

BRAUNTON PARISH COUNCIL



Council Offices
Chaloners Road
Braunton

Date issued 16 September 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 22 September 2025 at 7pm** via the following link.

Join Zoom Meeting

<https://us02web.zoom.us/j/81880376538?pwd=06uAx7dwt1fAqtGH3la0UuWbbVJaJQ.1>

Meeting ID: 818 8037 6538

Passcode: 269473

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. **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) [80718](#) **Proposed:** Variation of condition 2 (approved plans) attached to planning permission 78141 (Erection of games room, sun terrace and area for jacuzzi) to allow amended design
Location: Ambridge House 15 Seven Acres Park Branton Devon EX33 2PD
Applicant: Rocky Huxtable
- b) [80773](#) **Proposed:** Application for consent for works to trees covered by a tree preservation order in respect of - Group 1: Coppice 3 Alders to prevent failure and damage to stream bank. Group 2: Coppice 3 Alders to prevent failure and damage to stream bank
Location: The Warren Knowle Branton Devon EX33 1HR
Applicant: Waldon
- c) [80781](#) **Proposed:** Two Storey extension and internal alterations together with erection of domestic garage.
Location: Quarry Cottage, Corilhead Road, Branton, Devon, EX33 2EW
Applicant: Mr George Lucas and Miss Rebecca Dunbar
- d) [80624](#) **Proposed:** 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.
Location: Hallmark Cottage 3 Silver Street Branton Devon EX33 2EN
Applicant: Rebecca Wadey
- e) [80744](#) **Proposed:** Internal and external alterations and associated outbuildings; erection of a new stable block in paddock; and retrospective approval for existing car port, including roof replacement and installation of solar PV panels.
Location: Dyers Farm Lane Past Dyers Farm Nethercott EX33 1HT
Applicant: Kirsteen Ainsworth
- f) [80791](#) **Proposed:** Change of use from agricultural land to a secure dog walking field with associated fencing, gates, parking and field shelter.
Location: Silver Street Branton Devon
Applicant: Sean O'Reilly
- g) [80881](#) **Proposed:** Replacement of garden building with storage/hobby shed and extension of garden curtilage and associated works.
Location: The Lodge Halsinger Branton Devon EX33 2NL
Applicant: Marcus Jennings

6. **North Devon Council – Planning Decisions**

79679	Appeal Decision Description: Conversion of redundant garages to a dwelling to include erection of a new second storey.
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Site Address: Garages, East Street, Braunton, Devon
Applicant: Mr Milton
Decision: DISMISSED
Decision Date: 03/09/2025

- 80465 Description: Demolition and replacement of shed/outbuilding with ancillary living space/garden office and removal of front garden wall to create a single off-street parking space.
Site Address: 65 South Street, Braunton, Devon, EX33 2AS
Applicant: James Stentiford
Decision: APPROVED
Decision Date: 05/09/2025
- 80688 Description: Approval of details in respect of discharge of condition 11 (Biodiversity Gain Plan) and 12 (HMMP) attached to planning permission 80094 (Erection of an agricultural workers dwelling), and additionally the discharge of the statutory Biodiversity Gain Plan condition.
Site Address: Land at Heed
Applicant: Jack and Beverly Slade
Decision: APPROVED
Decision Date: 08/09/2025
- 80608 Description: Erection of garage and parking alterations.
Site Address: The Cleave East Hill Braunton EX33 2LD
Applicant: Wayne Copp
Decision: APPROVED
Decision Date: 12/09/2025
- 80596 Description: Rear extension to form additional living space together with rearrangement of the internal layout.
Site Address: 9 Shortacombe Drive Braunton Devon EX33 1JD
Applicant: Philippa Court
Decision: APPROVE
Decision Date: 09/09/2025
- 80459 Description: Reserved matters application for erection of an agricultural workers supervisory dwelling (outline planning permission 79283 – Outline application for an agricultural workers supervisory dwelling with all matters reserved (custom/self build)
Site Address: New Cross Farm Braunton Devon EX33 2NU
Applicant: Ross Avery
Decision: APPROVED
Decision Date: 09/09/2025