

BRAUNTON PARISH COUNCIL



Council Offices
Chaloners Road
Braunton

Date issued: 3 December 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 9 DECEMBER 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** – To approve and sign Minutes of the Council Meeting held on the 9 December 2025, attached.
6. **North Devon Homes** – Receive Martyn Gimber CEO and Paul Scovell Development Manager regarding the development of North Devon Homes sites in Braunton.
7. **Action Sheet** – consider updated action sheet, attached.
8. **Police Report** –
 - a. Receive police report/newsletter.
 - b. Receive Councillor Advocate Report.
9. **Report from Devon County Councillor** – receive Devon County Councillor.
10. **Report from North Devon Councillors** – receive North Devon District Councillors.
11. **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) [81051](#) **Proposed:** Change of use of land to allow for seasonal camping from Easter to the end of September of each year
Location: Braunton Sands Campsite First Field Lane Braunton Devon EX33 1ES
Applicant: Alan Friend
- b) [80791](#) **Proposed:** Change of use from agricultural land to sui generis for use as a secure dog walking field, with associated fencing, gates, access, parking and erection of field shelter
Location: Land West of Silver Street Braunton Devon
Applicant: Sean O'Reilly
- c) [81091](#) **Proposed:** Two-storey extension and alterations to dwelling
Location: Hartlands Ash Road Braunton Devon EX33 2EF
Applicant: Mr & Mrs Capron
- d) [81083](#) **Proposed:** Removal of conditions 13, 14, 15 and 16 (HMMP) 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: Ted Lucas
- e) [81113](#) **Proposed:** Variation of condition 4 (ancillary accommodation restriction) attached to planning permission 74164 (conversion and enlargement of the existing garage into an office and living space) to allow for short term holiday letting
Location: 11 Shortacombe Drive Braunton Devon EX33 1JD
Applicant: Mr & Mrs S & E Blott
- f) [81114](#) **Proposed:** Variation of conditions 2 (approved plans), 3 & 4 (materials) attached to planning permission 80485 (dormers to rear elevation, alterations to roof design, addition of porch and alterations to driveway entrance) to allow design amendments
Location: Old Bowling Green, Lower Park Road, Braunton, Devon, EX33 2HJ
Applicant: Mr and Mrs Elliott

12. North Devon Council – Planning Decisions

- 80617 Description: New dwelling (Fallback position to replace existing consent for conversion of barn to dwelling) – 77318
Site Address: Boode Farm, Halsinger, Braunton, Devon, EX33 2NN
Applicant: Steven Sweet
Decision: WITHDRAWN
Decision Date: 19/11/2025
- 80744 Description: Internal and external alterations to farmhouse 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 (Amended Description)
Site Address: Dyers Farm, Nethercott, Braunton, Devon, EX33 1HT
Applicant: Kirsteen Ainsworth
Decision: APPROVED
Decision Date: 20/11/2025
- 80747 Description: Listed building consent for internal and external alterations including the addition of a new oak-framed glazed porch at the rear of the Farmhouse (Amended description)
Site Address: Dyers Farm, Nethercott, Braunton, Devon, EX33 1HT
Applicant: Kirsteen Ainsworth
Decision: APPROVED
Decision Date: 20/11/2025
- 80781 Description: Two Storey extension and internal alterations together with the erection of domestic garage
Site Address: Quarry Cottage, Corilhead Road, Braunton, Devon, EX33 2EW
Applicant: Mr George Lucas & Miss Rebecca Dunbar
Decision: APPROVED
Decision Date: 19/11/2025
- 81101 Description: Approval of details in respect of discharge of conditions 3 (Contamination) & 5 (CMP) attached to planning permission 75397 (part demolition of existing vacant building and erection of 3 detached residential dwellings together with the conversion of the retained part of the property into 2 residential dwellings)
Site Address: 25 Wrafton Road, Braunton, Devon, EX33 2BT
Applicant: Andy Wreford
Decision: APPROVED
Decision Date: 27/11/2025
- 80545 Description: Erection of 2 dwellings (fallback position to 76973 & 77983) to include air source heat pump, pond, solar arrays and other associated works
Site Address: LPG Storage Yard, Sandy Lane, Braunton, Devon, EX33 2NU
Applicant: N Sampson
Decision: APPROVED
Decision Date: 27/11/2025

13. Accounts Due for Payment –

- a. To examine and agree the accounts due for payment for the period 12 November – 9 December 2025 inclusive – schedule of payments will be issued prior to the meeting.
- b. To approve direct debit and standing order payments for November 2025 – attached.
- c. To approve PAYE, NI and pension contributions for December 2025 – schedule of payments will be issued prior to the meeting.

14. **Representatives on Outside Bodies** – Receive Cllr E Spear the Council's representatives on the Vivian Moon Community Centre.
15. **To ratify decisions taken under delegated powers from 12 November – 9 December 2025**, information attached.
16. **Payment App for Parish Car Parks** – Receive update from Clerk regarding the Council providing a payment App in its car parks.
17. **Annual Governance and Accountability Return (AGAR) 2024/25** – To note completion of the AGAR year ended 31 March 2025, and note comments made by the External Auditor, attached.
18. **Braunton Parish Council ICO Publication Scheme** – Consider and approve the Council's ICO Publication Scheme required under the Freedom of Information Act.
19. **Asset Register** – Review and approve Council's Asset Register 2025/26.
20. **Public Conveniences, Caen Street Car Park** – Receive update from the Clerk regarding the transfer of North Devon Council's Public Conveniences to the Parish Council.
21. **Devon County Council (DCC) to upgrade The Square Traffic Lights** – Consider request from WPS Partnership Consultants to DCC to have a compound area in Caen Car Park and diversion through Caen Car Park during the scheme, information attached.
22. **Council Meetings** – Consider suggestion from Cllr R Shapland to revert back to two Full Council meetings per month instead of the online advisory discussion meeting.
23. **Velator Quay Clean up** – Receive update from the Clerk.
24. **Council website** – Consider and approve quotation from Aubergine to transfer the Council's current website content to the new Aubergine website.
25. **Braunton Bowling Club** – To grant permission for sponsorship boards on the Braunton Bowling Club House.
26. **Devon County Council Shaping the future of Devon Library Services consultation** – Consultation is open from 1 December 2025 until 22 February 2026 [Consultation Information](#).
27. **Braunton Beats** – Request free parking in Caen Street Car Park 15th – 17th May 2026.