

## **BRAUNTON PARISH COUNCIL**



### **Minutes of the Braunton Parish Council meeting held on Tuesday 9 January 2024 at 7pm in the Parish Hall, Chaloners Road, Braunton.**

	<b><u>Present</u></b>	Cllrs: M Shapland in the Chair, E Spear, D Spear, R Shapland, T Kirby, V Cann, E Blackmore and M Cann, R Byrom and L Childs.
	<b><u>In attendance</u></b>	Officers: T Lovell, Parish Clerk & RFO  Simon Maddocks –North Devon Councillor  9 members of the public
206/2023/24	<b><u>Apologies</u></b>	Received from: Cllr David Relph – away Cllr G Bell – family commitments Cllr A Bryant – indisposed
207/2023/24	<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>	The Chairman wished everyone a happy and healthy New Year.  Due to an email received on the 31 December 2023 item 20 on the agenda 'Freedom of Information' will be discussed under Part B – Exclusion of Press and Public. It was proposed and unanimously agreed to move this item to end of the agenda.
208/2023/24	<b><u>Declarations of Interest</u></b>	There were none
209/2023/24	<b><u>Public Participation</u></b>	The Architect addressed the Council regarding planning application 78041. The new residents of the property are keen to be part of the community. The existing dwelling is poorly constructed and not suitable to be refurbished. The applicant has sought pre-planning advice from the North Devon Council Local Planning Authority. The proposed windows and boundary treatment maintain the existing street pattern in the area. Neighbouring properties have raised concerns regarding privacy issues and the applicant is happy to change some of the clear windows to opaque. This being a corner plot it is in keeping with other corner plots in the vicinity. The Design and Access Statement shows minimal impact

on neighbouring properties regarding lighting. All materials have been chosen to be in keeping with the area. The low pitch roof has reduced the mass but increased space.

A resident from Willoway Lane expressed concerns regarding overlooking and loss of privacy. With the proposed living space being on the first floor their dining and kitchen area will look directly in the neighbouring properties bedrooms. The proposed apex will be increased from 2.4m to 3m and the proposed 2m large front windows will be very intimidating to neighbouring properties. It would have been nice to have been consulted prior to planning permission.

A local resident expressed concerns that the proposed application would change the aspect of the existing dwelling. The proposed large windows would make surrounding properties feel as if they are in a fishbowl. He appreciated the applicants offer to use opaque glass.

A resident of Willoway Lane expressed concerns regarding the living space being on the first floor and large 2m windows that would overlook all neighbouring properties. The Architect had used examples of other dwellings in the area moving their living space to the first floor. The resident explained that this was not a fair comparison as all other properties that had done this had put in velux roof windows and not large 2m windows that overlook neighbouring properties. If this application is approved it will set a precedent for future applications.

A resident from Willoway Lane had no problems with the design but was concerned regarding overlooking and loss of privacy.

210/2023/24	<b><u>Request for Dispensation</u></b>	None received.
211/2023/24	<b><u>Minutes</u></b>	RESOLVED: That the Minutes of the Council meeting held on 12 December 2023 be approved and signed as a correct record. (NC)
212/2023/24	<b><u>Action Sheet</u></b>	Cllr R Shapland informed members that the Pharmacy adjacent to the Caen Medical Centre now had a cash till installed.  RESOLVED: That the action sheet be noted. (NC)
213/2023/24	<b><u>Police</u></b>	The Council noted that there had been a number of

**Representation**

abandoned vehicles in the village or vehicles with no tax or MOT. The Clerk would report these to DVLA.

Cllr M Shapland questioned what violence less serious meant as according to the police newsletter there had been 9 reports in the last month. It would be useful to have a comparison with last year's crime figures.

RESOLVED: That the police newsletter be noted.  
(NC)

214/2023/24

**Report from  
Devon County  
Cllr**

The County Cllr Pru Maskell had sent her apologies. She had attended a meeting at the Barnstaple Link Centre along with four fellow North Devon County Councillors, representatives from DCC and from Devon Mental Health Alliance. They met with service users and staff and discussed what would happen if the service is closed and how Devon Mental Health Alliance have NHS funding to step into the breach. The building would be available for them to use. The results of the consultation will go to Cabinet in March.

215/2023/24

**Report from  
North Devon  
District  
Councillors**

North Devon Cllr Liz Spear's report was circulated prior to the meeting attached as – **appendix one.**

North Devon Cllr Graham Bell's report was circulated prior to the meeting attached as – **appendix two.**

North Devon Cllr Simon Maddocks reported that he had been contacted regarding planning application 78041. He explained that it is difficult to overcome privacy issues but from his experience with the Georgeham Neighbourhood Plan it is important that the Council sticks by its Neighbourhood Plan polices and remains consistent when responded to planning applications.

216/2023/24

**North Devon  
Christmas  
Market**

The organiser of the North Devon Christmas Market reported that the 2023 Market had a great success. There were a few minor issues regarding limited parking, if granted permission to the hold the event next year he would work on providing additional parking. It would be great if the event could be moved to the Recreational Ground freeing up the Caen Street Car Park for parking but you cannot guarantee the weather in December. He is in discussion with North Devon Council about using the park and ride at Chivenor Cross.

Feedback from the Countryside Centre, Museum and Rotary was good. Many took between 3 and 8 days takings in one day. The Countryside Centre who was selling mulled wine had runout of stock before the end of the event. Some of the other charities that

benefited including The Dogs Trust, Cancer Research UK, Plastic Free North Devon and Live Well in Braunton. £1,000 worth of pitch space was given free of charge to local charities.

Cllr M Cann requested if the organiser could provide a full breakdown of all the charities that benefited from the 2023 Christmas Market.

The Market was well organised there were no reports of anti-social behaviour. There were two paramedics on site during the event but fortunately there were no emergencies.

There was 100 craft traders and 15 food trailers and many sold out before the end of the Market. This is the ninth North Devon Christmas Market held in Braunton the organiser requested if he could hold the event again on the 7 December 2024.

RESOLVED: That the Council would agree the date for this year's North Devon Christmas Market following a formal application being received from the organiser.

(NC)

217/2023/24

**Braunton Shop  
Front Christmas  
Trees**

The Clerk explained that James Benning had sent his apologies but had asked Cllr Roger Byrom to speak on this behalf.

Cllr Byrom explained that some traders in the village had volunteered in previous years to put up the shop front Christmas trees but there were concerns regarding them not having public liability insurance. The traders would like to request if the Parish Council would be in a position to cover the volunteers on their public liability. It was agreed that the Council would find out what other town and parish councils do and bring this matter back to a future meeting for further consideration.

It was noted that all shops had made a good effort with their Christmas lights.

218/2023/24

**Planning**

*Cllrs E Spear in her capacity as North Devon Councillors, stated that any opinions expressed during discussions on the following planning application represent a preliminary view and that she will naturally reconsider the application fresh when presented all the facts at principal level.*

(a) 78041

Proposed: Replacement of dwelling

Location: 22 Stallards Braunton Devon EX33 1BP

Applicant: Ms Gvalda

RESOLVED: That the Council wishes to make the following comments.

- The proposed development as it stands would be contrary to Neighbourhood Plan policies, including:
  - NE2 - Protection of the Caen Valley Bats SSSI and the Parish Bat Population
  - NE3 - Protecting and Increasing the Parish's Biodiversity
  - NE6 - Protection of Landscape Character
  - BE1- Built Character and Accessibility
  - H1 – Principal Residency Requirement
  - H6(ii) - Proposals within the Development Boundaries of Braunton and Knowle
- The proposed development is out of proportion with the surrounding buildings and the design is not in keeping with the existing street scene, consideration should be given to the Parish Design Guide.
- Concerns were raised regarding the privacy and overlooking of neighbouring properties as the living area would be on the first floor.
- Concerns were also raised due to the lack of mitigations measures to prevent seagulls nesting on the proposed flat living roof which could cause a nuisance to neighbouring properties.
- The Council would be willing to reconsider the application if these concerns could be addressed by the applicant and to ensure that it complies with the Braunton Neighbourhood Plan.

(NC)

(b) 77756

Proposed: First floor side extension to dwelling  
Location: 3 Mowstead Road Braunton Devon EX33 1BJ

Applicant: Mrs Diane Daniels

Moved by Cllr T Kirby, seconded by Cllr R Shapland to recommend approval.

RESOLVED: That the Council recommends approval.

(NC)

(c) 77974

Proposed: Extension and loft conversion to existing dwelling with external works

Location: Berislea 15 Franklyn Avenue Braunton Devon EX33 2JY

Applicant: Chris Campbell

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

RESOLVED: That the Council recommends approval.

(NC)

(d) 77983

Proposed: Change of use of land from B8 to C3 together with conversion of office to single unit of living accommodation

Location: LPG Storage Yard Sandy Lane Braunton Devon EX33 2NU

Applicant: Mr Sampson

Moved by Cllr E Blackmore, seconded by Cllr V Cann to recommend refusal.

RESOLVED: That the Council recommends refusal on the grounds, as follows:

- Outside of the development boundary.
- Sprawling development in the Countryside.
- Concerns regarding inadequate water supply infrastructure.
- Insufficient foul drainage infrastructure to serve the proposed development.
- This application would adversely affect the intrinsic environmental value and character of the landscape as the proposal will harm local wildlife and negatively impact on farming practices in the vicinity.
- The site lies within the 4km Greater Horseshoe Bat roost sustenance zone associated with the Caen Valley Bats SSSI. The development would result in a threat to protected species adversely impacting on foraging and nesting habitat for bats, birds and reptiles, and would be contrary to Policy NE2 – Protection of the Caen Valley Bats SSSI and the Parish Bat Population in the Neighbourhood Plan.
- The site is in close proximity to the AONB light pollutions from the site and from users of the site would be in contrary to Policy BE14 – Protect and Promote Dark Skies in the Neighbourhood Plan.
- Unsafe and inadequate vehicular access along a single Lane. Emergency service vehicles and refuse collections would have difficulty accessing the site. There are also concerns regarding safe provision of vehicular access/egress from the site on to the highway B3231.
- The development would have an adverse influence on the coastal zone, Northern Devon UNESCO Biosphere and AONB which are key natural capital assets and have a value to the

local community and its economy.

- It would be inappropriate to sanction any further development on this site especially as there appears to be no agricultural tie in for the proposed dwelling.

(NC)

(e) 77984

Proposed: Erection of garage and hobbies room  
Location: Homestead Barton Lane Braunton Devon  
EX33 2AY  
Applicant: Mr Jon Meek

Moved by Cllr R Shapland, seconded by Cllr T Kirby to recommend approval.

RESOLVED: That the Council recommends approval.

(NC)

(f) 78086

Proposed: Creation of revised access, enlarged parking and turning for 3 lodges with turning head and Devon bank  
Location: The Stables Saunton Road Braunton Devon EX33 1HG  
Applicant: Pete Caswell

(g) 77922

Proposed: Application for a Lawful Development Certificate for existing use as a permanent residential dwelling  
Location: Summercott Dyers Farm Nethercott Braunton EX33 1HT  
Applicant: Mrs Rhoda Daniels

The Council have no knowledge which would confirm or negate the above Lawful Development Certificate.

(h) 78070

Proposed: Listed Building Consent for the conversion of double garages into additional living space and storage and associated works including the replacement of x3 existing velux windows with new larger velux windows  
Location: West Saunton Barn Saunton Braunton Devon EX33 1LS  
Applicant: Howard Dawson

Moved by Cllr M Cann, seconded by Cllr D Spear to recommend approval.

RESOLVED: That the Council recommends approval.

(NC)

(i) 77996

Proposed: Application for consent for works to trees covered by a tree preservation order in respect of crown lifting and reduction of Sycamores (TG1), 1 x Beech tree (T2), 1x Sycamore (T3), Holm Oaks (TG4) and 1x Holm Oaks (T5)

Location: Tyspane Nursing Home Lower Park Road Braunton Devon EX33 2LH

Applicant: Barchester Healthcare

For information only.

219/2023/24

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

77031

Description: Reserved matters, application for erection of three dwellings providing details of; layout, scale, appearance, access and landscaping (outline planning permission 73904 – outline application for the erection of up to three dwellings)

Site Address: Park Farm Lower Park Road Braunton EX33 2LQ

Applicant: Mr H McDowell

Decision: APPROVED

Decision Date: 13/12/2023

77620

Description: Placement of steel frame and steel plates in shape of World War II military tank

Site Address: Adjacent to "I" Lane – what three words "position.brains.hopefully" Braunton Burrows Braunton Devon

Applicant: Friends of the Assault Training Centre

Decision: APPROVED

Decision Date: 20/12/2023

77953

Description: Single storey extension to dwelling and associated works Site Address: 32 North Street Braunton Devon EX33 1AP

Applicant: Mr & Mrs Paul & Jane Knight

Decision: APPROVED

Decision Date: 20/12/2023

77873

Description: Erection of maize clamp to store maize silage

Site Address: Boode Farm Halsinger Braunton Devon EX33 2NN

Applicant: Mr R Fowler

Decision: APPROVED

Decision Date: 18/12/2023

77904

Description: Prior notification by telecommunications code system operator for the removal of the existing 14.4m monopole with 4no. antennas and 1no. microwave dish and replacement with a 16m



monopole with 6no. antennas, 1no. 0.2m relocated dish, 1no. 0.6m dish and ancillary equipment and development ancillary thereto  
Site Address: CS13177222 (VF71856) Home Hardware Velator Industrial Estate Braunton Devon EX33 2DX  
Applicant: Cornerstone  
Decision: PRIOR APPROVAL NOT REQUESTED  
Decision Date: 21/12/2023

77792  
Description: Creation of additional car parking spaces  
Site Address: Caen House Caen Street Braunton Devon EX33 1AH  
Applicant: North Devon Homes  
Decision: APPROVED  
Decision Date: 19/12/2023

- 220/2023/24      **Finance Matters**
- (a) RESOLVED: That the supplier payments on the schedule from 13 December 2023 to 9 January 2024 were approved and drawn in the total sum of £14,798.52. (NC)
- (b) RESOLVED: That the Council's December 2023 direct debits and standing orders for the sum of £6,736.74 be retrospectively approved.
- (c) RESOLVED: That the PAYE, NI and pension contributions for January 2024 were approved and drawn in the total sum of £17,727.26. (NC)

- 221/2023/24      **Representatives on Outside Bodies**
- (a) The Council noted a report provided by Cllr L Spear regarding the Vivian Moon Community Centre, attached as – **appendix three**.
- It was noted that the Vivian Moon Community Centre Committee had not met since before Covid. The Council considered the conditions of their Lease. It was proposed and unanimously agreed to move this item into Part B – exclusion of Press of Public to allow discussion regarding the Lease. (NC)

- (b) The Council noted a report provided by Cllr R Byrom regarding the Braunton Youth Club. He had tried to make contact with Braunton Youth Club on a number of occasions as the Parish representative and also on behalf of Braunton Caen Rotary as Club President; sadly however, none of his messages have received a response. He will make approaches again in the coming month and hopefully have something to report soon.

- (c) RESOLVED: That the appointment of Parish representative on the Small Boat and Angling Association be deferred until the next meeting as Cllr Relph was not in attendance.

It was proposed and unanimously agreed to move agenda item 17 – Installation of the Fire Doors in the Parish Office until after the Council had agreed its budget for 2024/25.

(NC)

222/2023/24

**North Devon  
Records Office  
Budget Crisis**

Members considered a letter received from the Clerk at Barnstaple Town Council requesting urgent funds to maintain the North Devon Records Office located in Barnstaple. The Council valued the work done by the North Devon Records Office it would not want to see local records relocated to Exeter and risk being lost to local communities. The Council however would not be able to afford 1% of its precept in 2024/25 due to the financial challenges it faces taking on the public conveniences from North Devon Council.

RESOLVED: That it would consider providing financial support from 2025/26.

(NC)

223/2023/24

**Revised Draft  
Budget 2024/25**

Following concerns raised by members regarding the level of precept. The Clerk, prior to the meeting, circulated a revised budget 2024/25. The proposed amendments included:

<b>Budget Heading</b>	<b>Revised Budget</b>	<b>Saving</b>	<b>Reason</b>
Election Expenses	£6k	£2k	Risk of by-election low Council may be able to Co-opt
Motor Fleet	£5k	£5k	Replacement vehicle fund could be increased in 2025/26.
Braunton Museum Silver Jubilee	£0	£1k	Remove
Play Parks	£30k	£15k	Replace Spudnix in 2024/25 and install multi climbing unit in 2025/26.

Parish Audit	£5k	£10k	Replace fire doors in Parish Office.
Parish Grants	£7.5k	£7.5k	Reduce by 50%.

RESOLVED: That the

- Council approves its revised 2024/25 budget reducing it by £40,500.
- Council's budget for 2024/25 be set at £506,233 as detailed in – **appendix four**.
- Council's precept to be set at £251,690.

(9.1.0abs)

Cllr R Shapland requested that his vote against be recorded in the minutes.

224/2023/24

**Installation of new Fire Doors in the Parish Office**

The Clerk reported that the Council's Fire Risk Assessment carried out in 2022 had identified that the internal office doors were inadequate and needed to be replaced with fire doors.

The Council considered two quotations that had been obtained.

RESOLVED: That quotation B, at a cost of £2,997.08 including VAT be approved, as this included disposal of the existing doors and draft proofing the chimney breast in the reception area.

(NC)

209/2023/24

**Public Participation continued**

It was proposed and unanimously agreed to suspend Standing Orders to allow a member of the public to speak as he had missed his opportunity under public participation.

(NC)

A member of the public expressed his concerns regarding sat navs directing HGVs down unsuitable roads. He explained that many properties and the highway in Station Road were getting damaged due to these large vehicles experiencing difficulty manoeuvring. He requested if signage could be installed to advise HGV drivers where the roads are unsuitable. The Council agreed to pass this matter onto the Devon County Cllr for action.

The Council reinstated Standing Orders.

(NC)

225/2023/24

**Parish Hall Bookings**

RESOLVED: That the Council grants permission for Candar to hold a licenced gig event in the Parish Hall on Saturday 30<sup>th</sup> March until 11pm.

(NC)

226/2023/24	<b><u>Exclusion of Press and Public – Part II</u></b>	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).
227/2023/24	<b><u>Vivian Moon Community Centre</u></b>	Members considered the requirements of the Lease. Following discussion, it was agreed that no further action would be taken.
228/2023/24	<b><u>Freedom of Information</u></b>	The Clerk reported that she had responded to a Freedom of Information request. Some of the information requested was exempt from disclosure under Section 43(2) of the Freedom of Information Act, as disclosure of this information would prejudice the commercial interests of a local business. The Clerk informed members that the Council has been threatened with further legal action.

The meeting closed at 9.30pm.

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

Date: .....