

BRAUNTON PARISH COUNCIL



Minutes of the Braunton Parish Council meeting held on Tuesday 11 February 2025 at 7pm in the Council Chamber, Chaloners Road, Braunton.

	<u>Present</u>	Cllrs: M Shapland in the Chair, R Shapland, V Cann, E Blackmore, M Cann, L Childs, T Kirby, R Bryrom and G Bell (part).
	<u>In attendance</u>	Officers: T Lovell, Parish Clerk & RFO County and District Cllr Pru Maskell
266/2024/25	<u>Apologies</u>	Received from: Cllr Derrick Spear – personal reasons Cllr Liz Spear – personal reasons Cllr Adrain Braynt – no reason given
267/2024/25	<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 reminded members that North Devon Council's Devolution meeting for parish and town councils would take place on Wednesday 12 February 2025 at 6pm on Teams. The Clerk will forward members the link to join the meeting.
268/2024/25	<u>Declarations of Interest</u>	Cllr R Byrom declared an Other Registerable Interest (ORI) in Minute Ref: 278/2025/25(g), as the applicant is known to him.
269/2024/25	<u>Public Participation</u>	There were none.
270/2024/25	<u>Request for Dispensation</u>	None received.
271/2024/25	<u>Minutes</u>	RESOLVED: That the a. Minutes of the Council Meeting held on the 14 January 2025 be approved and signed as a correct record. b. Minutes of the Council Meeting held on the 27 January 2025 be deferred until the next Council meeting to allow members to read them. c. Minutes of the Finance and Administration Committee held on 12 November 2024 be ratified and adopted by Council.

- d. Minutes of the Property Committee held on 22 January 2025 be ratified and adopted by Council.
- e. Minutes of the Finance and Administration Committee held on 29 January 2025 be ratified and adopted by Council.

(NC)

272/2024/25

Action Sheet

Cllr G Bell requested if Braunton Parish Council would consider inviting the surrounding parishes to attend the Council Drop-in Surgeries. Members felt that this would be confusing for the public and if you invited one council you would have to invite all surrounding parishes which could result in capacity issues with the Parish Hall. It was agreed that individual parishes should hold their own surgeries in their communities if they wish to.

Cllr G Bell requested if the Council and Rotary Club of Braunton Caen would consider providing bleed control packs in with the existing defibrillators in the village. Cllr R Byrom explained that the Rotary Club had already considered this but did not proceed as there had been no evidence that bleed control packs had been needed previously.

RESOLVED: That the action sheet be noted.

(NC)

273/2024/25

Police Representation

There was no police report received.

Cllr L Childs had attended the latest Councillor Advocate Scheme meeting with the police. The local policing team had introduced new shift patterns. Due to the increase in rural thefts and drugs growing in rural areas the police were encouraging farmers to close gates. 94.8% calls are answered in the first 5 seconds. Cllr L Childs raised the issue of mud left on roads from construction sites apparently this is not a police issue it is the responsibility of the landowner and Highway Authority.

(NC)

274/2024/25

Braunton Football Club

The Chairman welcomed Curtis Netherway and Ash Lowe to the meeting.

They explained that the Braunton Football Club had outgrown its current site at Lobb Field. They currently have:

- 3 men teams (Firsts, Reserves and Thirds)
- 1 ladies' team
- 1 walking team
- 4 girls' teams (under 10's, under 12's, under 14's & under 16's)
- Braunton FC Wildcats
- Braunton under 18's
- 11 youth groups (under 6's to under 16's)

The Club has temporarily stopped disability football as they don't have the capacity at present.

Saturday mornings more than 100 children and their parents turn up for training and parking is a real issue. The Club would like to increase its current onsite car park to take an additional 15-20 vehicles and reduce displacement of parked vehicles in neighbouring streets. The groundworks and drainage will cost £10,200 the Club have already secured £6k S106 money towards the project. They have been advised that planning permission would be required and as the landowner would request the Parish Council's support for this project to go ahead. Longterm the Club have proposals which will cost in the region of £30k.

Members asked if the Club still used the pitch on the Braunton Recreational Ground. Unfortunately, also due to limited parking in the vicinity the Club are unable to use the Recreational Ground as much as they would like to. Also, only the older teams are able to carry the heavy goal posts.

RESOLVED:

- a. that the Council approves the Braunton Football Club's plans to enlarge its existing car park.
- b. the Parish Council, as landowners, to apply for the planning permission on behalf of the Braunton Football Club.
- c. any further decisions required to be delegated to the Clerk who will email members.

(NC)

275/2024/25

North Devon
(ND) Christmas
Market

The Clerk explained that the Organiser of the ND Christmas Market had sent their apologies due to personal reasons. Ginger Monkey Events had requested if the Council would agree to them holding the ND Christmas Market in Caen Street Car Park on Saturday 6 December 2025.

RESOLVED: That the Council agrees in principle for Ginger Monkey Events to hire the Caen Street Car Park on Saturday 6 December, subject to all forms and licences being approved by Council prior to the event.

(NC)

276/2024/25

Report from
Devon County
Cllr

The County Cllr Pru Maskell explained that the newly combined Devon and Torbay Authority would generate an additional £16 million funding for the areas. This has resulted in more money being spent

on social care and highways. Cllr Graham Bell understood that £800k of the additional funding from the Devon and Torbay Combined Authority will go towards Community Land Trusts and £2.2 million of the funding is planned to be spent in Ilfracombe.

The County Cllr had attended a meeting with local schools including the Academy and Southmead Primary, residents from the Wrafton Road Action Group and representatives from the Parish Council to discuss revisiting the School Street Scheme in Wrafton Road. Previously, this Scheme had been put on hold due to staffing resources at both schools who would be responsible for overseeing the scheme. This would involve putting bollards in place at school drop-off and pick-up times and someone being in close proximity to remove the bollards to allow emergency vehicles through.

Other issues addressed included parking on Barton Lane which makes it difficult for buses to turn onto Barton Lane and they end up having to go via Heanton Street. The County Cllr had consulted with residents in Barton Lane to find a solution and the County would look into this further.

The County Council had also given the Parish Council permission to move its Vehicle Activated Speed sign to lamppost 20 which is on Wrafton Road as you approach the schools from Heanton Punchardon. It is hoped that the sign will collect data to determine whether there is a speeding issue on this stretch of road and help towards implementing a 20 mph limit.

The schools in Braunton this year are having issues with intake numbers. There is enough capacity at the schools combined to take the number of new children next year but this might mean that parents don't get their first choice. With the birth rate dropping the need for school places will continue to drop in the future.

Cllr E Blackmore requested if the County had plans to clear overgrown brambles and vegetation along the pedestrian footpath at the end of Kingsacre going towards Croyde on the Great Field side of the road. The County Cllr would look into this matter it might be the responsibility of adjacent landowner which the County will write to and ask that they cut back any overhanging vegetation obstructing the highway.

277/2024/25

Report from
North Devon
District
Councillors

North Devon Cllr G Bell confirmed that the Ebbington Arms would be used as a polling station for Devon County Council Elections in May 2025.

North Devon Council are currently consulting on the Housing Strategy and he requested if it could be an item on the next Council agenda in March.

278/2024/25

Planning

(a) 79661

Proposed: Two storey side extension with raised decking, conversion of garage and single storey front extension

Location: The Knoll Winsham Road Knowle
Braunton Devon EX33 2LR

Applicant: Mr and Ms Blackburn and Clensey

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

RESOLVED: That the Council have no objections and wishes to recommend approval. Members expressed concern that the proposal might be over intensification of the site but on the whole it is in keeping with the surrounding area and compliant with Policy BE1 in the BNP.

(NC)

(b) 79658

Proposed: Installation of air source heat pump

Location: Orchard Barn Braunton Devon EX33 1JF

Applicant: Jonathan & Lela Daniel

The Council were not sure why it has been consulted on this application as it was under the impression that Air Source Heat Pumps (ASHP) were permitted develop. The Clerk had contacted the Case Officer to clarify this but had received no response at the time of the meeting.

RESOLVED: That the Council supports renewable energy and has no objections.

(NC)

(c) 79643

Proposed: Proposed extension and alterations

Location: The Bungalow 66A South Street Braunton
Devon EX33 2AS

Applicant: Ms K Saunders

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

RESOLVED: That the Council have no objections and wishes to recommend approval. The proposal is well related to the scale and character of the built up area and its setting and is compliant with Policy BE1 in the BNP.

(NC)

(d) 79554

Proposed: Variation of condition 2 (approved plans) and 4 (LEMP) attached to planning permission 71733 (demolition of dwelling and erection of replacement dwelling) to allow for amendments to

the hard landscaping details

Location: Ferndown Saunton Braunton Devon EX33 1LG

Applicant: Mr & Mrs James

RESOLVED: That the Council wishes to object as it is not in keeping with the area and does not comply with Policy NE5 in the Braunton Neighbourhood plan due to its unacceptable impact on the landscape and South West Coast Path.

(NC)

(e) 79696

Proposed: Variation of condition 2 (Approved Plans) attached to planning permission 79109 (Extension and alterations to dwelling) to allow amendments to plans

Location: 16 The Fairway Braunton EX33 1DZ

Applicant: Mr Andy Fletcher

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

RESOLVED: That the Council have no objections and wishes to recommend approval

(NC)

(f) 79749

Proposed: Approval of details in respect of discharge of conditions 3 (landscaping), 6 (phase one ground contamination survey) and 11 (CEMP) attached to planning permission 73775 (Erection of 4 no. terraced houses served by four off-street parking spaces)

Location: Land at Westmead Close Braunton Devon EX33 1NL

Applicant: Mr Neil Meldrum

Moved by Cllr T Kirby, seconded by Cllr M Cann to recommend refusal

RESOLVED: That the Council have consistently objected to development on this site and do not wish to comment on this application.

(NC)

(g) 79679

Proposed: Conversion of redundant garages to a dwelling to include erection of a new second storey

Location: Garages East Street Braunton Devon

Applicant: Mr Milton

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

RESOLVED: That the Council recommends 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.

(8.0.1abs)

(h) 79669

Proposed: Demolition of lean-to bathroom and part-demolition of wood store. Erection of rear ground floor extension incorporating existing stone wall. Repair and resurfacing of barn roof and alterations to barn to create bedroom, carport and workshop. Installation of ASHP and solar panels.
Location: Honeysuckle Cottage Gubbins Lane
Braunton Devon EX33 2AQ
Applicant: Mr & Mrs Aitchinson

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

RESOLVED: The Council have no objections and wishes to recommend approval. The proposed extension will have no adverse impact on the character of the main dwelling and the use of renewable technology is welcomed by the Council. The proposed development is compliant with policies BE1 and BE3 in the Braunton Neighbourhood Plan.

(NC)

(i) 79636

Proposed: Retrospective application for the variation of condition 2 (approved plans) and Removal of condition 4 (visibility splay) attached to planning permission 76786 (Erection of a single dwelling) to allow revised drawings omitting the visibility splay
Location: Land adj. 13 The Grange The Grange
Braunton Devon Ex33 2HH
Applicant: Ms Jackie Winschief

RESOLVED: That the Council wishes to object to this application for a variation to Condition 2 and removal of Condition 4 attached to planning application 76786.

The Case Officer in their Decision Notice when granting consent for planning application 76786 stated under condition 4.

“Prior to the first occupation of the dwellinghouse hereby approved, the frontage of the site to the south shall be set back as detailed in the approved site plan reference 22105_L2e and the land in front of this new boundary shall be cleared of any obstruction to visibility and the level reduced to 600 mm above the carriageway level, and shall be retained as such.

Reason: To provide adequate visibility from and of emerging vehicles and to allow for the future improvement of the road in accordance with Policy DM05 of the North Devon and Torrridge Local Plan.”

The Parish Council unanimously agreed that Condition 4 and Condition 2 in relation to site plan reference 22105_L2e should be enforced by the Local Planning Authority. Both conditions were made in the interest of highway safety and in accordance with Policy DM05 in the North Devon and Torrridge Local Plan. Omitting the visibility splay would have an unacceptable impact on highway safety and be contrary to Policy DM05.

(NC)

279/2024/25

North Devon
Council
Planning
Decisions

78249

Description: Hybrid application - Full Detailed application for 3No. Barn conversions to dwellings together with Outline application for erection of replacement farmhouse as a two-storey dwelling and demolition of existing farm house (appearance and layout reserved)

Site Address: Higher Halsinger Farm Halsinger Braunton EX33 2NL

Applicant: Mr A Garness

Decision: APPROVED

Decision Date: 23/01/2025

79599

Description: Notification of works to trees in a conservation area in respect of removal of 2x Ash trees (T1 and T2) and 3x Spruce xmas trees (T4, T5 and T6) and crown lifting of 1x Beech tree (T3)

Site Address: 21 Church Street Braunton Devon EX33 2EL

Applicant: Mr Ray Shapland

Decision: APPROVED

Decision Date: 31/01/2025

79609

Description: Redevelopment of existing dwelling including extensions, alterations and erection of a balcony

Site Address: Bella Vista First Field Lane Braunton
Devon EX33 1ES

Applicant: Mr and Mrs Yeo

Decision: APPROVED

Decision Date: 30/01/2025

79482

Description: Demolition of extensions and erection of
new extensions to include raising the roof to create
additional accommodation and associated works

Site Address: Combe Wood Church Hill Lane
Knowle Braunton Devon EX33 2ND

Applicant: Mr and Mrs Burrell

Decision: APPROVED

Decision Date: 30/01/2025

- 280/2024/25 **Finance Matters**
- (a) RESOLVED: That the supplier payments on the schedule from 15 January to 11 February 2025 were approved and drawn in the total sum of £8,133.07.
- (b) RESOLVED: That the Council's January 2025 direct debits and standing orders for the sum of £7,103.74 be retrospectively approved.
- (c) RESOLVED: That the PAYE, NI and pension contributions for February 2024 were approved and drawn in the total sum of £19,260.02.
- (NC)

- 281/2024/25 **Representatives on Outside Bodies**
- Cllr R Byrom reported that he had been unable to make contact with Braunton Youth Club and had not been invited to attend any meetings.

- 282/2024/25 **Braunton Twinning Organisation – 50th Anniversary Plouescat**
- Members considered a report regarding plans for Braunton's 50th Anniversary with Plouescat.
- The Chairman proposed and it was unanimously agreed to suspend Standing Orders to allow representatives from the Twinning Organisation to speak.
- (NC)

The Twinning Organisation explained that they would prefer a cast bronze plaque as opposed to any other material due to its durability. Cllr R Byrom offered to enquire with other foundries to see if the plaque could be purchased at a cheaper price.

RESOLVED: That the Council

- a. agrees to install a plaque commemorating 50 years on the Museum's exterior wall adjacent to the French Post Box.
- b. Approves the quote for an A3 cast bronze plaque from The Sign Maker at a cost of £ 734.46 + 146.89 VAT, subject to the Twinning Organisation exploring options with other foundries via Cllr R Byrom.
- c. approves the 2025 Charter wording subject to

		<p>adding ‘We will also work together on environmental concerns and combating climate change’ at the end of the second paragraph.</p> <p>d. to print and frame the Charter in both English and French.</p> <p>e. to explore costs to refurbish and relocate to the Village Green the existing Plouescat twinning sign installed on the SQ car park.</p> <p>f. reinstates Standing Orders.</p> <p style="text-align: right;">(NC)</p>
283/2024/25	<u>National Association of Local Council (NALC) Model Financial Regulations and Internal Controls</u>	<p>RESOLVED: That the Council postpones agreeing the Council’s new Financial Regulations and Internal Controls until its March Full Council meeting to allow members to propose any amendments to the Clerk prior to the meeting.</p> <p style="text-align: right;">(NC)</p>
284/2024/25	<u>Standing Orders</u>	<p>RESOLVED: That the Council postpones reviewing the Council’s new Standing Orders until its March Full Council meeting to allow members to propose any amendments to the Clerk prior to the meeting.</p> <p style="text-align: right;">(NC)</p>
285/2024/25	<u>Museum of British Surfing (MOBS) Insurance Claim</u>	<p>The Council considered a request from the MOBS to claim on its Zurich insurance policy for storm damage to the MOBS roof.</p> <p>Members expressed concern as to whether all the damage was caused by storm Darragh as councillors had witnessed youth climbing on the roof. The estimated cost to repair the damage is £800. The Council’s excess would be £250 and it is likely that the insurance may not pay the claim if the damage could not be proven as storm damage.</p> <p>On this occasion the Council would be willing to consider providing a grant to cover the cost of the damage. Any grant would be subject to the MOBS implementing measures to prevent youth from climbing on the roof and causing further damage.</p> <p>RESOLVED: That the</p> <p>a. Council invites the MOBS to submit a grant application to repair the damaged roof.</p> <p>b. MOBS be requested to provide information regarding measures that it proposes to take to prevent further damage to the roof.</p> <p style="text-align: right;">(NC)</p>
286/2024/25	<u>Strengthening the standards and conduct framework for local authorities in England</u>	<p>Members considered the consultation Strengthening the standards and conduct framework for local authorities in England.</p> <p>RESOLVED: That members to individually respond to the consultation which ends on the 26 February 2025.</p> <p style="text-align: right;">(NC)</p>

287/2024/25

**North Devon
Community
Governance
Review**

Members considered the North Devon Community Governance Review. The Clerk had obtained clarity from North Devon Council Elections Office that reasons for changes cannot be for financial gain. Members expressed their wish to continue exploring incorporating part of Wrafton into Braunton to improve community cohesion. It was noted that there was not sufficient time remaining to put forward any proposals under the current review.

RESOLVED: That the Clerk to open dialogue with Heanton Punchardon Parish Council to begin discussions regarding incorporating part of Wrafton into Braunton Parish.

(NC)

288/2024/25

**Council
Surgeries**

Members who attended the Councillor Drop-in Surgery on the 1 February reported on the following issues that were raised by residents.

- Request for yellow box at junction for North Street and Saunton Road.
- Sweeping the roads and clearing drains.
- Inadequate pothole repairs that need redoing time and again.
- Road signs that need repairing - Large sign on Exeter Road outside Squires which is dangerous and has been hit by lorries. Braunton sign coming into the village from Saunton, near Lobb turning, is laying in the grass.
- Timing our Council Surgeries to coincide better with the delivery of EX33 magazine giving people more notice.
- Trains from Barnstaple to Exeter needing more carriages at busy times especially for students going to Exeter College who have to travel every day.
- Bus fares for students who travel from more remote areas who need to take two busses to their place of education having to pay £3 x2 each way which is £12 a day. Is there a way they could have a student pass to cover the whole journey?
- Wrafton Road traffic issues. The points discussed
 - closing the section immediately outside of the schools with bollards during drop off and pick up times but the problem of monitoring them was mentioned.
 - Vehicle Activated Speed sign would be put on the LP 20 near Capern Close once agreed by Full Council.
 - Making the whole of Wrafton Road 20mph was discussed.
 - Changing the double yellow lines on the school side of Barton Road so that there is a longer no parking sections near to the junction this would allow buses to turn into Barton Lane. There would be space for two cars to park along the middle section on both sides of

the road. The available 4 parking spaces could be residents only.

RESOLVED: That the Council looks at moving councillor drop-in surgeries to the second Saturday of the month to provide more time to advertise in the EX33. (NC)

289/2024/25

**Vehicle
Activated Speed
(VAS) sign**

The Clerk and Cllr V Cann reported on a meeting they had attended with the County Cllr, Academy and Southmead Primary School. To help slow down vehicles as they approach both schools it was suggested that the Council's VAS sign be relocated to lamppost 20 which is just outside of the parish boundary. The County Council have approved this lamppost and the data collected would also help to ascertain the scale of the problem regarding speeding vehicles in Wrafton Road.

Members expressed concerns that this might set a precedent for residents to request that the VAS sign be relocated in their street. It was agreed that the VAS sign should predominantly remain on the A361 and B3231 but during quieter months it could be moved to other locations.

RESOLVED: That the Council agrees to relocate the VAS sign to lamppost 20. (NC)

290/2024/25

Fuel Cards

RESOLVED: That the Council agrees to:

- apply for 3 Allstar chip and pin fuel cards registered to each parish vehicle.
- set a monthly Direct Debit payment to be taken from the Council's bank account seven days after being billed. Monthly credit limit will be £1,000.

(NC)

291/2024/25

**Hire of
Recreational
Ground**

RESOLVED: That the Council agrees for the Braunton Dog Training Club to use the Recreational Ground on Sunday 1 June 2025 for their annual dog show.

(NC)

292/2024/25

**Hire of
Community
Shared Space**

RESOLVED: That the Council grants consent for the RNLI to use the CSS on 18 February 2025 to raise funds and awareness for the RNLI.

(NC)

293/2024/25

**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).

294/2024/25

**Braunton Public
Conveniences**

Members considered a report by the Clerk circulated prior to the meeting. The Clerk provided details of

**adj. Caen Street
Car Park**

the remedial works that were required to bring the building up to an acceptable standard. The Council also considered potential issues with access to the rear of building which had been raised by its solicitor.

RESOLVED: That

- a. the Council will not take on the asset until all remedial works to bring the building up to an acceptable standard have been completed.
- b. NDC be requested to provide the Council with an Electrical Installation Condition Report (EICR) for the building carried out within the last 5 years. The Council will not take on the asset until NDC provides a current EICR.
- c. if ownership cannot be established by either council, NDC to purchase indemnity insurance against future claims that the toilets encroach onto Punch Tavern's land, to prevent Punch Taverns refusing access to the land.
- d. prior to the transfer of the asset NDC will change all lock barrels and issue the Parish Council with new keys which NDC will not have access to.
- e. cubicle 6 will not be reinstated as a public convenience the Council to consider other uses.
- f. the Council to gate off the alleyway to toilet 6 to prevent anti social behaviour they have installed metal gates at other public conveniences where anti social behaviour has occurred. NDC agreed to provide the Parish Council with its contractor's details to install a gate (there were a pair of pants in the alleyway at the time of the site visit).

(NC)

295/2024/25

**Library Rent
Review**

RESOLVED: That the Council agrees to not increase the current ground rent paid by Libraries Unlimited.

(NC)

The meeting closed at 9.38pm.

Signed by the Chair:
(Cllr M Shapland)

Date: