

# 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 12<sup>th</sup> 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 be 'Tracey Lovell', written over a horizontal line.

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

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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. **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 Branton 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 Branton 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, Branton, 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, Branton, 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, Branton, 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, Branton, Devon, EX33 1JD  
Applicant:  
Decision: APPROVED  
Decision Date: 13/01/2026

- 81114      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  
Site Address: Old Bowling Green, Lower Park Road, Braunton, Devon, EX33 2HJ  
Applicant: Mr and Mrs Elliott  
Decision: APPROVED  
Decision Date: 16/01/2026
- 81160      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)  
Site Address: Mariners Close, Sings Lane, Braunton, Devon, EX33 2BY  
Applicant: North Devon Homes  
Decision: APPROVED  
Decision Date: 15/01/2026

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