

BRAUNTON PARISH COUNCIL



Minutes of the Braunton Parish Council meeting held on Tuesday 8 July 2025 at 7pm in the Parish Hall, Chaloners Road, Braunton.

	<u>Present</u>	Cllrs: M Shapland, V Cann, R Shapland, M Cann, R Byrom, E Blackmore and Lorna Childs. Officers: T Lovell, Parish Clerk & RFO Neil Hampson, Ginger Monkey Events
056/2025/26	<u>Apologies</u>	Apologies were received from Cllr T Kirby, health reasons Cllr G Bell, work commitments Cllr A Bryant, work commitments Cllr L Spear, personal reasons Cllr D Spear, personal reasons
057/2025/26	<u>Declarations of Interest</u>	Cllr R Shapland declared a Non Registrable Interest (NRI) in Minute Ref: 079/2025/26, as he is a member of St. Brannock's Church. Cllr M Shapland declared an NRI in Minute Ref: 079/2025/26, as she is a member of the Parochial Church Council. Cllr L Childs declared an NRI in Minute Ref: 078/2025/26, as she is a member of Love Braunton.
058/2025/26	<u>Items not on the agenda, which in the opinion of the Chairman should be brought to the attention of the Council</u>	The Chairman proposed and it was unanimously agreed to move agenda item 8 – North Devon Christmas Market and Braunton Big Bash forward to be considered after agenda item 4 – Public Participation to allow Neil Hampson from Ginger Monkey Events to leave the meeting. (NC)
059/2025/26	<u>Public Participation</u>	There were none.
060/2025/26	<u>North Devon Christmas Market and Braunton Big Bash</u>	The Chairman welcomed Neil Hampson from Ginger Monkey Events to the meeting. <u>Braunton Big Bash</u> The organiser of the Braunton Big Bash requested

permission to hold this year's event on 2 August. The event will consist as follows:

- Start at 12pm, finish at 7pm.
- Provision of WCs.
- Earth Action North Devon will provide drinking water.
- A number of charities and local groups will be provided pitches free of charge.
- There will be a central stage along the Wrafton Road hedgerow.
- Smaller PA system due to noise complaints from previous events.
- Licenced bar
- 4 x food outlets
- North Devon Council will provide waste management dropping off bins on the Friday and collecting on the following Monday.
- Medicare will provide First Aid.

RESOLVED: That the Council grants permission for this event to be held on the Recreation Ground on Saturday 2 August, subject to all licences and safety documentation being received prior to the event.

North Devon Christmas Market

The organiser of the North Devon Christmas Market requested permission to hold this year's event on Saturday 6 December. The event will consist as follows:

- Start at 12pm, finish at 8pm.
- Provision of WCs.
- The Market will be the same footprint as previous years.
- There will be one main bar and two smaller bars selling mulled wine.
- The Caen Street Car Park will be closed at 6pm on Friday 5 December and reopen by 12 midnight on Saturday 6 December.
- North Devon Council will provide waste management dropping off bins on the Friday and collecting on the following Monday.
- Arranged a 50% discount on the labour charge to do the lights on the Parish Council Christmas tree in return for advertising.

The organiser of the Christmas Market informed members that this was their 10th year holding the event in Braunton, subject to it not taking place in 2020 due to Covid-19. He requested if the Council would consider entering into a 3 year long-term agreement with Ginger Monkey Events to hold the North Devon Christmas Market in Braunton. The event would be the same setup and footprint during the 3 years and would be held on the first Saturday in December.

RESOLVED: That the Council

- a. grants permission for this year's North Devon Christmas Market to be held in Caen Street Car Park and on the Village Green on Saturday 6 December.
- b. agrees to enter into a 3 year long-term agreement for the event ending in December 2027.
- c. to charge a set fee of £500 each year for the 3 years subject to the Ginger Monkey Events providing a 50% discount on labour charges to decorate the Parish Council tree.

(NC)

061/2025/26

Minutes

RESOLVED: That the Minutes of the Council meeting held on 10 June 2025 be approved and signed as a correct record.

(NC)

062/2025/26

Action Sheet

RESOLVED: That the action sheet be noted.

(NC)

063/2025/26

Police Representation

- a. There was no police representative present.
- b. The Clerk prior to the meeting circulated Cllr L Childs report. Cllr Childs had attended the local police online meeting on 21 May. The main topics discussed were around anti social behaviour. Barnstaple and Bideford have been identified as 'hot spot' areas. Braunton, mainly due to residents not reporting incidents, had not been identified as a 'hot spot' area and therefore would not benefit from an increased police presence.

The next Police Advocate meeting will be held on 23 July and the topic for discussion is Tackling Serious Violence. Cllr Childs requested members to contact her if they had any local policing issues and she would bring these up at the meeting.

The Chairman thanked Cllr Childs for her report.

064/2025/26

Braunton Community Land Trust (BCLT)

Cllr V Cann and Cllr M Cann reported that as part of Rural Housing Week the BCLT had been invited to attend a daytime event at Parracombe Village Hall on the 8 July. The purpose of the event was to share experiences and discuss the challenges and opportunities for providing rural affordable housing in North Devon. A wide range of stakeholders from across the region who have an interest in rural affordable housing provision were invited to attend.

The average waiting time for local affordable housing is 93 years. The Government will be issuing affordable social housing policies in the autumn.

The BCLT are continuing discussions with the Local Planning Authority regarding the siting of 9 truly affordable homes in Braunton.

		The Chairman thanked Cllr M Cann and Cllr V Cann for their report.
065/2025/26	<u>Report from Devon County Councillor</u>	<p>County Cllr Graham Bell's report was circulated prior to the meeting.</p> <p>Members agreed with the County Cllr that it was great that Braunton schools were working together and leading the way on the 'Smartphone Free Childhood'.</p>
066/2025/26	<u>Report from North Devon District Councillors</u>	There were no District Councillor reports received.
067/2025/26	<u>Planning</u>	<p>(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</p> <p>Moved by Cllr M Cann, seconded by Cllr V Cann to not comment.</p> <p>RESOLVED: That the Council notes the application but makes no comment as it does not support development on this site.</p> <p style="text-align: right;">(NC)</p> <p>(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</p> <p>Moved by Cllr R Shapland, seconded by Cllr V Cann to recommend approval.</p> <p>RESOLVED: That the Council recommends approval. The proposed development and ridge height is in keeping within the immediate vicinity and complies with Policy BE1 in the Braunton Neighbourhood Plan (BNP). The Council would encourage sustainable design and the use of renewables where possible, as detailed in Policy BE3 in the BNP.</p> <p style="text-align: right;">(NC)</p> <p>(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</p>

Applicant: Ross Avery

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

RESOLVED: That the Council recommends approval subject to there being an agricultural tie in on the proposed dwelling.

(NC)

(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 Branton Devon EX33 2AS

Applicant: James Stentiford

Moved by Cllr R Shapland, seconded by Cllr L Childs to recommend refusal:

RESOLVED: That the Council recommend refusal on the grounds as follows:

- This is an existing row of terraced houses with walled garden frontages. The proposed alterations to remove the boundary wall to create a driveway would negatively impact the street scape.
- Concerns regarding highway safety due to there being insufficient room to turn the vehicle and exit the driveway in a forward direction.
- Concerns regarding the proposed height of the outbuilding and adverse impact this may have the amenity of neighbouring properties as per Policy BE1(iii) in the Branton Neighbourhood Plan.

(NC)

(e) 80329

Proposed: Application for a lawful development certificate for existing use of land as domestic garden curtilage

Location: Franklyn, Down Lane, Branton, EX33 2LE

Applicant: Rosalind Hebard

Moved by Cllr M Cann, seconded by Cllr R Shapland to make no comment.

RESOLVED: That the Council is unable to comment as it does not know how long the applicant has been using the existing land as a domestic garden.

(NC)

(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, Branton, Devon, EX33 2HJ

Applicant: Mr and Mrs Elliott

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

RESOLVED: That the Council recommends approval.
The proposed development is compliant with Policy BE1 in the Branton Neighbourhood Plan.

(NC)

(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, Branton, EX33 2LQ

Applicant: Mr & Mrs Morgan & Wilcox

Moved by Cllr R Shapland seconded by Cllr L Childs to make no comment.

RESOLVED: That the Council makes no comment.

(NC)

Appeal

(h) 79679

Proposal: Conversion of redundant garage to a dwelling to include erection of a new second storey

Site Address: Garages East Street Branton Devon EX33 2EA

Appellant's Name: Mr Milton

Appeal Reference:

APP/X1118/APP/X1118/W/25/3366354

Appeal Start Date: 5 June 2025

Moved by Cllr V Cann, seconded by Cllr E Blackmore to reiterate the Council's previous reasons for refusals.

RESOLVED: That the Council wishes to reiterate its previous reasons for refusals on the grounds, as follows:

- Over intensification of site.
- The proposed development would not be in a suitable location due to the harmful effect on the
- character and appearance of the surrounding built up area.
- The proposed dwelling would not contribute to the wider character and appearance of the Conservation
- Area. The design, appearance and ridge height would be out of keeping and have an adverse impact on
- the built environment and neighbouring amenity.
- The proposed parking provision is not suitable and could cause harm to highway safety due to
- inadequate access/egress.
- The proposed development is not compliant with the

- policies BE1 and H6 (ii), (iii) and (vii) in the Braunton Neighbourhood Plan. Nor is it compliant with the Braunton Parish Design Guide.
- Furthermore, the applicant has failed to consider Policy H1.

In addition to its previous objections the Council wishes to express its concerns that part of the proposed development would be on the adopted Highway which would cause an obstruction and danger to the public.

(NC)

068/2025/26

**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

069/2025/26

Finance

- a. RESOLVED: That the supplier payments on the
schedule from 11 June to 8 July 2025 were approved
and drawn in the total sum of £11,757.50.
- b. RESOLVED: That the Council's June 2025 direct
debits and standing orders for the sum of £6,854.25
be retrospectively approved.
- c. RESOLVED: That the PAYE, NI and pension
contributions for July 2024 were approved and drawn
in the total sum of £19,913.70.

		(NC)
070/2025/26	<u>Representatives on Outside Bodies</u>	RESOLVED: That Cllr M Cann and Cllr A Bryant's report on the Taw and Torridge Estuary Forum be deferred until after the next meeting as the TTEF have meeting later this month. (NC)
071/2025/26	<u>To ratify decision taken under delegated powers since the 11 June to 8 July 2025</u>	RESOLVED: That the decisions taken under delegated powers from the 11 June to 8 July 2025 be ratified and adopted, attached as - appendix one . (NC)
072/2025/26	<u>North Devon Council Draft Air Quality Strategy</u>	Members considered the North Devon Council Draft Air Quality Strategy consultation. RESOLVED: That the Parish Council respond, as follows: Theme 1 – Yes, but the Braunton Parish Neighbourhood Plan should also be included in the recommendations as it is a legal document and part of the Local Development Plan. Theme 2 – No. Theme 3 – No, poor air quality continues in Braunton regardless of the Air Quality Management Area being revoked last June. There should be policies designed to mitigate the impact of poor air quality on school children in Caen Street, Braunton. Theme 4 – No, the Council were unsure regarding NDC recommendations for this theme. Theme 5 – Yes. Theme 6 – No, the information provided on air quality should be less technical and more user friendly. (NC)
073/2025/26	<u>Local Government Reorganisation</u>	Members considered the North Devon Council consultation of Local Government Reorganisation. The deadline to respond is 11 August which is prior to the Council's next meeting. RESOLVED: That the Clerk be instructed to arrange a virtual meeting on Zoom to discuss the consultation and provide a collective response from the Council. (NC)
074/2025/26	<u>Visit to local schools regarding</u>	The Clerk prior to the meeting circulated Cllr L Childs report regarding her engagement with a local school on environment issues, attached as – appendix two .

**environmental
issues**

The Branton Hedgehog Project is being run at the Countryside Centre. It was requested if hedgehog signs could be put up in the village on grass verges to raise awareness of hedgehogs and prevent them from being killed by motorists. The school children have designed signs which could be used for this purpose. Cllr Childs is enquiring about funding for the signs. The Clerk advised that the roadside verges are owned by Devon County Council and they would need to approve the siting of the signs.

The Hedgehog Project would also like to provide feeding stations in Branton and are looking for suitable sites.

Caen Primary School have setup their own environmental group called Better Environmental Education Solutions (BEES). They have requested permission to paint the litterbins in Branton. The Clerk advised that the green bins belong to the Parish Council and these were all in relatively good condition. The black bins belong to North Devon Council they would need to give their permission before the community could paint them.

The BEES requested if the Council could provide them with an area to plant herbs and other plants. Cllr L Childs suggested that the bed behind the Vivian Moon Centre adjacent to the play park would be suitable as its in close proximity to the school and away from the road.

RESOLVED: That

- a. the Council supports the roadside hedgehog signs subject to Devon County Council providing permission to site them on their verges.
- b. the Council grants consent for hedgehog feeding stations to be sited at Bats Meadows.
- c. Cllr L Childs to contact North Devon Council to ask permission for the community to paint their existing black public litterbins in Branton.
- d. the Council grants permission for the school to plant up and look after the flowerbed behind the Vivian Moon Centre adjacent to the play park.

(NC)

075/2025/26

**Community
Orchard**

The Clerk reported that Live Well in Branton had confirmed that they would not be in a position to take on the community Orchard lease due their funding ending later this year. No other community groups had come forward to take on the lease. Devon County Council had chased the Parish Council again regarding what progress had been made with signing the lease. The Clerk advised that without a community group willing to take on the Orchard the Council would be liable for replacing the perimeter fence and clearing the site.

RESOLVED: That the Council do not proceed with leasing the land for the purpose of a community Orchard. The Clerk be instructed to inform the Council's solicitor and Devon County Council.

(NC)

076/2025/26 **Fun Fair**

The Devay Fun Fair hired the Recreation Ground from the 23 June until the 6 July but were only operating their rides from Thursday 26 June to 6 July.

RESOLVED: That the Fun Fair be charged £200 per operating day to hire the Recreation Ground.

(NC)

Cllr L Childs declared NRI.

078/2025/26 **Release of funds
towards legal
expenses
planning
application
77576**

The Council considered that there had been a change in circumstances which had the potential to be a material change regarding planning application 77576. The Government's cancellation of Xlinks provides an opportunity for the applicant to revisit the onshore cable route corridor for the White Cross Offshore Windfarm. Members agreed that it would be in the interest of the residents of Braunton to explore the possibility of an alternative cable route for the reasons, as follows:

- The onshore cable route coming ashore at Saunton Beach and crossing the dunes, Saunton Beach Car Park, Saunton Golf Club and Braunton Marshes will result in a loss of local amenity and impact users of the South West Coast Path and public rights of way along the proposed cable route throughout the duration of the construction phase.
- The proposed compound in Saunton Beach Car Park will result in a significant loss of car parking spaces. This will have a negative impact on the local tourism and detrimental effect on the local economy which is primarily reliant on tourism.
- The loss of car parking spaces will also have a negative impact on visitors and local residents and potentially cause displacement of parked vehicles.
- Safety concern regarding the adverse impacts alternative parking may have on the local area. In particular how families with their beach paraphernalia will safely access the beach. There are no pedestrian links accessing the beach which would result in families walking along the B3231 which is a busy vehicular route without pedestrian pavements.
- The proposed 92 HGV daily movements through the centre of Braunton during the commencement of the construction phase, and 36 HGV daily movements thereafter would deteriorate air quality, particularly in Caen Street which is in close proximity to a primary school playground.
- The additional traffic movements on the A361 and B3231 will exacerbate traffic congestion in the centre

of Braunton.

- The additional HGV traffic will impact on the safety of pedestrians and other road users within the community, particularly construction traffic accessing Saunton Beach Car Park.
- The application contains no evidence about the characteristics of employment being created for local people.
- Concerns regarding the impact on the seabed contours and disruption to the sandbars as it comes ashore and the impact this will have on the surfing community which is a key tourism asset to the local area, particularly as Saunton Beach classed as a World Surf Reserve.
- The onshore export cable route will have a significant adverse impact on the landscape character. This unique setting, incorporating much of the AONB and local SSSIs, all within the UNESCO Biosphere are highly valued by the resident community and essential to the tourist economy of the local area.

Richard Buxton Solicitors have advised that it could make a legal challenge of material change given Xlinks cancellation. The legal challenge has to be made before the Decision Notice for application 77576 is issued.

Love Braunton have requested if the Parish Council would release £2,500 in respect of the legal costs to instruct Richard Buxton Solicitors to issue a Kides letter with alternative route point.

RESOLVED: That the Council to release funds of £2,500 to Richards Buxton Solicitors towards the legal challenge of planning application 77576 for the White Cross Offshore Windfarm onshore cable route at Saunton Beach. General Power of Competence, Localism Act 2011.

(6.0.1abs)

Cllr M Shapland and Cllr R Shapland declared an NRI.

079/2025/26

Hire of Village Green

RESOLVED: That the Council grants St. Brannock's Church consent to sell ducks on the Villag Green for their annual Duck Race on the dates, as follows:

- 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.

(4.0.2abs)

080/2024/25

Exclusion of Press and Public

RESOLVED that, in view of the confidential nature of the business to be transacted, the following matters be taken in the absence of press and public (Public (Admissions to Meetings) Act 1960) as the items contain exempt

information as defined by the Local Government Act 1972 Sch. 12a Pt. (3).

081/2025/26

**Braunton Public
Conveniences
adj. Caen Street
Car Park**

The Clerk report on advice from the Council's solicitor regarding ownership and access to the rear of the Public Conveniences in Caen Street Car Park. The Land Registry DN515062 should have included a strip at the rear of the Public Conveniences but it would appear that this strip was omitted. Members considered applying to Land Registry to register this strip of land. Due to it only being 1 meter wide Land Registry may reject the claim as their plans are accurate only to six feet, known as the General Boundary Rule. A formal application to register land could also result in a costly legal battle with the adjacent owner which would not be in the public's interest.

The Clerk advised that North Devon Council had requested a transfer date for the asset and service. Realistically, with current staff workload, holidays and recruitment of personnel it would not be possible to take on the asset and service until October at the earliest.

RESOLVED: That

- a. the Council do not make a formal application to Land Register to register the 1 meter strip of land at the rear of the Public Conveniences.
- b. the Clerk to inform North Devon Council that the earliest it could take on the Public Conveniences would be October 2025.
- c. the Finance and Administration Committee to proceed with recruiting personnel to run the service.

(NC)

082/2025/26

Staff Matter

RESOLVED: That Staff Number 23's hours be reduced from 20 to 17 per week and their contract of employment be amended to reflect this change in contractual hours.

(NC)

The meeting closed at 9.10pm.

Signed by the Chair:

(Cllr M Shapland)

Date: