

BRAUNTON PARISH COUNCIL



Council Offices
Chaloners Road
Braunton

Date issued 22 April 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 **27 APRIL 2026** at **7pm** via the following link.

Join Zoom Meeting

<https://us02web.zoom.us/j/87273116254?pwd=ucGOpFmYN2HzyaFmXP125z2niTZfGj.1>

Meeting ID: 872 7311 6254

Passcode: 38948

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,

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 in her capacity as a North Devon Councillor, stated that any opinions expressed during discussions on the following planning applications represent a preliminary view and that she will naturally reconsider the application fresh when presented all the facts at principal level.

- a) [81029](#) **Proposed:** Regularisation of site as a single residential unit and associated works (amended description)
Location: Holes Farm Barn Nethercott Braunton Devon EX33 1HT
Applicant: Ruth Garland
- b) [81616](#) **Proposed:** Extension to dwelling together with associated works
Location: 1 Cavie Road Braunton Devon EX33 1DX
Applicant: Mr and Mrs Durrant
- c) [81677](#) **Proposed:** Demolition of rear extension, erection of two storey side extension and single storey front and rear extensions to form annexe
Location: 20 First Field Lane Braunton Devon EX33 1ES
Applicant: Mr and Mrs McPhail
- d) [81640](#) **Proposed:** Extensions and alterations to dwelling, erection of detached home office with terrace above to the front elevation, creation of additional off street parking area together with associated works
Location: 3 Beacon Heights Braunton Devon EX33 2HY
Applicant: John Moy

6. North Devon Council – Planning Decisions

- 81471 Description: Application for a non-material amendment to planning permission 77297 (Reserved matters application for access, appearance, landscaping, layout and scale (outline planning permission 72392 for self-build/custom build residential dwelling, removal of field shelter and formation of access track)(amended plans)) in respect of removal of one window at first floor level east elevation and addition of one window ground floor south elevation
Site Address: Plot 1, The Stables, Saunton Road, Braunton, EX33 1HG
Applicant: Ben Clark
Decision: APPROVED
Decision Date: 02/04/2026
- 81413 Description: Extensions and alterations to dwelling
Site Address: 32 The Brittons, Braunton, Devon, EX33 2HF
Applicant: Billy Cox
Decision: APPROVED
Decision Date: 01/04/2026

- 81397 Description: Demolition of garage, porch and front extension and erection of single storey extensions together with alterations to dwelling
Site Address: 30 Kingsacre, Braunton, Devon, EX33 1BN
Applicant: Mr and Mrs Strahan
Decision: APPROVED
Decision Date: 31/03/2026
- 81383 Description: Application for a lawful development certificate for a proposed extension to dwelling
Site Address: 1 Cavie Road, Braunton, Devon, EX33 1DX
Applicant: Mr and Mrs Durrant
Decision: WITHDRAWN
Decision Date: 31/03/2026
- 80427 Description: Access gate to highway
Site Address: Land to the rear of Sharlands House, Sharlands Lane, Braunton, Devon, EX33 1AY
Applicant: Sarah Aitchison
Appeal Decision: DISMISSED
Original Decision: REFUSED
Appeal Decision Date: 17/04/2026
Original Decision Date: 29/07/2025
- 81385 Description: Variation of conditions 2 (plans) and 5 (privacy screen) attached to planning permission 76282 (Extension to dwelling) to allow unauthorised works to be regularised
Site Address: Summerfield, Corilhead Road, Braunton, Devon, EX33 2EW
Applicant: Nikolas Jagodzinski
Decision: APPROVED
Decision Date: 15/04/2026