedroom space.
Location: 6 St Brannocks Well Close, Braunton, EX33 1BE
Applicant: Mr Robert Hopgood
Decision: APPROVED
Decision Date: 07/10/2020

71754
Proposal: Application for consent for works to trees covered by a tree preservation order in respect of felling and replacing of 1 Monterey Pine (T3)
Location: Ridge Cottage, Church Hill Lane, Knowle, Braunton, Devon
Applicant: Pauline Davies
Decision: APPROVED
Decision Date: 06/10/2020

72085
Proposal: Extension and alterations to dwelling.
Location: 10 First Field Land, Braunton, Devon, EX33 1ES
Applicant: Mr S Ong
Decision: APPROVED
Decision Date: 07/10/2020

72008
Proposal: Notification of works to trees in a conservation

area in respect of various works to trees.
Location: Deans Bridge House, Church Street, Braunton,
Devon, EX33 2EL.
Applicant: Mrs Spear
Decision: WITHDRAWN/INVALID
Decision Date: 05/10/2020

71505
Proposal: Variation of condition 2 (approved plans) & 3
(materials) attached to planning permission 63264 to allow
amended design & materials (Amended Plans).
Location: Rhu House, Saunton, Braunton, Devon, EX33
1LG
Applicant: Mr & Mrs M Ijaz
Decision: APPROVED
Decision Date: 14/10/2020

71733
Proposal: Demolition of dwelling and erection of
replacement dwelling (additional information).
Location: Ferndown, Saunton, Braunton, Devon, EX33
1LG
Applicant: Mr and Mrs James
Decision: APPROVED
Decision Date: 12/10/2020

72239
Proposal: Application for a non material amendment to
planning consent 71048 to raise the main roof by 300mm
from the previously approved.
Location: 3 South Lea, Braunton, Devon, EX33 2HN
Applicant: Dr Stanley & Miss Lobban
Decision: APPROVED
Decision Date: 14/0/2020

72088
Proposal: Extension to dwelling.
Location: 14 Kingsacre, Braunton, Devon, EX33 1BL
Applicant: Mr and Mrs Morrison
Decision: APPROVED
Decision Date: 16/10/2020

72089
Proposal: Extension to dwelling and loft conversion
together with conversion of existing garage into additional
living accommodation and new single storey attached
garage extension. Extended driveway and new garden
terrace.
Location: 1 St Brannocks Well Close, Braunton, Devon,
EX33 1BE
Applicant: Mr and Mrs Clifton
Decision: APPROVED
Decision Date: 14/10/2020

145/2020/21

**Accounts due
for payment for
the period 13th**

RESOLVED: That the payments totalling £1,995.44 be
approved and paid as detailed on the attached list.

(NC)

October to 26th
October 2020

146/2020/21

White Paper:
Planning for the
Future

Members considered the Council's draft response which was circulated prior to the meeting.

Councillors had been invited to attend a meeting on the 21st October to discuss the White Paper and formulate a draft response to be approved by the Council. The Chair thanked those councillors who were able to attend and thanked Cllr D Relph for writing the draft response.

RESOLVED: That

- a. The draft response be approved and the Clerk be instructed to send a copy to the Ministry of Housing, Communities and Local Government by the 29th October.
- b. The Council to publish a copy of its response on its website and social media pages and to forward a copy to the North Devon MP and North Devon Council.

(NC)

147/2020/21

Covid-19 Secure
Measures to
reopen Council
Services

The Clerk updated members on the recent changes to Council services due to confirmed cases of Covid19 in Braunton.

The Parish Council Office has been closed to the general public since Monday 19th October. The Clerk will only meet with people if appointments have been prearranged to ensure reduced risk of contracting Covid19.

To enable staff to work from home the Clerk proposed that the Council purchases two Lenovo T410 Core i5-M420 Processors, 4Gb RAM, 120Gb SSD Drive, 14" Screen, at a cost of £225 each.

Cllr B Bunyard expressed concerns regarding the specification and suggested that the Council investigates costs to purchase devices with a higher specification.

RESOLVED: That the Council to set a budget of £700 for the Clerk to purchase two laptops to enable staff to work from home.

(NC)

148/2020/21

Gardeners Shed

The Clerk informed members that on Saturday 10th October there had been an attempted burglary at the Gardener's Shed causing significant damage to the roof.

The Clerk had contacted two local contractors for a quotation to carry out the repairs. One contractor was unable to quote as he is booked up until September 2021. The other contractor quoted £480 but could only fit the work in on Saturday 24th October which would be before the Council's meeting. The Clerk authorised the remedial works as the forecast during the following week was

heavy rainfall.

RESOLVED: That the Council retrospectively approves the quotation received from Bluewave Ltd for £480 to repair the Gardener's Shed roof.

(NC)

The meeting closed at 8.33 pm.

Signed by the Chair:
(Cllr E Spear)

Date: