

BRAUNTON PARISH COUNCIL



Minutes of the Braunton Parish Council meeting held on Tuesday 12th April 2022 at 7:00 pm in the Parish Hall, Chaloners Road, Braunton.

	<u>Present</u>	Cllrs: E Spear in the Chair, D Spear, R Shapland, M Shapland, E Wood, A Bryant, J Chesters, G Bell, A Bradford and P Lord. Officers: T Lovell, Parish Clerk & RFO. County Cllr Pru Maskell 2 members of the public.
214/2021/22	<u>Apologies</u>	Received and accepted from: Cllr B Bunyard indisposed Cllr V Cann indisposed Cllr D Relph The Council held a minute silence in memory of Roy Lucas. The funeral service will be held on Friday 6 th May at 10.30am at St. Brannock's Church.
215/2021/22	<u>Items not on the agenda, which in the opinion of the Chairman should be brought to the attention of the Council</u>	There were none.
216/2021/22	<u>Declarations of Interest</u>	Cllr G Bell declared a non Pecuniary interest in Minute Ref: 224/2021/22 (a - 74929), as he has been involved in unpaid work for the developer on a separate project but he has previously discussed with the developer application 74929.
217/2021/22	<u>Public Participation</u>	
218/2021/22	<u>Requests for Dispensation</u>	There were none.
219/2021/22	<u>Minutes</u>	RESOLVED: That the Minutes of the Council meeting held on 15 th March 2022 be approved and signed as a correct record.

(9.0.1abs)

220/2021/22	<u>Action Sheet</u>	RESOLVED: That the Action Sheet be noted. (NC)
221/2021/22	<u>Police Report</u>	RESOLVED: That the police newsletter for April 2022 be noted. The local policing team have been invited to attend the Annual Parish Meeting on the 19 th April at 7pm in the Parish Hall. (NC)
222/2021/22	<u>Devon County Councillor Report</u>	<p>The County Cllr reported, as follows:</p> <p>North Devon Link Centres (NDLS) – The services in Barnstaple, Bideford and Ilfracombe will be reopening from 25th April. Barnstaple and Ilfracombe for two days a week and Bideford three, in line with pre-Covid services. People who are currently supported by NDLS have responded very positively to a letter asking them to confirm whether they want to access a drop in face-to-face service going forward. It is not possible to predict how many people will attend a drop in, so as a temporary solution the services will re-open at the same times every week with sessions being allocated to people who confirm they wish to attend. Whilst this isn't the same as a drop-in it will help to manage the safety of service users and staff and minimise the risk of having to turn people away from a general open drop-in. Telephone support will continue alongside this temporary arrangement and it will continue to be under review as Covid cases reduce.</p> <p>Cllr G Bell expressed his concern that the changes being imposed on this service would make it no longer fit for purpose, and that it would eventually be closed via a 'back door' approach. He requested if the service users' responses would be published.</p> <p>20mph Schemes – There is no date yet for the next round of funding for new schemes, it will probably be in the next financial year. Braunton should be in a good position to apply as it has a healthcare facility, speed watch group, collision data, schools, post office and areas of deprivation. These are all factors which are considered. It may be an idea to start looking at where members would like to put a potential 20mph scheme and put together a case for it in advance.</p> <p>Pharmacy – There still seem to be some ongoing issues with Lloyd's, despite their reassurances that when the relief cover started in March, they wouldn't have staffing issues. The County Cllr has written to Cllr McInnes to urge him to find out when Braunton's Pharmaceutical Needs Assessment will be done. He will report back once he has contacted Devon Public Health.</p> <p>Tarka Trail – the County Cllr reported that she had met with Trudy Harrison MP, Parliamentary Undersecretary of State for transport, to look at the missing link in the trail from Willingcott to Knowle, which missed out on the Active Transport Funding Bid. The problem is that rural areas</p>

don't qualify because they don't have the numbers of people needed to secure a bid. The County put forward the case that rural areas need to be looked at in a different light. North Devon also missed out on any Levelling Up funding, as Devon as a whole is considered to be a wealthier area, despite North Devon and Torrington having three of the poorest towns in the country.

Cllr D Spear felt that the cycle route from Knowle to Willingcott should be a top priority. We have been waiting for this work to be carried out for over a decade. Not only would it benefit health and wellbeing but it would enhance the economy and tourism.

Members requested, if there is not sufficient funding then why couldn't it be built in sections. The County Cllr offered to request Matt Collins, DCC Planning Transport Officer, to attend a Parish Council meeting to discuss this project further.

223/2021/22 **North Devon Councillor Report**

Cllr J Chesters reported that she had attended a Licencing meeting to review the Hackney Carriage tariff. The proposal was to increase the percentage paid to taxi drivers but this was not approved.

Cllr G Bell declared a non Pecuniary interest.

224/2021/22 **Planning**

(a) 74927

Proposal: Demolition of existing building and erection of 5 dwellings & associated external works.

Location: St Annes, 17 Pixie Lane, Braunton, Devon EX33 1AZ

Applicant: Sharon Haynes

Moved by Cllr M Shapland, seconded by Cllr E Wood to recommend refusal.

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

- Concerns regarding the removal of viable social housing to be replaced with open market housing. This is of particular concern, as the Braunton Neighbourhood Plan Policy H3 identifies that the biggest demand in Braunton for social housing is one and two bedroom dwellings.
- Concerns regarding increased vehicular movements.
- It is not in keeping with the surrounding area.
- No sustainable green renewables appear to have been considered.
- This application will result in the displacement of the existing residents. Braunton Parish Council would request why the existing building cannot be refurbished as there is clear evidence that there is a need for this type of social housing locally.

(9.0.1abs)

(b) 75100

Proposal: Conversion of garage to habitable accommodation to include new roof and alterations to outbuilding/shed.

Location: 51 The Brittons, Braunton, Devon EX33 2HF

Applicant: Mrs Michelle Wickens

Moved by Cllr A Bradford, seconded by Cllr G Bell to recommend approval.

RESOLVED: That the Council recommends approval.

(NC)

(c) 75125

Proposal: Rear single storey extension.

Location: 18 Mint Park Road, Braunton, Devon EX33 1LE

Applicant: Jo Sanders

Moved by Cllr J Chesters, seconded by Cllr R Shapland to move approval.

RESOLVED: That the Council recommends approval.

(NC)

(d) 60823

Description: Hybrid Application: (A) full application for access, scale & layout of site including raising of ground levels, removal of any contamination, demolition of buildings, flood defence works, site access works & highway infrastructure, together with purpose-built bat building and vehicle parking for Tarka Trail. (B) outline application for 250 dwellings (Use Class C3(a)), up to 3000sqm employment space (Use Class E(g)(i) and E(g)(ii) was Use Class B1). Retail Space of up to 250sqm gross floorspace (Use Class E(a) was Use Class A1); Space for the Sale of food and drink of up to 2000sqm Gross floorspace (Use Class E(b) Was Use Class A3); Service and Community Space of up to 500sqm Gross floorspace (Use Class E(d) E(e), E(f) and F1(a), F1(b), F1(e), and F2(b) was Use Class D1 and D2); including all associated infrastructure, roads, footpaths, cycleway, drainage (incl. attenuation works), landscaping & appearance, public open space & utilities. Agreed Amended Description.

Site Address: Former Yelland Power Station Lower Yelland, Yelland, Barnstaple, Devon, EX31 3EZ.

Appellant's Name: Yelland Quay Ltd.

Appeal Reference: APP/X1118/W/21/3283943

RESOLVED: That the Council reiterates it previous reasons for refusal as stated in its Inquiry response under Rule 6. The Clerk be requested to recirculate the Councils joint Rule 6 response.

(NC)

225/2021/22

North Devon
Council
Planning
Decisions

74104

Proposal: Notification of works to trees in a conservation area in respect of removal of 1 x Acer and reduction of 1 x Magnolia.

Location: 29 East Street, Braunton, Devon, EX33 2EA

Applicant: Pat's Tree and Garden Services Ltd.

Decision: APPROVAL

Decision Date: 21/03/22

74545

Proposal: Approval of details in respect of discharge of condition 4 and partial discharge of condition 5 (Construction Environmental Management Plan and Phase 1 Preliminary Risk Assessment Report) attached to planning permission 72836 (Erection of two dwellings together with alterations to existing builder's workshop to be used as ancillary store) (amended description).

Location: Land off Down Lane, Braunton, Devon

Applicant: Baddick Bros

Decision: APPROVED

Decision Date: 23/03/22

73636

Proposed: Notification of works to trees in a conservation area in respect of removal of 1 Cherry tree.

Location: 29 Church Street, Braunton, Devon, EX33 2EL

Applicant: Wattsarb

Decision: APPROVED

Decision Date: 21/03/22

75001

Proposed: Listed Building consent for replace front wall boundary.

Location: Ambridge House, 15 Seven Acres Park, Braunton, Devon, EX33 2PD.

Applicant: Mr Rocky Huxtable

Decision: NOT REQUIRED

Decision Date: 01/04/22

74838

Proposed: Application for non material amendment to planning permission 74209 (conversion of garage into ancillary accommodation) in respect of raising the height of the roof.

Applicant: Mr Mark Thompson

Decision: APPROVED

Decision Date: 01/04/22

74906

Proposal: Application for a lawful development certificate for existing use began more than 10 years before the date of the application and the building works were complete more than 4 years before this application.

Location: West Hill Nursery Forest School, Stoney Bridge, Braunton, Devon EX33 1HR

Applicant: Ms Ruth Garland

Decision: Granted

Decision Date: 01/04/22

- 226/2021/22 **Finance** (a) RESOLVED: That the cheques on the schedule were approved and drawn in the total sum of £8,168.50.
(b) RESOLVED: That the PAYE, NI and pension contributions for April 2022 be approved
(NC)
- 227/2021/22 **Bank Reconciliation Year End 31st March 2022** RESOLVED: That the Council approves the bank reconciliation year end 31st March 2022, and that it be signed by the Chair and Responsible Financial Officer.
(NC)
- 228/2021/22 **To ratify decision taken under delegated powers since the 15th March – 12th April 2022** RESOLVED: That the decisions taken under delegated powers from the 15th March to 12th April 2022 be ratified and adopted, attached as Appendix A.
- 229/2021/22 **North Devon Council (NDC) Consultations** RESOLVED: That the Council agrees the response provided by the Community Action Plan Working Party and the Braunton Neighbourhood Plan Steering Group regarding NDC's consultations in relation to the review of the joint North Devon and Torrington Local Plan 2011 -2031.

a. Northern Devon People and Places Project, attached as Appendix B.
b. North Devon and Torrington Housing and Economic Land Availability Assessment, attached as Appendix C.
(NC)
- 230/2021/22 **Update regarding reintroducing Beavers to Braunton** Cllr Bryant provided members with an update regarding reintroducing beavers in Braunton. The Defra consultation to change legislation making it easier for communities to reintroduce beavers is still being considered. Cllr Bryant is aware of a landowner who is keen to allow a pair of beavers to be rehomed on their land. Under current legislation the area would need to be enclosed which would cost approximately £30k.

As part of the consultation Defra are looking for communities to trial the reintroduction of beavers. Cllr Bryant requested if the Parish Council would write to Defra and Natural England supporting Braunton to be included as a 'trial status' area.

RESOLVED: That the

a. Council writes to Natural England and Defra supporting Braunton to be included as a 'trial status' area. Cllr Bryan to provide contact details to the Clerk.

b. Council invites Andy Bell from the Northern Devon Biosphere to attend a future meeting to discuss opportunities for reintroducing beavers in Braunton.

(NC)

231/2021/22 **Hire of Braunton Recreational Ground** RESOLVED: That the Council grants permission for

- a. the Fun Fair to use the Recreational Ground from the 13th to 27th June 2022. The Fun Fair to only being operational Thursday to Sunday and closed by 8.30pm.
- b. Tony Ridge to use the Recreational Ground on Saturday 30th April, Sunday 1st May, Saturday 20th August and Sunday 21st August 2022 to provide the Inflatable Extravaganza event.

(8.1.1abs)

(NC)

232/2021/22 **Hire of Braunton Community Shared Space (CSS)** RESOLVED: That the Council grants permission for

- a. Christian Aid Braunton Group to use the CSS on Saturday 23 July 2022 between 10am and 1.30pm to sell plants and books to raise money for the charity.
- b. the Braunton Craft Market to use the CSS on Saturday 30th April 2022.

(NC)

(NC)

233/2021/22 **Exclusion of Press and Public – Part II** 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(1).

(NC)

(NC)

234/2021/22 **Appointment of Administration Assistant** RESOLVED: That staff number 21's hours be increased from 15 to 28 per week to enable them to take on the Administrative Assistant role. The amended contract will introduce core hours Monday to Thursday 9am to 12.15pm. The Council office will be closed to the public on Fridays.

235/2021/22 **Appointment of Caretaker** RESOLVED: That the Council has successfully appointed a Caretaker, contractually employed to work 15 hours per week.

(NC)

The meeting closed at 9.10pm.

Signed by the Chair:
(Cllr E Spear)

Date:

BRAUNTON PARISH COUNCIL



Minutes of the Braunton Parish Council Advisory Discussion meeting held on Monday 28th March 2022 at 7:00 pm by video conference call.

	<u>Present</u>	Cllrs: E Spear in the Chair, D Spear, M Shapland, R Shapland, V Cann, J Chesters, G Bell and E Wood. Officers: T Lovell, Parish Clerk 2 members of the public.
AD/104/2021/22	<u>Apologies</u>	Received from Cllr D Relph, A Bryant and P Lord.
AD/105/2021/22	<u>Receive items for information not on the agenda, which in the opinion of the Chair should be brought to the attention of members.</u>	There were none.
AD/106/2021/22	<u>Declaration of Interest</u>	There were none.
AD/107/2021/22	<u>Public Participation</u>	There were none.
AD/108/2021/22	<u>Braunton Fun Fair</u>	<p>The Chair welcomed Andrew Clarke to the meeting. Mr Clarke explained that his family are local to Braunton. He runs an events company and represents showmen guilds up and down the country. Historically, fun fairs have been held in Braunton but he understood that permission had not been granted in past years due to damage caused to the recreational ground in 2012.</p> <p>It will be a family orientated fun fair arriving on site on Monday 13th June and vacating on the 27th. The Fair will operate over two weekends from Thursday to Sunday. The fair will close no later than 8.30pm, music will be kept low level and the use of microphones will be kept to a minimum. Fair staff would be required to sleep on site to provide security for the equipment.</p> <p>It was noted that the site is a Devon Air Ambulance night landing site. The Clerk to contact the Devon Air Ambulance to request if they would be able to use the night landing siting for the duration of the fair.</p>

RESOLVED: That the

- a. Council agrees in principle for the fun fair to use the Recreation Ground, subject to operational dates being agreed and the Devon Air Ambulance being able to use the night landing site.
- b. Clerk to report back at the next meeting on the 12th April for final consideration and approval by members.
(NC)

AD/109/2021/22 **Planning**

(a) 74966

Proposal: Demolition of garage and erection of two storey side extension and single storey rear extension.
Location: 36 South Park, Braunton, Devon EX33 2HT
Applicant: Mr & Mrs Rodliff

Moved by Cllr D Spear, seconded by Cllr R Shapland to recommend approval.

With no votes to the contrary the Council recommended approval.

(b) 74950

Proposal: Variation of condition 2 (approved plans) attached to planning permission 63264 (demolition of existing dwelling and construction of six bedroom replacement dwelling, improved access and parking) to allow for revised layout to second floor to make use of the flat roof.
Location: Rhu, Saunton, Braunton, Devon EX33 1LG
Applicant: Mr & Mrs Manzer Ijaz.

Moved by Cllr G Bell, seconded by Cllr R Shapland to recommend approval.

With no votes to the contrary the Council recommended approval.

(c) 74984

Proposal: Extension and alterations to dwelling.
Location: Ardelve, Down Lane, Braunton, Devon EX33 2LE
Applicant: Mr Adams

Moved by Cllr D Spear, seconded by Cllr J Chesters to recommend approval.

With no votes to the contrary the Council recommended approval.

(d) 75001

Proposal: Listed Building consent for replacement front wall boundary.
Location: Ambridge House, 15 Seven Acres Park,

Braunton, Devon EX33 2PD
Applicant: Mr Rocky Huxtable

Moved by Cllr J Chesters, seconded by Cllr G Bell to recommend refusal.

With no votes to the contrary the Council recommended refusal on the grounds as follows:

- In accordance with conditions relating to the original permission 28276, it should remain an open vista to safeguard the appearance and character of the area.
- The proposed development will have an adverse impact on the adjacent listed building 'Prospect House' and is not supported by the National Planning Policy Framework paragraphs 92, 93, 99, 106 and 127. As well as being contrary to Policy ST04, DM04, ST15, DM01 of the North Devon and Torridge Local Plan and Policy BE1 and BE5 of the emerging Braunton Neighbourhood Plan.
- The Braunton Neighbourhood Plan Area Design Guide identifies Seven Acres Park as an exceptional example of development street greening. The development would be contrary to Design Code 02 a, b, m and n.

(e) 74976

Proposal: Replacement front wall boundary.
Location: Ambridge House, 15 Seven Acres Park,
Braunton, Devon EX33 2PD
Applicant: Mr Rocky Huxtable

Moved by Cllr J Chesters, seconded by Cllr G Bell to recommend refusal.

With no votes to the contrary the Council recommended refusal on the grounds as follows:

- In accordance with conditions relating to the original permission 28276, it should remain an open vista to safeguard the appearance and character of the area.
- The proposed development will have an adverse impact on the adjacent listed building 'Prospect House' and is not supported by the National Planning Policy Framework paragraphs 92, 93, 99, 106 and 127. As well as being contrary to Policy ST04, DM04, ST15, DM01 of the North Devon and Torridge Local Plan and Policy BE1 and BE5 of the emerging Braunton Neighbourhood Plan.
- The Braunton Neighbourhood Plan Area Design Guide identifies Seven Acres Park as an exceptional example of development street greening. The development would be contrary to Design Code 02 a, b, m and n.

(f) 74965

Proposal: Single storey rear extension to dwelling and associated works.
Location: 4 Chalwells, Knowle, Braunton, Devon EX33

2NE

Applicant: Ms Griffin

Moved by Cllr D Spear, seconded by Cllr G Bell to recommend approval.

With no votes to the contrary the Council recommended approval.

(g) 75011

Proposal: Amendment to previously approved planning permission 74399 in relation to alterations to rear dormer and installation of solar panels.

Location: 21 Stallards, Braunton, Devon EX33 1BP

Applicant: Mr & Mrs Russell

Moved by Cllr J Chesters, seconded by Cllr G Bell to recommend approval.

With no votes to the contrary the Council recommended approval.

(h) 74860

Proposal: Retrospective application for erection of detached annex.

Location: 7 First Field Lane, Braunton, Devon EX33 1ES

Applicant: Mr Tony Lowe

Moved by Cllr J Chesters, seconded by Cllr G Bell to recommend refusal:

The application was previously refused by the Local Planning Authority in 2008 and again in 2009. In 2009 it was refused at appeal. The Council were of the opinion that nothing had changed since the original refusals and the development remains over intensive and out of character with the surrounding area. With six in favour and two abstentions the Council recommend refusal.

The Local Planning Authority Enforcement team be requested to look into this matter.

(i) 73624

Proposal: Outline application for erection of one dwelling (with all matters reserved).

Location: Garden 35a The Brittons, Braunton, Devon, EX33 2HF

Applicant: Mr and Mrs Tuson

Appeal Reference: APP/X11118/W/21/3290714

With no votes to the contrary the Council wished to reiterate its previous reasons for refusal.

- Inadequate parking provision
- Insufficient drainage to cope with surface water runoff
- Over intensification of the site.

AD/110/2021/22

**North Devon Council –
Planning Decision**

73823

Description: Erection of dwelling.

Site Address: The Lookout, Boode Road, Braunton,
Devon, EX33 2NW.

Decision: APPROVED

Decision Date: 09/03/22

74623

Description: Replacement of Shop front Entrance & fascia
signage together with installation of 2 HVAC condenser
units.

Decision: APPROVED

Decision Date: 07/03/22

The meeting closed at 7.52pm.

Signed by the Chair:
(Cllr E Spear)

Date:

North Devon People and Places

<https://consult.torridge.gov.uk/kse/folder/94518>

Consultation running until 29th April 2022

1. Where do you live, by town or village or the closest hamlet/village/town if located in the countryside.

Braunton, Knowle, Saunton, Beara, Boode, Fullabrook, Halsinger, Pippacott and Winsham

2. What are the key characteristics that you think make North Devon and Torridge a great place to live and work?

- Good work/life balance
- Good sense of well-being living in a small community
- Maintain village and hamlet identities
- Social cohesion across generations
- Good community spirit
- Friendly neighbours
- Its history and heritage
- Value the landscape
- Living at a human scale
- Parish residents recognise the wealth of the local natural environment and cherish it, citing the environment's landscape and biodiversity as being an essential part of their work/life balance. For many it is the natural environment that supports their businesses within the tourism sector.
- Surf, beaches and water sports.

3a. How would you like the area to improve over the next 20 years? Please rank the below in order of preference or add alternatives (in question 3b).

Work towards achieving carbon neutrality ahead of 2050 and inspire action to combat the climate and ecological emergency.

3b. Please specify any alternative priorities, with an indication of importance in the context of question 3a, and indicate whether you consider it should be ranked high, medium or low.

- Truly affordable homes for local people to include long-term rentals
- Conserve and enhance our protected habitats and diversity and our network of green infrastructure
- Greater promotion of active travel
- Protect our farming industry

4a. In planning for how the area should grow to meet our future needs, where do you think development should occur?

North Devon People and Places

<https://consult.torridge.gov.uk/kse/folder/94518>

Consultation running until 29th April 2022

None

4b. If you think an alternative approach would be beneficial, please indicate below.

Development should take place where there is evidence that there is a local housing need. This should be evidenced by developers. The plan should not restrict the ability for smaller rural communities to build the housing that they need.

5a. Where I live has a good range of services and facilities to meet my day-to-day needs, excluding travel for education and employment. Please select the option considered the most appropriate.

Somewhat agree

5b. Please provide any comments to further explain or add context to your response:

Braunton has a wide range of local services such as library, post office, solicitors, estate agents, police office, fire station, parish hall and other community buildings. Closure of the banks over the last decade has resulted in the service no longer meeting the needs of local people. There is pressure on the local pharmacy as it is not sufficient in size to meet local demand.

5c. If I need to access services and facilities that are not available locally, I travel to the following town/village(s).

Barnstaple/Ilfracombe

6a. My local area is well served by public transport, with good connections to other towns and villages, allowing residents to access services and facilities which are not available in my own town/village without the need to use a car. Please select the option considered the most appropriate.

Somewhat disagree

6b. My local area is well served by public transport, with good connections to other towns and villages, allowing residents to access employment opportunities which are not available in my own town/village without the need to use a car. Please select the option considered the most appropriate.

Somewhat disagree

North Devon People and Places

<https://consult.torridge.gov.uk/kse/folder/94518>

Consultation running until 29th April 2022

6c. Please provide any comments to further explanation/context to your response to questions 6a and 6b:

The parish of Braunton covers rural areas including six hamlets that do not have sufficient links to public transport such as bus services. It is evidenced in the traffic congestion in Braunton that the bus service does not meet local need.

7a. The footpaths and cycle routes in my local area are of good quality, safe and accessible, enabling residents to make short journeys without the need to use a car. Please select the option considered the most appropriate.

Strongly disagree

7b. Please provide any comments to further explain or add context to your response.

Lack of cycle paths joining the parish to other communities such as Saunton. Two missing links along the Tarka Trail between Braunton and Willingcott. Insufficient cycle lanes on the road networks this is evidenced as local people who cycled during the Pandemic no longer feel safe to cycle on the roads. Narrow pavements in Caen Street and non-existent pavements in South Street makes it dangerous for pedestrians.

8a. Where I live, provides a good range of employment opportunities. Please select the option considered the most appropriate.

Somewhat agree

8b. Please add any further explanation or context to your response.

Braunton has low levels of unemployment with the majority being self-employed. The area has above average incomes, the employment opportunities are predominately education, retail and tourism.

9a. Where I live benefits from high-quality natural environment either within the settlement or the surrounding area (or both). Please select the option considered most appropriate.

Strongly agree

North Devon People and Places

<https://consult.torridge.gov.uk/kse/folder/94518>

Consultation running until 29th April 2022

10a. Where I live benefits from a high-quality built environment, with attractive and accessible public spaces and buildings. Please select the option considered most appropriate.

Somewhat agree

10b. Please add any further explanation or context to your response.

Our built environment is under pressure. We would disagree that there is high-quality building due to density and lack of street greenery as evidenced at Easterly Park and The Landings, Chivernor Cross. Open spaces provided within new developments are not of an adequate size and unusable due to poor ground conditions that do not drain.

11a. Where I live benefits from an active and vibrant local community where there are a range of locally run events, clubs, societies and community/voluntary organisations which offer all sections of the community the opportunity to participate in and/or contribute to community life. Please select the most appropriate option.

Somewhat

11b. Please add any further explanation or context to your response.

Braunton village has good diversity with many local clubs, public houses where people can meet socially and contribute to local life. Those living in rural areas have difficulty accessing clubs and social activities due to their dependence on the car and lack of public transport, as stated in 6a and 6b.

Braunton Community Action Plan

Working Party Meeting Agenda

Thursday 7th April 2022

1000-1200 via Zoom

Present:

Cllr Liz Spear (LS) – Chair, Braunton Parish Council (BPC)

Cllr Marguerite Shapland (MS) – BPC

Cllr Jasmine Chesters (JC) – BPC

Cllr Derrick Spear (DS) – BPC

Cllr David Relph (DR) – BPC

Cllr Adrian Bryant (AB) – BPC

Tracey Lovell (TL) – Parish Clerk, BPC

Sue Prosper (SP) – Secretary, Braunton Neighbourhood Plan SG (BNPSG)

7 Apologies

None received

8 Notes from previous meeting and progress with actions

The notes of the last meeting held on the 17th March 2022 were agreed, subject to minor amendments to the wording in para. three, min ref: 4(ii).

It was agreed that the actions would be addressed at the next working party meeting, as this meeting is to consider the consultations published by North Devon Council relating to the review of the Local Plan.

9 Northern Devon People and Places Project

Braunton Parish Council's draft response to be approved at the full Council on the 12th April, attached as Appendix A.

10. North Devon and Torridge Housing and Economic Land Availability Assessment

<https://consult.torridge.gov.uk/kse/folder/93002>

Consultation running until 29th April 2022

SP gave an overview of the Methodology document. Her in depth review and scrutiny of the document raised numerous areas of concern. She walked the members of the working party through the document identifying the areas that should be included in the Council's consultation response.

Action: Working Party & SP Member of the Working Party to talk the Council through the consultation paper at the April Council meeting. A detailed joint response to be

submitted in partnership Love Braunton and the BNPSG.

Action: Working Party

The Parish Council to make a statement identifying the key areas of concern, as follows:

- **Section 3.1 - 3.3, Who the Partner Authorities Will Work With** – *There appears to be no representation for the natural environment such as the AONB, ND Biosphere, Devon Wildlife Trust, Natural England, Environment Agency, Natural Devon, Devon Local Natural Partnership, etc. The NPPF, para. 20(d) states that, 'Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for; conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'*
- **3.6 States, 'Representatives from the local community, public sector bodies and other key stakeholder groups will also be appointed to the panel to provide additional local insight and expert advice to support the assessment process.** – *How will the town and parish councils be represented? According to the Stakeholder Panel Expression of Interest Form nominations are only being invited from interests within the property and development industry. Excluding local councils' involvement at the start of the process risks it being too late for local communities to make a meaningful contribution to the process.*
- **Stage 2(A) Estimating Site Development Potential** – *An urban design approach would not be applicable to a local natural area such as Braunton. The Braunton Neighbourhood Plan Design Guide states that the area is predominantly rural. Local people identify Braunton as a village.*
- **6.6** — *The increased density figures quoted in table 3 Density assumptions for housing development, are contrary to DM04 in the ND&T Local Plan. The Braunton Neighbourhood Plan Design Guide identifies that the landscape approach used at Easterly Park is out of keeping with its surrounding*

area, as it has a much higher density of housing.

- **9.1 – 9.6 – stage 2(d)** *Viability at pre application stage is to late. This needs to be considered much earlier as developers often realise that a site is not viable to late into the process. This has a detrimental impact on local communities due to the removal of affordable housing and section 106 contributions. This process needs to be more robust and enforced.*
- **Appendix B - National planning practice guidance (10)** *makes clear the importance of working with others, including land owners, agents and site promoters, developers, businesses and local representative groups, and the local community in preparing a Housing and Economic Land Availability Assessment (HELAA). – There appears to be no opportunity for the wider community and residents to become involved. Concerns regarding landowners and developers being permitted to sit on the Panel as long as they declare their land. How will this be transparent as many on the Panel may have a vested interest. Surely landowners or developers should not be on the Panel.*
- *In conclusion the Methodology appears to be an extended version of the SHLAA. It is merely a checklist rather than a robust document providing a fair and transparent process.*

11 North Devon and Torridge draft Affordable Housing Supplementary Planning Document (SPD) and joint validation checklist – Requirements for Planning Applications.

<https://consult.torridge.gov.uk/kse/>

Consultation running until 13th May 2022

Action: Working Party

Defer until the next meeting and invite a representative from the Braunton CLT to attend.

Next Meeting Date:

Wednesday 4th May 2022 at 1000
Zoom