

BRAUNTON PARISH COUNCIL



Minutes of the Braunton Parish Council meeting held on Monday 19 December 2022 at 7pm in the Parish Hall, Chaloners Road, Braunton.

	<u>Present</u>	Cllrs: E Spear in the Chair, D Spear, R Shapland, M Shapland, V Cann and E Wood. Officers: T Lovell, Parish Clerk & RFO Community Flood Warden Ben Byrom Devon County Councillor Pru Maskell 2 members of the public.
	<u>Not in attendance</u>	Cllrs: B Bunyard, A Bradford and D Relph.
148/2022/23	<u>Apologies</u>	Received from Cllrs: P Lord – indisposed due to health reasons. J Chesters – indisposed due to health reasons. A Bryant – indisposed due to health reasons. G Bell – work commitments.
149/2022/23	<u>Items not on the agenda, which in the opinion of the Chairman should be brought to the attention of the Council</u>	The Chair reported that the North Devon Christmas Market was a great success. She requested that the Council formally thanks the organiser.
150/2022/23	<u>Declarations of Interest</u>	Cllr D Spear declared a non Pecuniary interest in Minute Reference 158/2022/23 – (e) 76282, as the applicant is a neighbouring property. Cllr E Spear declared a non Pecuniary interest in Minute Reference 158/2022/23 – (e) 76282, as the applicant is a neighbouring property. Cllr M Shapland declared a non Pecuniary interest in Minute Reference 169/2022/23, as she is a member of the Parochial Church Council.

Cllr R Shapland declared a non Pecuniary interest in Minute Reference 169/2022/23, as he is a member of the Parochial Church Council.

151/2022/23	<u>Public Participation</u>	A member of the public addressed the Council regarding planning application 76333. The original Class Q application (66392) at Park Farm was for the conversion of a barn into 5 dwellings, which was granted speculative approval. Application 76333 is to convert the barn into 3 dwellings which will be used by his children to enable them to move back to the area. He noted that there had been an objection but explained that this was based on the wrong premise as the new application 76333 was exactly the same footprint as the previous Class Q application (66392).
152/2022/23	<u>Requests for Dispensation</u>	There were none.
153/2022/23	<u>Minutes</u>	RESOLVED: That the Minutes of the Council meeting held on the 8 November 2022 be approved and signed as a correct record. <p style="text-align: right;">(NC)</p>
154/2022/23	<u>Action Sheet</u>	RESOLVED: That the Action Sheet be noted. <p style="text-align: right;">(NC)</p>
155/2022/23	<u>Police Report</u>	Members discussed the anti-social behaviour (ASB) that had been happening in Braunton, in particular abuse to shop workers. The Clerk reported that the ASB that was occurring at the parish hall and abuse towards hirers had improved but perhaps the problems had now moved to other areas of the village. Cllr M Shapland suggested that the no tolerance campaigns to ASB in larger towns might have moved problems to smaller surrounding communities such as Braunton. RESOLVED: That the Council a. notes the December police newsletter. b. requests an update from the local policing team regarding ASB in the village.
156/2022/23	<u>Devon County Councillor Report</u>	The County Cllr's report was circulated to members, prior to the meeting, attached as Appendix A. Cllr V Cann had looked at the Devon County Council (DCC) application form to apply for a 20mph scheme. The scheme only looked at small areas such as single streets whereas Braunton would benefit from a 20mph limit across the entire village. There also is not much time left to provide details for a scheme and supporting evidence, as the application process closes at the end of January. As only six more schemes across the whole of Devon would be successful it is unlikely that Braunton would be one of them.

The Clerk reminded members that the AECOM Masterplan would be available early next year. Unfortunately, the Masterplan had been delayed as AECOM needed to make some final revisions. The Masterplan does suggest schemes that reduces the dominance of the motor vehicle in the village, such as a 20mph limit.

157/2022/23 **North Devon Councillor Report**

Cllr D Spear reported that NDC were facing difficult challenges preparing its budget for 2023/24. With a two million deficit to be met out of its reserves, it is uncertain how NDC will financially survive beyond next year. It is currently looking at reducing all non-statutory services.

Cllr E Spear reported that further to the Devon County Council's consultation earlier this year, the expansion of the Braunton Academy had now been approved.

158/2022/23 **Planning**

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

(a) 76168

Proposal: Replacement of existing decking/sheds with surf school building

Location: Walking on Waves Surf School Saunton Beach Car Park Saunton Braunton Devon EX33 1LG

Applicant: Mr Jack Banks

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

RESOLVED: That the Council recommends approval.
(NC)

(b) 76272

Proposal: Conversion of 3 redundant agricultural buildings to 1 dwelling & associated accommodation and associated works which include the removal of nearby farm building

Location: Barns at Beara Farm Marwood Barnstaple Devon EX31 4EH

Applicant: Mr Roger & Mrs Jennifer Avery

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

RESOLVED: That the Council recommends approval subject to the dwelling being for primary residency in accordance with Policy H1 in the emerging Braunton Neighbourhood Plan.

(NC)

(c) 76270

Proposal: Demolition of existing stables and erection of ancillary accommodation

Location: Mandalay Higher Park Road Braunton Devon EX33 2LG

Applicant: Dr & Dr Francis

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

RESOLVED: That the Council recommends approval.
(NC)

(d) 76273

Proposal: Outline application for erection of a dwelling with associated access and landscaping (all matters reserved)

Location: Land to the rear of Blackwells Lodge Boode Road Braunton Devon EX33 2NW

Applicant: Mr & Mrs Ford.

RESOLVED: That the Council comments, as follows:

- The site is outside of the development boundary but the Council notes that the NDC Policy Officer supports the application as there is no 5-year housing land supply.
- Concerns regarding loss of hedgerow and the impact this might have on foraging protected species. Especially as the site is within the Greater Horseshoe Bat Sustainance Zone and should comply with Policy NE2 in the emerging Braunton Neighbourhood Plan.
- If the Local Planning Authority are minded to approve this application the comments made by the Sustainability Officer should be taken on board.

(NC)

Cllr D Spear and Cllr E Spear declared a non Pecuniary interest.

(e) 76282

Proposal: Extensions to dwelling

Location: Summerfield Corilhead Road Braunton Devon EX33 2EW

Applicant: Mr & Mrs Nik & Jenna Jagodzinski

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

RESOLVED: That the Council recommends approval subject to the comments made by the Sustainability Officer being taken on board.

(3.0.3abs)

(f) 76245

Proposal: Conversion of loft to include raising of ridge, replacement of porch and single storey extension to rear with new to include balcony

Location: 4 Caen Gardens Braunton Devon EX33 1AG

Applicant: Mr Wall

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

RESOLVED: That the Council recommends approval subject to the comments made by the Sustainability Officer being taken on board.

(NC)

(g) 76292

Proposal: Prior approval for conversion of agricultural building to two dwellinghouses Class Q(a)(b)

Location: Barn 1 Beara Farm Marwood Barnstaple EX31 4

Applicant: Mr and Mrs Roger and Jennifer Avery

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

RESOLVED: That the Council recommends approval subject to:

- the dwelling being for primary residency in accordance with Policy H1 in the emerging Braunton Neighbourhood Plan.
- the comments made by the Sustainability Officer being taken on board.

(NC)

(h) 76333

Proposal: Conversion of barn to 3 dwellings

Location: Park Farm Lower Park Road Braunton EX33 2LQ

Applicant: Mr Giles Lee

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

RESOLVED: That the Council recommends approval subject to the dwelling be for primary residency in accordance with Policy H1 in the emerging Braunton Neighbourhood Plan.

(5.0.1abs)

(i) 76305

Proposal: Variation of condition 7 (lighting) attached to planning permission 71733 (demolition of dwelling and erection of replacement dwelling) to allow an alteration to the tint and update the lighting report reference

Location: Ferndown Saunton Braunton Devon EX33 1LG

Applicant: Mr and Mrs James

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

RESOLVED: That the Council recommends approval subject to the comments made by the Sustainability Officer being taken on board.

(NC)

(j) 76346

Proposal: Conversion of loft including dormer windows together with further alterations to include erection of verandahs with raised decking

Location: Tweedies Field 20A The Brittons Braunton EX33 2HE

Applicant: Mr & Mrs Robinson

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

RESOLVED: That the Council recommends approval.

(NC)

(k) 76344

Proposal: Change of use of vacant ground floor shop to beauty salon

Location: The Frame Shop 6 The Square Braunton Devon EX33 2JD

Applicant: Miss Sarah Fidge

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

RESOLVED: That the Council recommends approval as this application is supported by Policy E10 – Development of New and Converted Employment and Retail Premises in the Primary Shopping Area, in the emerging Braunton Neighbourhood Plan.

(NC)

159/2022/23

North Devon
Council
Planning
Decisions

71940

Description: Removal of Condition 8i (Flood Defence) attached to planning permission 57649 (Variation of condition 2 (Approved plans), 13, 20 (garaging & vehicle parking) attached to planning permission 54108 to provide 12 affordable & 11 open market dwellings (amended plans))

Site Address: Land at Velator Bridge Braunton Devon

Applicant: Green Favero Velator Ltd

Decision: APPROVED

Decision Date: 15/11/2022

72778

Description: Variation of condition 2 (approved plans) attached to planning permission 57649 to allow amended design

Site Address: Land adjacent to 86 Velator Bridge Braunton EX33 2BG

Applicant: Green Favero Velator Ltd
Decision: APPROVED
Decision Date: 16/11/2022

75795

Description: Sub-division of a large dwelling (formerly an assisted care home) into 3 separate units/dwellings through minor internal works
Site Address: The Warren Road From Stony Bridge To Hartnolls Tenement Knowle Devon EX33 1HR
Applicant: Mrs Shane Stevens
Decision: WITHDRAWN
Decision Date: 14/11/2022

75637

Description: 1) The excavation of six 'notches' along the frontal dune ridge in the south-west sector of Braunton Burrows. 2) The excavation of three additional notches of the corresponding first inland ridge of dunes, above Doughnut Slack 3) The excavation of intervening low sand dune hummocks on the intervening, largely level, dry dune 'plains', to ensure the uninterrupted flow of wind across the sand field to the wet slacks inland. 4) Re-profiling of manmade banks and piles, and removal of manmade islands, left in Doughnut Slack from ponds and scrape work carried out in the 1990s to restore the slack to a more natural and typical slack geomorphology
Site Address: Land at Braunton Burrows Braunton Devon
Applicant: Alistair Moralee
Decision: APPROVED
Decision Date: 17/11/2022

75990

Description: Alteration of hipped roof to gable roof to convert utility / store into mezzanine bedroom
Site Address: 26 Field Close Braunton Devon EX33 1EP
Applicant: Mr C Marston
Decision: APPROVED
Decision Date: 15/11/2022

75511

Description: Demolition of outbuilding together with extensions and alterations to dwelling
Site Address: Stable Yard Barn Heddon Mill Braunton Devon EX33 1HZ
Applicant: Mr & Mrs Harrington
Decision: APPROVED
Decision Date: 17/11/2022

75868

Description: Listed Building consent for internal alterations to dwelling
Site Address: Hallmark Cottage 3 Silver Street Braunton Devon EX33 2EN
Applicant: Miss Rebecca Wadey
Decision: APPROVED
Decision Date: 21/11/2022

76068

Description: Conversion of detached garage to ancillary accommodation

Site Address: Manora Barton Lane Braunton Devon EX33 2AX

Applicant: Mr Mrs M Krazizky

Decision: APPROVED

Decision Date: 30/11/22

75999

Description: Extension & alterations to dwelling

Site Address: 28 Pixie Lane Braunton Devon EX33 1BW

Applicant: Mr & Mrs Weeks

Decision: APPROVED

Decision Date: 29/11/2022

75946

Description: Demolition of garage & rear extensions and construction of new rear and side extensions

Site Address: 58 Saunton Road Braunton Devon EX33 1HD

Applicant: Mr I Barker

Decision: WITHDRAWN

Decision Date 29/11/22

74896

Description: Erection of three self catering apartments (amended proposal)

Site Address: Saunton Sands Hotel Saunton Braunton Devon EX33 1LQ Applicant: P.R Brend & Sons (Holdings) Ltd

Decision: REFUSED

Decision Date: 30/11/2022

75397

Description: Part demolition of existing vacant building and erection of 3 detached residential dwellings together with the conversion of the retained part of the property into 2 residential dwellings

Site Address: 25 Wrafton Road Braunton Devon EX33 2BT

Applicant: Mr A Wreford

Decision: APPROVED

Decision Date: 30/11/2022

73908

Description: Variation of condition 2 (approved plans) planning permission 48998 (demolition of existing & erection of 2 new dwellings) to incorporate garage proposals (approved 65391) and minor changes to rear (South elevation)

Site Address: Endcliffe Saunton Braunton Devon EX33 1LG

Applicant: Mr & Mrs Carstairs

Decision: WITHDRAWN

Decision Date: 29/11/2022

160/2022/23	<u>Finance</u>	<p>(a) RESOLVED: That the cheques on the attached schedule from 8th November to the 13th December 2022 were approved and drawn in the total sum of £10,354.19, attached.</p> <p>(b) RESOLVED: That the credits on the attached schedule from 8th November to 13th December 2022 were received in the total sum of £645.03.</p> <p>(c) RESOLVED: That the PAYE, NI and pension contributions for December 2022 be approve, attached.</p> <p style="text-align: right;">(NC)</p>
161/2022/23	<u>To ratify decision taken under delegated powers from 8th November to 13th December 2022</u>	<p>RESOLVED: That the decisions taken under delegated powers from the 8th November to 13th December 2022 be ratified and adopted, attached as Appendix B.</p> <p style="text-align: right;">(NC)</p>
162/2022/23	<u>Braunton Community Emergency Plan (CEP)</u>	<p>The Chair welcomed the Community Flood Warden to the meeting.</p> <p>The Community Flood Warden reported that he had been invited by the Sustainability and Climate Officer for North Devon and Torridge councils, to attend a meeting on the 6th December to discuss flooding in Braunton. The meeting was part of an Arts Council funded project looking at how climate change is/will impact lives in our area. Workshops were held on earth, fire and water where people were able to share their personal experiences. Braunton was asked to take part regarding 'water' due to its excellent CEP. The Beaford Arts team will be producing a new touring show Earth, Water, Fire. The stage show will be about Global warming, its effects on the planet and people, where are we going with it? And what are we doing about it? There are eight venues including the Parish Hall in Braunton next March.</p> <p>The Clerk has contacted the Environment Agency (EA) regarding a build-up of silt and debris in the Score Bridge flood relief culvert. The EA have advised that the culvert is self-clearing and they have no plans to manually clear it.</p> <p>Local traders are concerned that the Foul Water Pump in Caen Street has never been tested. The Flood Warden would discuss with the Braunton Fire Station whether a practice demonstration could be arranged.</p> <p>The Flood Warden also raised concerns that the two water storage tanks at Velator which are the responsibility of the EA and Devon County Council (DCC) appear to have been buried by a developer. The Clerk agreed to contact the EA and DCC to find out when they were last emptied.</p>

RESOLVED: That the

- a. Flood Warden be thanked for his informative report.
- b. amended Community Emergency Plan (CEP) version 9, be approved by the Council.

(NC)

163/2022/23

**Interim Internal
Audit 2022/23**

Members considered the Auditors Interim Report for 2022/23, circulated prior to the meeting, attached as Appendix C.

The Clerk went through each item and explained that some items had already been actioned including the Council undertaking a formal review of risk. It was recommended that the Finance and Administration Committee be responsible for ensuring that the remaining actions are carried out.

RESOLVED: That the Internal Auditors Report 2022/23 be noted and recommended actions implemented.

(NC)

164/2022/23

**Boundary
Hedgerows on
Council land**

Members considered quotes, circulated prior to the meeting, to carry out maintenance to Council owned boundary hedgerows, including a significant reduction in height.

RESOLVED: That the

- a. Council appoints Countryside and Garden to reduce the Caen Overflow car park hedge which borders the Caen Medical Centre, to 7'8' in height, chip and remove all waste. At a cost of £1,740.
- b. Council appoints Countryside and Garden to reduce the Beech/Hornbeam hedge on the Tarka Trail which borders Caen School and the Bowling Club, to 7' in height, chip and remove all waste. At a cost of £2,065.

(NC)

165/2022/23

**Renewal of
Photocopier
Lease**

Members considered the Clerk's briefing paper, circulated prior to the meeting, detailing options to renew its photocopier lease. The Clerk explained that the cheapest option would be a reconditioned photocopier on a three year lease. As the saving would only be marginal the Council would rather renew its contract for a new photocopier, as a reconditioned model could be unreliable.

RESOLVED: That the Council renews with Clarity Copiers for the Sharp MX2640 on a five year lease.

(NC)

166/2022/23

**Mobile Vehicle
Activated Speed
(VAS)**

Cllr V Cann updated members regarding progress with the purchase of a mobile VAS for Braunton. The Crowdfunder is due to finish on the 12 January and currently requires a further £495 to reach its target of £1,200. The supplier, Pandora Technologies, have kindly held the price since 2020 but due to rising costs it will increase by £200 from January 2023. Cllr V Cann requested if the Council would agree to pay the remaining funds required to enable the Clerk to order the sign before the end of the year. Also, if the target of £1,200 is not reached then all funds raised will need be returned, including the grants providing by the County and District Councillors. Cllr R Shapland acknowledged the hard work and dedication by Cllr V Cann regarding this project and offered to donate £150 towards the cost of the sign.

RESOLVED: That the

- a. Council to pay the remaining funds required.
- b. Clerk be instructed to order the mobile VAS from Pandora Technologies.

(NC)

167/2022/23

**Transfer of
Public
Conveniences**

Members considered the Clerk's report, circulated prior to the meeting. Following discussions, it was noted that if the Parish Council did not agree to take on this asset and service it risks the public conveniences being closed from April 2023. Members did not feel that the closure of the only public conveniences in the village was an option, as they are seen as vital facility in the community.

RESOLVED: That

- a. the public convenience asset be transferred to the Parish Council from the 1 April 2023 with responsibility for direct running costs of the facility such as maintenance, utilities, insurance and equipment from the date of transfer.
- b. NDC to continue to clean the public conveniences until the 31 March 2024 costs would include employee, vehicles, supplies and central support (cleaning only).
- c. from 1 April 2024 the Parish Council would be responsible for both the asset and cleaning of the public conveniences.

(NC)

168/2022/23

**Budget and
Precept 2023/24**

The Council considered its revised draft budget proposal for 2023/24, following its decision to take on the public conveniences. The Council accepts the recommendation that it increases its precept by 16%. Based on the 2022/23 Council Tax Base (3056) this would equate to an increase in the Band D Equivalent of 17 pence per week.

RESOLVED: That the

- a. Council's budget for 2023/24 be set at £446,763 as detailed in Appendix D.
- b. Council's precept be set at £190,875.

(NC)

Cllr M Shapland and Cllr R Shapland declared a non Pecuniary interest.

169/2022/23

Christmas Events

- a. RESOLVED: That the Council grants permission for the local churches and Braunton Caen Rotary Club to hold their annual Christmas Carol Concert on the Village Green on Wednesday 21 December at 7pm, and to close the Caen car park entrance.
- b. RESOLVED: That the Council grants permission for St. Brannock's Church to hold carols on Ralph Close at Saunton Park on Thursday 22 December at 6.30pm.

(NC)

170/2022/23

Parish Hall Events

- a. RESOLVED: That the Council grants permission for Region Band to hold a licenced event in the parish on Saturday 4 February. Music to finish at 11pm.
- b. RESOLVED: That the Council grants permission to hold a Music and Arts weekend in the Parish Hall to showcase local talent. The event to run from Friday 31 March to Sunday 2 April 2023.

(NC)

The meeting closed at 8.45pm.

Signed by the Chair:
(Cllr E Spear)

Date: