

BRAUNTON PARISH COUNCIL



Council Offices
Chaloners Road
Braunton

Date issued 22 January 2026

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 **26 JANUARY 2026 at 7pm** via the following link.

Join Zoom Meeting

<https://us02web.zoom.us/j/84299542556?pwd=RMTiNixbaES9DBJQgBZYY5ncHXNUCm.1>

Meeting ID: 842 9954 2556

Passcode: 038354

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 black ink, appearing to read 'Tracey Lovell'.

PP 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) 81269 **Proposed:** Roof over existing maize silage clamp
Location: Boode Farm Halsinger Braunton Devon EX33 2NN
Applicant: G. Fowler
- b) 78975 **Proposed:** Extensions to car workshop and associated flood alleviation works (amended description and plans)
Location: Wildae Restorations Knowle Industrial Estate Knowle Braunton Devon EX33 2NA
Applicant: Mr Joe Macari
- c) 81029 **Proposed:** Renovation of downstairs storage area to create an enlarged single dwelling within the existing footprint of the building
Location: Holes Barn Nethercott Road Upcott EX33 1HT
Applicant: Ruth Garland

6. North Devon Council – Planning Decisions

- 81083 Description: Removal of conditions 13, 14, 15 and 16 (HMMP) attached to planning permission 78790 (Demolition of existing dwelling and erection of replacement dwelling with associated landscaping)
Site Address: Marisco, Saunton, Braunton, Devon, EX33 1LG
Applicant: Ted Lucas
Decision: APPROVED
Decision Date: 08/01/2026
- 80618 Description: Change of use from live/work property to full residential use
Site Address: Grafton House, Saunton Road, Braunton, EX33 1HG
Applicant: Peter Caswell
Decision: APPROVED
Decision Date: 16/01/2026
- 81091 Description: Two-storey extension and alterations to dwelling
Site Address: Hartlands, Ash Road, Braunton, Devon, EX33 2EF
Applicant: Mr & Mrs Capron
Decision: APPROVED
Decision Date: 15/01/2026
- 81113 Description: Variation of condition 4 (ancillary accommodation restriction) attached to planning permission 74164 (conversion and enlargement of the existing garage into an office and living space) to allow for short term holiday letting
Site Address: 11 Shortacombe Drive, Braunton, Devon, EX33 1JD
Applicant:
Decision: APPROVED
Decision Date: 13/01/2026

81114	<p>Description: Variation of conditions 2 (approved plans), 3 & 4 (materials) attached to planning permission 80485 (dormers to rear elevation, alterations to roof design, addition of porch and alterations to driveway entrance) to allow design amendments</p> <p>Site Address: Old Bowling Green, Lower Park Road, Braunton, Devon, EX33 2HJ</p> <p>Applicant: Mr and Mrs Elliott</p> <p>Decision: APPROVED</p> <p>Decision Date: 16/01/2026</p>
81160	<p>Description: Approval of details in respect of discharge of condition 13 (WSI) and part discharge of conditions 7 (CEMP) and 15 (waste audit) attached to planning permission 74411 (Demolition of existing buildings & erection of 25 affordable rented flats & 4 shared ownership homes)</p> <p>Site Address: Mariners Close, Sings Lane, Braunton, Devon, EX33 2BY</p> <p>Applicant: North Devon Homes</p> <p>Decision: APPROVED</p> <p>Decision Date: 15/01/2026</p>

7. Local Government Reorganisation–Transfer of Assets – Consider North Devon Council Assets for inclusion on Expression of Interest submission.