

BRAUNTON PARISH COUNCIL



Council Offices
Chaloners Road
Braunton

Date issued 22 July 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 28 JULY 2025** at **7pm** via the following link.

Join Zoom Meeting

<https://us02web.zoom.us/j/89763382654?pwd=MJ9hi5mh38pEjhRzc3n1cGTc1JrjOm.1>

Meeting ID: 897 6338 2654

Passcode: 478347

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 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. **Braunton Neighbourhood Plan** – Receive Sue Prosper Chairman of the Braunton Neighbourhood Plan Steering Group, information attached.
6. **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) [80507](#) **Proposed:** Single storey rear extension
Location: Nabucco 6 Wellclose Road Braunton Devon EX33 2AP
Applicant: Chris Mitchell
- b) [80540](#) **Proposed:** Single storey side extension
Location: 7 Goodgates Grove Braunton EX33 1DQ
Applicant: Mr and Mrs Morris
- c) [80523](#) **Proposed:** Application for permission in principle for the erection of 1-3 dwellings on existing agricultural land
Location: Land North of Fairlynch Lane Braunton
Applicant: Pearce Construction
- d) [80529](#) **Proposed:** Notification of works to trees in a conservation area in respect of removal of three unmanaged trees/shrubs located along the proposed fence line, reduction of a bay tree to approx. 6-8ft, reduce an existing lilac tree to approx. 6-8ft, prune an apple tree and retain, reduce a roadside hedge by approx. 1.5-2m in height and cut back lateral overhang
Location: Jasmine Cottage, 47 North Street, Braunton, Devon, EX33 1AP
Applicant: Mr & Mrs Scott
- e) [80533](#) **Proposed:** Notification of works to trees in a conservation area in respect of crown reduce Magnolia macrophylla (T1) from 6m in height and 9m spread to 4m in height and 7m spread. (2m all round crown reduction). Crown lift low branches to provide clearance for vehicles. (Minimum of 3m clearance required).
Location: Myrtle Farm Cottage, 29 East Street, Braunton, EX33 2EA
Applicant: Judith Brand
- f) [80554](#) **Proposed:** Demolition of barn and erection of two replacement dwellings and associated works (fallback to permission 77102)
Location: Beara Farm Marwood Barnstaple EX31 4EH
Applicant: Roger and Jennifer Avery
- g) [80519](#) **Proposed:** 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 elevational changes
Location: Plot 1 The Stables Saunton Road Braunton Devon EX33 1HG
Applicant: Ben Clarke

- h) [80268](#) **Proposed:** Demolition of existing agricultural buildings & construction of 8 new Class E employment units with associated parking
Location: Warren Farm Saunton Braunton Devon EX33 1LP
Applicant: Christie Devon Estates

7. North Devon Council – Planning Decisions

- 72404 Description: Works to trees subject to a Tree Preservation Order in respect of crown lifting and reduction of 1 Walnut tree (T8)
Site Address: Building plot, Lower Park Road, Braunton, EX33 2LQ
Applicant: Mr Phillip Whittle
Decision: FINALLY DISPOSED OF
Decision Date: 04/07/2025
- 80094 Description: Erection of an agricultural workers dwelling
Site Address: Land at Heddon Mill Farm, Heddon Mill, Braunton, Devon EX33 2NQ
Applicant: Mr Jack & Mrs Beverly Slade
Decision: APPROVED
Decision Date: 02/07/2025
- 80407 Description: Application for permission in principle for erection of up to 2 residential dwellings
Site Address: Land to the South of Boode Road, Braunton, Devon
Applicant: Dave and Tim Aldrich-Smith and Heyland
Decision: REFUSED
Decision Date: 07/07/2025
- 80330 Description: Proposed additional 3 polytunnels and new potting shed
Site Address: Winsham Nursery, Winsham, Braunton, EX33 2NJ
Applicant: Winsham Nursery
Decision: APPROVED
Decision Date: 07/07/2025
- 80079 Description: Siting of post mounted and wall mounted signage (AMENDED PLANS)
Site Address: Saunton Sands Car Park, Saunton, Devon, EX33 1LG
Applicant: Saunton Beach Villas
Decision: APPROVED
Decision Date: 09/07/2025
- 80346 Description: Installation of roof mounted solar panels
Site Address: Fairlynch Farm, Braunton, Devon, EX33 1JE
Applicant: Richard Dyer
Decision: APPROVED
Decision Date: 17/07/2025
- 80357 Description: Listed Building Consent for the installation of roof mounted solar panels
Site Address: Fairlynch Farm, Braunton, Devon, EX33 1JE
Applicant: Richard Dyer
Decision: APPROVED
Decision Date: 17/07/2025