

BRAUNTON PARISH COUNCIL



Council Offices
Chaloners Road
Braunton

Date issued 18 November 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 24 NOVEMBER 2025 at 7pm** via the following link.

Join Zoom Meeting

<https://us02web.zoom.us/j/85884444231?pwd=yOBHBdcoYBsAvHxxfhsakH15z7gh6a.1>

Meeting ID: 858 8444 4231

Passcode: 498590

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) [81034](#) **Proposed:** Application for consent for works to trees covered by a tree preservation order in respect of - Yew Tree at approximately 11m in height. Height reduction of 2.5m and lateral side branches to be brought in by approximately 2m. With a 2m crown lift removing previous poor cuts and stogs left in tree
Location: 4 Caen Gardens, Braunton, Devon, EX33 1AG
Applicant: Joe Wall
- b) [81018](#) **Proposed:** Approval of details in respect of discharge of conditions 5 (landscaping) and 12 (BNG plan) attached to planning permission 78790 (demolition of existing dwelling and erection of replacement dwelling with associated landscaping)
Location: Marisco, Saunton, Braunton, Devon, EX33 1LG
Applicant: Artichoke Homes Limited

Information only

- c) [81046](#) **Proposed:** Application for a non-material amendment to planning permission 77576 (Full planning permission for the construction and installation of onshore electrical infrastructure required to export electricity from the White Cross Offshore Wind Farm to the national distribution network; including installation of 132kV underground electricity transmission cable(s) from landfall at Saunton Sands Car park to a new substation at East Yelland. Construction of temporary facilities required during construction to include haul road, vehicular access, compounds, associated works areas and a permanent substation access road . Construction of a new substation under the Rochdale Envelope Approach with additional information regarding architectural form and silhouette, design code, scale and layout, landscaping, lighting, and appearance and materials) in respect of amendment to condition 4
Location: FREMINGTON, INSTOW, BRAUNTON WEST AND GEORGEHAM
Applicant: White Cross Offshore Windfarm Ltd
- d) [81047](#) **Proposed:** Application for a non-material amendment to planning permission 77576 (Full planning permission for the construction and installation of onshore electrical infrastructure required to export electricity from the White Cross Offshore Wind Farm to the national distribution network; including installation of 132kV underground electricity transmission cable(s) from landfall at Saunton Sands Car park to a new substation at East Yelland. Construction of temporary facilities required during construction to include haul road, vehicular access, compounds, associated works areas and a permanent substation access road . Construction of a new substation under the Rochdale Envelope Approach with additional information regarding architectural form and silhouette, design code, scale and layout, landscaping, lighting, and appearance and materials) to allow an amendment to planning condition 5
Location: FREMINGTON, INSTOW, BRAUNTON WEST AND

6. North Devon Council – Planning Decisions

- 80801 Description: Retrospective change of use of part of land from agricultural to residential (C3) and creation of hardstanding, together with proposed demolition of building to be replaced by a new ancillary building (amended description)
Site Address: The Lodge, Halsinger, Braunton, Devon, EX33 2NL
Applicant: Marcus Jennings
Decision: APPROVED
Decision Date: 07/11/2025
- 80624 Description: Listed building consent to remove and replace window frame with appropriate wooden sash window – 8 over 8 panes to match the upper 3 front windows and downstairs left front window
Site Address: Hallmark Cottage, 3 Silver Street, Braunton, Devon, EX33 2EN
Applicant: Rebecca Wadey
Decision: APPROVED
Decision Date: 05/11/2025
- 80799 Description: Retrospective conversion of garage to one unit of holiday accommodation and a home study for the host dwelling
Site Address: 26 The Fairway, Braunton, Devon, EX33 1DZ
Applicant: Mr & Mrs Daniel Coles
Decision: APPROVED
Decision Date: 07/11/2025
- 80813 Description: Erection of 2 no. gates and fences (Amended Description)
Site Address: The Crest, Down End, Saunton, Braunton, Devon, EX33 1JH
Applicant: Proinstall M&E Ltd
Decision: APPROVED
Decision Date: 14/11/2025
- 80681 Description: Application for permission in principle for the development of 9 dwellings for social/local connection rental purposes
Site Address: Broadlands Farm, Saunton Road, Braunton, Devon, EX33 1HG
Applicant: Valerie Cann
Decision: REFUSED
Decision Date: 11/11/2025