

## BRAUNTON PARISH COUNCIL



### **Minutes of the Additional Meeting of Council held in the Council Chamber at 7.00pm on Monday 27 November 2017**

Present:

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

T Lovell (Parish Clerk & RFO).  
5 members of the public.

Councillor Mrs Chesters declared a Prejudicial interest and left the meeting.

Councillor Bonds in his capacity as a North Devon Councillor, stated that any opinions expressed during discussions on the following planning application represent a preliminary view and that he will naturally reconsider the application fresh when presented all the facts at principle level.

Mr Wild a resident in Church Hill explained that Whitestone Lane is only 8' wide with a high crown sloping off to each side. Throughout the year large tractors are driving up and down the lane from neighbouring farms. He expressed his concerns that the proposed housing development relating to application number 58133 could result in putting peoples' lives in danger, due to there being inadequate pedestrian access along Whitestone Lane. Additionally, there is also insufficient public lighting along the Lane which will further add to safety issues for pedestrians accessing the development. Mr Wild summarised that the application should be refused due to it being outside of the development boundary and there being inadequate pedestrian access to the site.

Mr and Mrs Willmer residents' of Knowle expressed their objections to application 58133.

- The proposed site is outside of the development boundary.
- There are safety concerns regarding access via Whitestone Lane which is extremely narrow and has no pedestrian provisions.
- Inadequate street lighting on the lane leading to the proposed housing development.

- The emerging Local Plan has identified a site in the same vicinity suitable for development.

In conclusion, the application is inappropriate and unnecessary.

Cllr Mrs Chesters returned to the meeting.

197/2017/18	<b>Apologies</b>	Received from Cllrs De Groot and Bennett.
198/2017/18	<b>Items not on the agenda, which in the opinion of the Chairman should be brought to the attention of the Council</b>	There were none.
199/2017/18	<b>Declarations of Interest</b>	<p>Councillor Mrs Wellstead declared a non Pecuniary interest in Minute Ref: 202/2017/18 (b), as the applicant is known to her.</p> <p>Councillor Bonds declared a Prejudicial interest in Minute Ref: 202/2017/18 (f), as the applicant is known to him.</p> <p>Councillor Mrs Chesters declared a Prejudicial interest in Minute Ref: 202/2017/18 (a), as she is a member of the North Devon Council Planning Committee and she has previously attended a site regarding this application.</p> <p>Councillor Bradford declared a non Pecuniary interest in Minute Ref; 202/2017/18 (b), as the applicant is known to him.</p>
200/2017/18	<b>Finance</b>	<p>The cheques on the schedule were approved and drawn in the sum of £1,177.11.</p> <p style="text-align: right;">(N/C)</p>
201/2017/18	<b>Horsey Island Update</b>	<p>Following the breach of the outer bank at Horsey Island, which caused flooding to the land during the recent high tides, a plan of action has now been agreed to make repairs to the outer bank and secure the inner bank.</p> <p>The MP Peter Heaton-Jones chaired a meeting of responsible parties and stakeholders held in the Parish Hall last Friday. The purpose of this gathering was to formulate a plan of action to make remedial repairs to the outer bank and protect the inner bank.</p> <p>The landowner has been granted an emergency works licence by the Environment Agency (EA) and</p>

has already begun works to repair the breach in the outer bank. The North Devon Biosphere have offered to assist the landowner to try to secure funding to create a regulated tidal exchange to provide further protection from future breaches. Additionally, the Marsh Drainage Board and Marsh Inspectors are in the process of obtaining quotations to repair the Great Sluice. The EA will advise the Marsh Inspectors regarding making the inner bank fit for purpose and might be able to provide funding towards these works, as there is a potential risk to residential property if the inner bank is breached. The EA have assured us that if the inner bank is breached this will not result in Braunton flooding but it could affect the 3 residential properties within the vicinity.

The Parish Council were very grateful to all those who attended the meeting and offered to continue to facilitate meetings of the interested parties. It is important that there is an ongoing dialogue and working arrangements to resolve and update the immediate issue of Horsey Island, and above all the need for robust sea defences including the Braunton / Velator sea defences.

202/2017/18. **PLANNING**

Councillor Mrs Chesters declared a Prejudicial interest and left the meeting.

Councillor Bonds in his capacity as a North Devon Councillor, stated that any opinions expressed during discussions on the following planning application represent a preliminary view and that he will naturally reconsider the application fresh when presented all the facts at principle level.

- (a) 58133 Outline application for two affordable dwellings & one open market dwelling (amended Plans) (amended description) (**amended site plan**) at land off Whitestone Lane, Knowle, Braunton. EX33 2ND  
Grid ref: 249409; 138716

Applicant: Mr & Mrs Pine

Comment: Recommend refusal on the following grounds:

- Outside of the development boundary
- The site has inadequate drainage and is within a Flood Zone 1.
- There is inadequate access to the highway.
- It is considered to be an unsuitable and unsustainable location for residential development due to its lack of safe accessibility for pedestrians and inadequate lighting along Whitestone Lane.
- The brown field site (KNW1) identified in the existing and emerging Local Plan should be developed instead of this proposed green field site.

(N/C)

Councillor Mrs Wellstead and Bradford declared non Pecuniary interest.

(b) 64010 Extension to dwelling at 4 Hills View, Braunton.

Applicant: Mr & Mrs B Pounds

Comment: Recommend approval.

(N/C)

(c) 64050 Extension to dwelling at 7 Ralph Road, Braunton.

Applicant: Mr & Mrs Edwards

Comment: Recommend approval.

(9.1abs)

Councillor Bonds and Chesters in their capacity as a North Devon Councillor, 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 principle level.

(d) 64052 Retrospective application for erection of double garage with workshop on ground floor & ancillary living accommodation on first floor-amended design & use to that approved by planning permission 60503 at Mallards, Church Street, Braunton.

Applicant: Aston Insurance Brokers

Comment: Recommend refusal on the following grounds:

- Over intensification of site.
- Inadequate parking provisions
- Concerns regarding risk of flooding to adjacent properties due to increased surface water runoff.
- The application is misleading as it should clearly identify that it is for a self-contained unit.

(N/C)

(e) 64092 Application for consent for works to trees covered by a tree preservation order in respect of removal of 1 Sycamore tree and selective crown reduction of 1 Horse Chestnut at 2 Seven Acres Park, Braunton.

Applicant: Mr Mike White

Comment: The Council observed that it has no objections in principle and would be advised by the North Devon Council Countryside and Landscape officer.

(N/C)

### **PRIOR APPROVAL**

Councillor Bonds declared a Prejudicial interest and left the meeting.

(f) 64075 Prior approval for change of use of agricultural buildings to three dwelling houses (class Q (AB)) at Park Farm, Lower Park Road, Braunton.

Applicant: Miss Caroline Chugg

Comment: The Council wish to support the observations as detailed in the representation received by the Local Planning Authority on 21 November 2017.

(8.1abs)

**APPEAL DECISION**

APP/X1118/ Hutchings, Road from Fairlinch Cross to Lobbthorn Stile, Lobb EX33  
1JF  
W/17/3174406

The application sought planning permission for conversion of barn to form 1 residential dwelling without complying with condition 3 attached to planning permission 61296

The appeal is allowed and planning permission granted-

**NOTICES OF DECISION**

**Approvals**

- 63665 Replace pillars & railings together with creation of disabled WC & Staffroom/laundry at Riverside Café 30 Caen Street, Braunton.
- 63843 Change of use from Bed & Breakfast establishment to residential property at The Brookfield 45 South Street, Braunton.
- 63821 Two storey extension to dwelling at The White Cottage, Exeter Road, Braunton.
- 63763 Conversion of 2 redundant barns to create 2 dwellings at land at Garnishes, Marwood, Barnstaple.
- 63766 Demolition of existing building & replacement with new garage at The Stables, Saunton Road, Braunton.
- 63791 Extension to dwelling at 8 David Close, Braunton.

The meeting closed at 8:25 p.m.

..... The Chairman

..... Date