

BRAUNTON PARISH COUNCIL



Minutes of the Additional Meeting of Council held in the Council Chamber at 7.00pm on Monday 25 June 2018

Present:

Cllrs D Spear in the Chair, E Spear, Bradford, Mrs Chesters, Mrs Wellstead, Bennett, Wood, Bonds, Chugg, Parsons and Lord.

T Lovell (Parish Clerk & RFO).

15 members of the public.

A parishioner expressed strong objection to planning application 64652 on the grounds, as follows:

- It would have a negative adverse visual impact on the area as it is surrounded by sensitive landscape in a highly rural location which fringes on an Area of Outstanding Natural Beauty (AONB).
- There is poor access to the site, with a narrow single track lane and a number of hills for a 4 mile stretch on approach to the site.
- The application will result in increased traffic movement including HGVs on inadequate roads with the suggested route is via East Street and Boode.
- Concerns regarding drainage and possible contamination of the nearby river

A parishioner expressed his disappointment that the Local Planning Authority had failed to notify residents regarding the proposed amendments to planning application 64652.

058/2018/19	Apologies	Receive and accept apologies from Cllrs Bunyard and de Groot.
059/2018/19	Items not on the agenda, which in the opinion of the Chairman should be brought to the attention of	There were none.

the Council

060/2018/19	Declarations of Interest	<p>As recorded in the declaration of interest register but not stated at this point in the meeting.</p> <p>Cllr Chugg declared a non-Pecuniary interest in Minute Ref: 063/2017/18 (a), as the applicant is known to her through farming and is an acquaintance of her son's.</p>
061/2018/19	Finance	<p>RESOLVED: That the cheques on the schedule were approved and drawn in the total sum of £27,222.83.</p> <p>(NC)</p>
062/2018/19	Hire of Recreation Ground	<p>The Chair welcomed Tony Ridge from Tramps Leisure Hire.</p> <p>Mr Ridge requested permission to use the Recreation Ground on Saturday 18 and Sunday 19 August 2018 between 10 am and 6 pm to hold an Inflatable Theme Park. He explained that the event would consist of seven pieces of inflatable equipment and children would be charged a set price of £5.99 to use the equipment for an allotted time period. The equipment would be deflated at the end of the day but remain in situ. An employee of Tramp Leisure Hire would remain on site overnight to ensure that no damage is caused to the equipment. Mr Ridge would provide the necessary public liability insurance and risk assessment prior to the event taking place. Cllr Bennett advised that the football season would have started by then and the Braunton Football Club might already be using the pitch.</p> <p>RESOLVED: That the Council, in principle, grants Tramp Leisure Hire permission to use the Recreation Ground on 18 and 19 August 2018, subject to the pitch not being used by the Braunton Football Club and the relevant insurances, licences and risk assessments being provided.</p> <p>(NC)</p>

063/2018/19. **PLANNING**

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

Cllr Chugg declared a non-Pecuniary interest in the following application.

- (a) 64652 Installation of a 5MW flexible electricity generation facility (FEGF) (additional information) at Halsinger Farm, Braunton, EX33 2NL
Grid Ref: 251216; 138569

Applicant: JT Utilities Ltd

Comment: RESOLVED: That Standing Orders be suspended.

(NC)

A parishioner who has expertise in engineering explained to members how the proposed facility would work. Concerns were expressed by the public regarding there being no justification for choosing to build the proposed facility on this site.

RESOLVED: That Standing Orders be reinstated.

(NC)

Comment: Recommended that the Council reiterates its previous reasons for refusal, as follows: -

- Inadequate road network and poor highway access to the site an increase in the volume of traffic and HGVs accessing the site will result in unsafe highway conditions.
- the development will have a significant impact on the safety of pedestrians as there is no lighting or footpaths only a single track lane with inadequate visibility due to hills and blind bends.
- Concerns regarding increased localised surface water flooding due to the inadequate provision of surface water runoff on the access roads.
- Adverse negative environmental impact on the character of the landscape as the proposal will harm local wildlife and result in the loss of important wildlife habitat.
- Creeping industrialisation in the countryside.
- The scale and use, is such that it appears to be entirely out of character with its surroundings.
- Unacceptable intrusion on neighbouring residents in the form of noise nuisance.
- The scale of the works will have an overbearing impact on the surrounding area and neighbouring properties.
- Concerns regarding impact on poor air quality Braunton already has a declared Air Quality Management Area and this would exacerbate the existing problem.
- The site is considered to be in an unsustainable location for industrial development due to its lack of safe accessibility on the existing road network.

In addition to the above reasons for refusal the Council wish to express its objection in relation to the proposed transport route via Boode as the existing road network is unsuitable for the use of HGVs.

(8.3abs)

(b) 64988 Demolition of existing dwelling & erection of three new dwellings with one detached double garage & one detached single garage at Coombe Lodge, Lower Park Road, Braunton.

Applicant: Mr Slater

Comment: Recommend refusal on the grounds, as follows:

- Over intensification of the site.
- Inadequate access to the highway.
- Loss of wildlife habitat.
- Concerns that the development will increase traffic movement through the village which has been declared an Air Quality Management Area. Recent monitoring of the air quality in

Braunton, by the Parish Council, has produced results showing air pollutants in Braunton measuring at a rate of more than 60mg/m³ which exceeds the National Ambient Air Quality Standards set at 40mg/m³.

(NC)

- (c) 65076 Conversion of outbuilding to form ancillary accommodation together with replacement/installation of windows to main dwelling at Southerly, Fairlynch Lane, Braunton.

Applicant: Mr & Mrs Nellthrop

Comment: Recommend approval subject to ancillary accommodation remaining part of the main dwelling and not sold separately on the open market.

(NC)

Appeals

- (d) 63884 Retrospective application for erection of fence

Appellant: Mr Andrew Colley

Comment: Recommend that the Parish Council reiterates its previous reasons for refusal as it is not in keeping with the surrounding area.

(NC)

NOTICES OF DECISION

Approvals

64642 Listed building application for removal of gates & replace with wall mounted flapvalve & associated works at Great Sluice, Braunton Great Field, Braunton.

63439 Notice of an application to modify a planning obligation under regulation 3 of the T & CP (modification & discharge of planning obligations) regulations 1992 attached to planning permission 35536 in respect of updating of wording with regard to the Mortgagee exclusion clause at 15-18 Cross Farm, Braunton.

64715 Extension to annex together with cladding of annex with weather board at Annex, Brackens, Saunton, Braunton.

64621 Extension to dwelling at 10 The Village, Saunton, Braunton.

64878 Extension & conversion of existing detached garage to form guest annex at 79 Velator Close, Braunton.

64887 Listed building application for internal alterations at Caen Community Primary School, Caen Street, Braunton.

The meeting closed at 7.55 pm.

..... The Chairman

..... Date