

## **BRAUNTON PARISH COUNCIL**



### **Minutes of the Braunton Parish Council meeting held on Tuesday 13 January 2026 at 7pm in the Parish Hall, Chaloners Road, Braunton.**

	<b><u>Present</u></b>	<p>Cllrs: M Shapland, R Shapland, T Kirby, L Childs, A Bryant, V Cann, M Cann and E Blackmore, R Byrom</p> <p>Officers: A Corner, Senior Council Officer</p> <p>District Councillor Pru Maskell</p> <p>3 members of the public.</p>
231/2025/26	<b><u>Apologies</u></b>	<p>Received from:</p> <p>Cllrs E Spear and D Spear personal reasons</p> <p>Cllr G Bell unwell.</p>
232/2025/26	<b><u>Items not on the agenda, which in the opinion of the Chairman should be brought to the attention of the Council</u></b>	<p>The Chairman wished everyone a Happy New Year and thanked the officers, Angela Corner and Julie Spain for covering in the Clerk's absence.</p> <p>The Chair of the Property Committee, Cllr R Byrom, updated the Council on the ceiling and roof of the Parish Hall foyer where some lath and plaster had come down outside the ladies toilets following the recent storm. The lobby has been temporarily closed until a temporary repair is made to the ceiling tiles and the roof is checked by a builder for possible water ingress. Building quotes for repairs to be obtained.</p> <p>The Chairman proposed and it was unanimously agreed to suspend Standing Orders for the duration of the meeting to the District Councillor representing Braunton West and Georgeham to take part in the meeting.</p> <p>(NC)</p>
233/2025/26	<b><u>Declarations of Interest</u></b>	<p>None</p>
234/2025/26	<b><u>Public Participation</u></b>	<p>A member of the public wished to address concerns raised in respect of planning application 81184, 15 Willoway Lane. The applicants have</p>

lived at the property for 4.5 years and are looking to extend their property to meet the needs of their family of 4. The intention is to improve it in a way which respects the character of the area and avoids unacceptable impact on neighbouring properties.

Concerns have been raised by a neighbour regarding overlooking from the balcony. The balcony has been carefully considered to minimise this and is modest in scale, intended for sitting rather than an elevated view. It is set within the roof form and views are comparable to those from existing first-floor windows. It is set at an oblique, rather than direct, angle of 25-30 degrees with obscure side panels. The distance between the balcony and neighbour's fence is around 17m and to their window is 32m. Along the boundary there are 2 willows and 2 acer trees that completely obscure the whole neighbour's house during most of the year (a picture was shown to support this). There would be no materially greater level of overlooking than is typical between neighbouring two-storey to one-storey properties.

Addressing another neighbour's concerns, the single story extension has been designed to avoid visible windows along the boundary. It will be built no closer than 0.9m from the existing wall which is located within their boundary to support a devon bank. Although the site slopes, what would be visible is a 6.6m<sup>2</sup> of visible building area. This would not constitute a dominant or overbearing form particularly when the garden boundaries including fencing totalling around 29.4 m<sup>2</sup> from their perspective. She noted that they would be happy to work alongside the planning officer.

Another member of public spoke in support of the application noting the need to enlarge the property and that other properties nearby have extended. He said there is only a slight increase in height above the fence line and that some concerns may have been overstated.

235/2025/26

**Minutes**

RESOLVED: That the:

- a. Minutes of the Council meeting held on 9 December 2025 be approved and signed as a correct record.

(8.0.1abs)

- b. Minutes of the Property Committee meeting held on 15 October 2025 be ratified and adopted by Council.

(NC)

236/2025/26	<b><u>Action Sheet</u></b>	<p>Cllr V Cann noted that the meeting with the Museum of British Surfing had not yet taken place and she would propose a date for when the Clerk returned to work.</p> <p>RESOLVED: That the action sheet be noted and to add work required to the Parish Hall foyer.</p> <p style="text-align: right;">(NC)</p>
237/2025/26	<b><u>Police Representation</u></b>	<p>a. There was no police representative present.</p> <p>b. Cllr L Childs had nothing to report but said she would chase the slides from the previous meeting which she had been unable to attend.</p>
238/2025/26	<b><u>Report from Devon County Councillor</u></b>	<p>The County Councillor report was noted and it was suggested that a letter be written to Cllr Bell regarding the library consultation.</p> <p>RESOLVED: for the Senior Council Officer to write to the County Councillor to request support for Braunton Library noting the key points raised by Cllr L Childs:</p> <ul style="list-style-type: none"> <li>a) That the library do not want to close on a Friday when they are busy.</li> <li>b) That they do not want to open on Wednesday afternoon as suggested.</li> <li>c) For Braunton to be the only choice with no 2<sup>nd</sup> or 3<sup>rd</sup> choice.</li> </ul> <p style="text-align: right;">(NC)</p>
239/2025/26	<b><u>Report from North Devon District Councillors</u></b>	<p>There was no report from District Cllr E Spear.</p> <p>The North Devon District Councillor report from Cllr P Maskell was circulated prior to the meeting and is attached as <b>appendix one</b>.</p> <p>She reiterated Cllr Childs comments regarding the library adding that they had 2 clubs on Friday and that we should support them.</p> <p>She suggested that the Parish Council should contact North Devon Council with any concerns regarding the proposed withdrawal of NDCs Trade Waste service asking them to reconsider, copying in Cllr Julie Hunt, Cllr Clayton and our district councillors.</p> <p>Cllr Maskell also reported that Cllr S Maddocks had received a disappointing response to his contact with Homes England.</p>
240/2025/26	<b><u>Planning</u></b>	<p>a) 81137</p> <p>Proposed: Extension to dwelling &amp; installation of air source heat pump</p>

Location: Upper Combe The Coombes Lower Park  
Road Braunton Devon EX33 2LH  
Applicant: Philip Slater  
Moved by Cllr M Cann, seconded by Cllr R  
Shapland to recommend approval.

RESOLVED: That the Council recommends  
approval.

b) 80182

Proposed: Construction, operation and subsequent  
decommissioning of a solar farm, comprising  
ground mounted solar photovoltaics (PV) together  
with associated infrastructure, including inverters,  
transformers, substation, cabling, CCTV, fencing,  
access and landscaping (further/amended plans &  
documents)

Location: Land South of Buttercombe Lane  
Braunton EX33 2FF  
Applicant: Exagen Development Limited

Moved by Cllr M Cann, seconded by Cllr R  
Shapland to recommend approval.

RESOLVED: That the Council recommend  
approval.

(5.2.2abs)

c) 81174

Proposed: Part demolition of dwelling & erection of  
two storey side extension and single storey rear  
extension

Location: Greenhurst 1 Selbourne Villas Barton  
Lane Braunton Devon EX33 2AY  
Applicant: Karen Murray

Moved by Cllr L Childs, seconded by Cllr M Cann  
to recommend approval.

(NC)

d) 81184

Proposed: Single storey extensions to side and  
front, pitched roof over garage, first floor balcony  
and recladding of existing dormer

Location: 15 Willoway Lane Braunton Devon EX33  
1BS  
Applicant: Mr and Mrs Lehan

Moved by Cllr M Cann, seconded by Cllr T Kirby to  
recommend approval.

RESOLVED: That the Council recommend  
approval. The concerns raised will have minimal  
impact and the applicant has agreed to work with  
the Planning authority to overcome any objections.

(NC)

3 members of the public left the meeting.

e) 80914

Proposed: Reuse of former cattery with the development of 3 no. residential dwellings  
Location: Land adjacent Mill Stile House Mill Stile Braunton Devon EX33 1EN  
Applicant: Mr Kirton

Moved by Cllr V Cann, seconded by Cllr R Byrom to recommend approval.

RESOLVED: to recommend approval subject to the dwellings being for principal residency in accordance with Policy H1 of the Braunton Parish Neighbourhood Plan.

(NC)

f) 81166

Proposed: Listed building consent for repairs to cob gable walls and roof structure together with raising first floor ceiling and re-thatching the roof  
Location: Honeysuckle Cottage 15 Gubbins Lane Braunton Devon EX33 2AQ  
Applicant: Duncan Aitchison

Moved by Cllr L Childs, seconded by Cllr M Shapland to recommend approval.

RESOLVED: That the Council recommend approval.

(NC)

g) 81206

Proposed: Variation of conditions 2 (plans) and 3 (materials) attached to planning permission 80149 (alterations and extension to dwelling) to allow timber cladding to front gable and dormer and additional roof window to front facing roof slope  
Location: 21 South Park Braunton Devon EX33 2HT  
Applicant: Mr & Mrs Henderson-Begg

Moved by Cllr M Cann, seconded by Cllr R Byrom to recommend approval.

RESOLVED: That the Council recommend approval.

(NC)

241/2025/26

**North Devon**  
**Council**  
**Planning**  
**Decisions**

80890

Description: Extension to dwelling  
Site Address: 31 Cavie Road, Braunton, EX33 1DX  
Applicant: Richard Holmes  
Decision: APPROVED  
Decision Date: 08/12/2025

80268

Description: Demolition of existing agricultural building & construction of 8 new Class E (g) (ii) employment units with associated parking

Site Address: Warren Farm, Saunton, Braunton, EX33 1LP

Applicant: Christie Devon Estates

Decision: WITHDRAWN

Decision Date: 15/12/2025

81018

Description: Approval of details in respect of discharge of statutory BNG along with conditions 12 (BNG plan) and 5 (landscaping) attached to planning permission 78790 (demolition of existing dwelling and erection of replacement dwelling with associated landscaping)

Site Address: Marisco, Saunton, Braunton, Devon, EX33 1LG

Applicant: Artichoke Homes Limited

Decision: APPROVED

Decision Date: 17/12/2025

81034

Description: 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

Site Address: 4 Caen Gardens, Braunton, Devon, EX33 1AG

Applicant: Joe Wall

Decision: APPROVED

Decision Date: 23/12/2025

242/2025/26

**Finance**

a. RESOLVED: That the supplier payments on the schedule from 10 December – 13 January 2026 were approved and drawn in the total sum of £5549.40.

b. RESOLVED: That the Council's December 2025 direct debits and standing orders for the sum of £6861.83 be retrospectively approved.

c. RESOLVED: That the PAYE, NI and pension contributions for January 2026 were approved and drawn in the total sum of £20489.86.

(NC)

243/2025/26

**Representatives on Outside Bodies**

Cllr V Cann to report back following the meeting on the Clerk's return.

(NC)

244/2025/26

**To ratify decision taken under delegated powers 10 December 2025-**

RESOLVED: That the decisions taken under delegated powers from the 10 December 2025-13 January 2026 be ratified and adopted, attached as – **appendix two.**

(NC)

**13 January 2026**

245/2025/26	<b><u>Payment App in Parish Council Car Parks</u></b>	<p>The Senior Council Officer reported that North Devon Council had agreed that Braunton Parish Council could operate a Ringo app through NDC's existing Ringo account. She will report back on progress with the set up.</p> <p>Members also noted that North Devon Council had increased the cost of emptying the car park cash boxes to £13.00 per collection</p>
246/2025/26	<b><u>DCC Shaping the future of Devon Library Services consultation</u></b>	<p>The Chair proposed to defer responding to the library consultation to give members more time for further consideration.</p> <p>RESOLVED: That the library consultation is deferred to the next Full Council meeting on 10<sup>th</sup> February 2026.</p> <p>(NC)</p>
247/2025/26	<b><u>Parish Council IT</u></b>	<p>RESOLVED: That the Council upgrades its IT system as follows:</p> <ul style="list-style-type: none"><li>i) Immediately adopts the Hosted Desktop as a solution to the existing server as quoted by SysConnect at no additional cost.</li><li>ii) Obtain quotes to replace PCs on the Clerk's return.</li></ul> <p>(NC)</p>
248/2025/26	<b><u>North Devon and Torrridge Local Plan</u></b>	<p>Cllr V Cann volunteered to assist with updating the North Devon and Torrridge Settlement Services and Facilities Survey 2026</p> <p>RESOLVED: That the Senior Council Officer, assisted by Cllr V Cann, update and submit the survey by 30<sup>th</sup> January 2026.</p> <p>(NC)</p>
249/2025/26	<b><u>North Devon Council Housing and Economic Land Availability Assessment (HELAA)</u></b>	<p>The Council considered the HELAA publication and call for sites</p> <p>RESOLVED: That the Parish Council had previously responded to this and there no new opportunities.</p> <p>(NC)</p>
250/2025/26	<b><u>Parish Council Consultations</u></b>	<p>The Chair requested that in the Clerk's absence, that no projects would be progressed until the Clerk's return noting that it would be unfair to create additional work for staff.</p> <p>(NC)</p>
251/2025/26	<b><u>Boundary Wall Knowle Play Park</u></b>	<p>The Council considered the condition and remedial works to a boundary wall at the Knowle Play Park. Members were unsure if the Council owned the wall and noted that the owner was unable to locate his deeds regarding ownership and suggested that</p>

he would need to contact Land Registry.

252/2025/26

**Bank Mandate**

RESOLVED: That the Council agrees the additions to the Council's Bank Mandate, full signatories as follows:

Councillor Marguerite Shapland  
Councillor Elizabeth Spear  
Councillor Derrick Spear  
Councillor Valerie Cann  
Councillor Roger Byrom  
Councillor Adrian Bryant  
Tracey Lovell  
Angela Corner

(NC)

253/2025/26

**Nomination of  
Community  
Asset –  
Ebrington Arms,  
Knowle**

RESOLVED: That the Council support the nomination from Knowle Community Group to list the Ebrington Arms, Knowle as an asset of community value

(NC)

The meeting closed at 8.34pm.

Signed by the Chair: .....  
(Cllr M Shapland)

Date: .....