

BRAUNTON PARISH COUNCIL



Council Offices
Chaloners Road
Braunton

Date issued: 2 July 2025

Dear members of Braunton Parish Council,

You are summoned to attend the Full Council meeting of Braunton Parish Council, which will be held on **TUESDAY 8 JULY 2025 at 7pm**, in the Council Chamber, Chaloners Road, Braunton, for the purpose of transacting the undermentioned business.

In accordance with The Public Bodies (Admission to Meetings) Act 1960 members of the public and press are welcome to attend.

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.

Yours faithfully,

A handwritten signature in blue ink that reads 'T. Lovell'.

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

Public Participation. In accordance with Standing Order 49 a period not exceeding 15 minutes will be set aside at the start of the meeting for members of the public to ask a question or make a statement about, any matter relating solely to any function of the Council or any planning application being considered by the Council. Anybody wishing to ask a question is requested to inform the Parish Clerk prior to the meeting.

AGENDA

Part A – 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. **Declarations 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. **Minutes** –
 - a. To approve and sign Minutes of the Council Meeting held on the 10 June 2025, attached.
6. **Action Sheet** – consider updated action sheet, attached.
7. **Police Report** –
 - a. Receive police report/newsletter.
 - b. Receive Councillor Advocate Report.
8. **North Devon Christmas Market and Braunton Big Bash** – Receive Ginger Monkey Events organiser regarding arrangements for this year's events.
9. **Braunton Community Land Trust** – To report regarding Rural affordable housing provision in North Devon event held on the 8 July 2025.
10. **Report from Devon County Councillor** – receive Devon County Councillor.
11. **Report from North Devon Councillors** – receive North Devon District Councillors.
12. **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) [80431](#) **Proposed:** Application for a lawful development certificate for the occupation of 1 Saunton Close and its dependent relative's annexe as a single residential unit since 2014
Location: 1 Saunton Close, Braunton, Devon, EX33 1HA
Applicant: Mel Caswell
- b) [80446](#) **Proposed:** Demolition of extension and redevelopment of dwelling including raising roof and new single storey extension
Location: The Lodge Hills View Braunton Devon EX33 2LA
Applicant: Mr Williamson
- c) [80459](#) **Proposed:** 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))
Location: New Cross Farm Braunton Devon EX33 2NU
Applicant: Ross Avery
- d) [80465](#) **Proposed:** Demolition and replacement of shed/outbuilding with ancillary living space/garden office. Removal of front garden wall to create a single off road parking space
Location: 65 South Street Braunton Devon EX33 2AS
Applicant: James Stentiford
- e) [80329](#) **Proposed:** Application for a lawful development certificate for existing use of land as domestic garden curtilage
Location: Franklyn, Down Lane, Braunton, EX33 2LE
Applicant: Rosalind Hebard

- f) [80485](#) **Proposed:** Two storey rear extension, addition of porch with alterations to dwelling and alterations to driveway
Location: Old Bowling Green, Lower Park Road, Braunton, Devon, EX33 2HJ
Applicant: Mr and Mrs Elliott
- g) [80479](#) **Proposed:** Approval of details in respect of discharge of Condition 8 (BGP) and Condition 9 (HMMP) attached to planning permission 78550 (Change of use of land to provide domestic curtilage and additional parking area together with erection of stable building (amended red outline and new certificate)
Location: Land at Park Farm, Lower Park Road, Braunton, EX33 2LQ
Applicant: Mr & Mrs Morgan & Wilcox
- Appeal**
- i) [79679](#) **Proposal:** Conversion of redundant garage to a dwelling to include erection of a new second storey
Site Address: Garages East Street Braunton Devon EX33 2EA
Appellant's Name: Mr Milton
Appeal Reference: APP/X1118/APP/X1118/W/25/3366354
Appeal Start Date: 5 June 2025

13. North Devon Council – Planning Decisions

- 80080 Description: Single storey front and rear extension to include balcony
Site Address: 45 Hazel Avenue, Braunton, Devon, EX33 2EZ
Applicant: Mr Tom Fawcett
Decision: APPROVED
Decision Date: 17/06/2025
- 80127 Description: Demolition of dwelling & erection of new dwelling & storage building
Site Address: The Nook, Chaloners Road, Braunton, Devon, EX33 2ES
Applicant: Miss Kate Bater
Decision: APPROVED
Decision Date: 17/06/2025
- 79013 Description: Removal of existing outbuildings and erection of single detached dwelling, with associated off street parking
Site Address: 28 Field Close, Braunton, Devon, EX33 1EP
Applicant: Mr C Ham
Decision: APPROVED
Decision Date: 19/06/2025
- 80090 Description: Erection of replacement single storey extension & alterations to dwelling
Site Address: 63 South Street, Braunton, Devon, EX33 2AS
Applicant: Mr & Mrs G Saunders
Decision: APPROVED
Decision Date: 26/06/2025
- 80175 Description: Variation of condition 2 (approved plans) attached to planning permission 62429 (alterations & extensions to existing dwelling together with erection of 2 garages & conversion of former kennels to form ancillary accommodation) to allow amended design of the main house

Site Address: Gamekeepers Cottage, Ashford, Barnstaple, Devon
EX31 4DF
Applicant: Mr & Mrs Sharp
Decision: APPROVED
Decision Date: 24/06/2025

- 80139 Description: Erection of a dwelling
Site Address: Land adjacent to Ash Road, Braunton, Devon, EX33 2EF
Applicant: Mr & Ms Derek Morris & Cassy Pearce
Decision: WITHDRAWN
Decision Date: 26/06/2025
- 78918 Description: Removal of condition 6 (occupancy restriction) attached to
planning permission 56598 (Construction of three self catering
residential holiday units) to allow use as full residential accommodation
Site Address: The Stables, Saunton Road, Braunton, Devon, EX33 1HG
Applicant: Peter Caswell
Decision: APPROVED
Decision Date: 25/06/2025

Planning Notifications

- [80435](#) Proposed: Notification for prior approval for larger home extension
which extends 4m beyond the rear wall 4m to the ridge & 3m to the
eaves
Location: 13 The Fairway, Braunton, Devon, EX33 1DZ
Applicant: James Twomey

Appeal Decision

- 78733 Appeal Ref: APP/X1118/W/25/3362950
Description: Proposed dwelling
Site Address: 35A The Brittons, Braunton, Devon. EX33 2HF
Applicant: Mrs Yvonne Tuson
Decision: DISMISSED
Decision Date: 26/06/2025

14. Accounts Due for Payment –

- a. To examine and agree the accounts due for payment for the period 11 June to 8 July 2025 inclusive – schedule of payments will be issued prior to the meeting.
- b. To approve direct debit and standing order payments for June 2025 – attached.
- c. To approve PAYE, NI and pension contributions for July 2025 – schedule of payments will be issued prior to the meeting.

15. Representatives on Outside Bodies – Receive Cllr A Bryant and Cllr M Cann the Council's representatives on the Taw and Torridge Estuary Forum.

16. To ratify decisions taken under delegated powers from 14 May to 10 June 2025, information attached.

17. North Devon Council Draft Air Quality Strategy – Consider responding to the consultation <https://letstalk.northdevon.gov.uk/air-quality-strategy>. Consultation ends on 21 July.

18. Local Government Reorganisation and Devolution - North Devon and Torridge are being invited to have their say on the future of local government in the county [Local Government Reorganisation and Devolution | Let's Talk North Devon](#). Consultation ends on 11 August.

19. **Visit to local schools regarding environmental issues** – Receive report from Cllr Lorna Childs who attended Caen Primary School on the 9 May 2025.
20. **Community Orchard** – Consider whether to continue leasing Devon County Council land for a community orchard.
21. **Fun Fair** – Consider providing a discount for the hire of the Recreational Ground from 23 June to 6 July 2025, information attached.
22. **Hire of Village Green** – To agree dates for St. Brannock's Church to sell ducks for their annual Duck Race on Bank Holiday Monday in August.
Wednesday, Thursday, Friday 6th, 7th, 8th August.
Wednesday, Thursday, Friday, 13th, 14th, 15th, August.
Wednesday, Thursday, Friday, Saturday 20th, 21st, 22nd, 23rd August.
23. To resolve: that under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following item(s) as it involves the likely disclosure of confidential information.

Part II

24. **Braunton Public Conveniences adj. Caen Street Car Park** – Consider advise received from the Council's solicitor regarding access issues and consider transfer arrangements of asset and service to the Parish Council and agree executing the Lease.
25. **Staff Matter** – Consider and approve amendment to contract of employment for staff number 23.