

BRAUNTON PARISH COUNCIL



Council Offices
Chaloners Road
Braunton

Date issued 17 June 2025

To all members of Braunton Parish Council

In accordance with the Schedule of Delegation approved by the Parish Council on the 12th April 2021, the Clerk is required to exercise delegated powers in consultation with the members of the Council to make decision on the items below.

Members are therefore invited to an advisory discussion meeting on **MONDAY 23 JUNE 2025** at **7pm** via the following link.

Join Zoom Meeting

<https://us02web.zoom.us/j/85181185280?pwd=CHexKLFvYjX1E9IkCp3rkrfzV0C6AZ.1>

Meeting ID: 851 8118 5280

Passcode: 486801

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.

In accordance with The Public Bodies (Admissions to Meetings) Act 1960 members of the public are welcome to attend. If you would like to attend the meeting, you can use the link shown or contact the Council office for further information and assistance on joining.

Yours faithfully,

A handwritten signature in blue ink that reads 'T. Lovell'.

Tracey Lovell BA (Hons)
Clerk to the Council & RFO

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. **Declaration 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. **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 and G Bell 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) [80369](#) **Proposed:** Application for consent for works to trees covered by a Tree Preservation Order in respect of crown reduction along South side 1x Hawthorne tree (T1)
Location: Tidal View Lower Park Road Braunton Devon EX33 2LQ
Applicant: Philip Whittle

- b) [80182](#) **Proposed:** Construction, operation and subsequent decommissioning of a solar farm, comprising ground mounted solar photovoltaics (PV) together with associated infrastructure, including inverters, transformers, substation, cabling, CCTV, fencing, access and landscaping
Location: Land South of Buttercombe Lane Braunton EX33 2FF
Applicant: Exagen Development Limited

- c) [80346](#) **Proposed:** Installation of roof mounted solar panels
Location: Fairlynch Farm Braunton Devon EX33 1JE
Applicant: Richard Dyer

- d) [80357](#) **Proposed:** Listed Building Consent for the installation of roof mounted solar panels
Location: Fairlynch Farm Braunton Devon EX33 1JE
Applicant: Richard Dyer

- e) [80407](#) **Proposed:** Application for permission in principle for erection of up to 2 residential dwellings
Location: Land to the South of Boode Road Braunton Devon
Applicant: Dave and Tim Aldrich-Smith and Heyland

- f) [80079](#) **Proposed:** Siting of post mounted and wall mounted signage (AMENDED PLANS)
Location: Saunton Sands Car Park Saunton Devon EX33 1LG
Applicant: Saunton Beach Villas

- g) [80427](#) **Proposal:** Access gate to Highway
Location: Land to rear of Sharland's House Sharlands Lane Braunton EX33 1AY
Applicant: Sarah Aitchison

6. **North Devon Council – Planning Decisions**

79268 Description: Erection of 9 dwellings for Social Rent for residents of or those with a local connection to Braunton Parish
Site Address: Broadlands Farm, Saunton Road, Braunton, Devon, EX33 1HG
Applicant: Mrs Valerie Cann
Decision: WITHDRAWN
Decision Date: 04/06/2024

- 80114 Description: Demolition of dwelling and garage and erection of replacement dwelling and garage
Site Address: 14 Willoway Lane, Braunton, Devon, EX33 1AS
Applicant: Mr and Mrs Tanner
Decision: APPROVED
Decision Date: 02/06/2025
- 80141 Description: Variation of condition 6 (permitted use) attached to planning permission 78064 (side extension to property) to allow for short term holiday use
Site Address: 2 Mint Park Road, Braunton, Devon, EX33 1LE
Applicant: Mr & Mrs Poland
Decision: APPROVED
Decision Date: 04/06/2025
- 80149 Description: Alterations and extension to dwelling
Site Address: 21 South Park, Braunton, Devon, EX33 2HT
Applicant: Mr & Mrs Henderson-Begg
Decision: APPROVED
Decision Date: 05/06/2025
- 80194 Description: Notification for prior approval for larger home extension which extends 4m beyond the rear wall, 3m to the ridge and 3m to the eaves
Site Address: 17 West Meadow Close, Braunton, Devon, EX33 1EF
Applicant: Mr Ben Eardley
Decision: PRIOR APPROVAL NOT REQUIRED
Decision Date: 04/06/2025
- 80356 Description: Application for a non-material amendment to planning permission 78744 (Variation of condition 2 (Approved Plans) attached to planning permission 76006 (Erection of 2 dwellings) to allow new plans and design to be approved)) in respect of reorientation of timber cladding, change of roof finish to natural slate, change of window colour to anthracite grey, replacement of single solar PV panel to west elevation with 1 no. roof window together with variation of window treatment to east elevation from obscure glazing to clear glazing for both plots
Site Address: Steyning, Lower Park Road, Braunton, EX33 2LH
Applicant: Arcadian Property Holdings Ltd
Decision: APPROVED
Decision Date: 11/06/2025
- 79950 Description: Erection of a single storey rear extension and raising the roof cover the Garage (amended description and plans)
Site Address: 22 Silvan Drive, Braunton, Devon, EX33 2EQ
Applicant: Will Selby
Decision: APPROVED
Decision Date: 13/06/2025
- 80116 Description: Car port and associated works
Site Address: Broadlands, Higher Park Road, Braunton, Devon, EX33
Applicant: Mr Stuart Tansley
Decision: APPROVED
Decision Date: 13/06/2025
- 79234 Description: Reconstruction of former Cider Mill to replicate the original building form & building materials for agricultural storage use
Site Address: Land at East Saunton Farm, Saunton, Braunton, Devon, EX33 1LS
Applicant: Christie Devon Estate
Decision: WITHDRAWN
Decision Date: 10/06/2025

80236 Description: Description: Prior approval for change of use of agricultural building to 2 dwelling house (Class Q (A&B))
Site Address: Moor Lane Nursery, Saunton Road, Braunton, EX33 1HG
Applicant: Mr S Thomas
Decision: WITHDRAWN
Decision Date: 10/06/2025