



A meeting of the Parish Council was held in Bratton Fleming Village Hall on Wednesday 18 February 2026 at 7:00pm.

**Present:** Cllrs Mrs A Bell (Chairman), F Benbow, T Ellis, P Huxtable, Mrs P Kellaway, J Pitkeathly and M Prowse

**In attendance:** 8 parishioners, Parish Clerk

**101. Apologies**

Apologies for absence were received from Cllr Mrs N Catmore, and Cllr Mrs Davis (DCC).

**102. Public Participation**

1. in response to comments regarding the completed settlement survey for the new local plan, the Chair noted the omission of the defibrillator for the village and explained why not all groups, activities and services provided from home were not included.
2. it was reported that there was thick mud along Rectory Drive. The Chairman explained that the Drive would need attention, as well as all the trees along it being inspected. It was expected that some trimming, or complete felling, may be necessary. She asked that a small group comprising Cllr Prowse and Mr Turner consider how best to deal with the matters.
3. The Diocese of Exeter had agreed in principle, subject to negotiation, to a continued deed of variation to enable the local shop to remain in situ. The chair explained that the Parish council will also be submitting a new planning application for the shop in the Existing location for a further temporary period.
4. The Chair of the Millennium Green Trustees agreed that the van in the car park would be dealt with if it was found that it had actually now been abandoned.
5. A parishioner raised the potential issue of land in the parish could be targeted by travellers and asked the Council's view on the matter. The Chairman explained that there was nothing that the parish council could do to stop this, and that it was no different from any other potential unauthorised activity and that it was a matter for the local planning authority (NDC) to take action if a breach had occurred.
6. in response to a question, it members of committee confirmed that nothing was known about the land owners plans for the Sports Club site.

**103. Co-option of two Parish Councillors**

Two parishioners had expressed an interest in being co-opted as councillors to fill the two vacancies that existed, Mr R Bond and Mr E Prowse. Unfortunately Mr Bond was unable to attend the meeting due to a prior engagement.

Cllr Prowse proposed that both be co-opted. Seconded by Cllr Benbow. All councillors were in full agreement. Cllr Prowse completed his declaration of acceptance and took his place as parish councillor.

**104. Declaration of Interests** None.

**105. Approval of Minutes of the meeting held 21 January 2026**

The minutes of the last meeting were agreed and signed as a true record.

**106. Matters Arising from Minutes of meeting held 21 January 2026** None.

**107. Planning Applications:**

81387 Prior approval for erection of one agricultural building. Land South of Four Crossway Bratton Fleming

Concern was expressed over the size of the building, and whether there was a need for it on the site.

81354 Demolition of existing buildings and erection of 12 dwellings together with associated vehicular access, pedestrian access to the west and parking. Beara Down Farm Bratton Fleming

The Chairman reported on the history of the application and the results of the community questionnaire that the parish council and DCC had prepared in 2022 about the future of the site.

It had been widely accepted that housing was a suitable use but that affordable housing to meet local needs was the priority for the site. Unfortunately, the current application only includes 2 affordable homes, and feel short of policy requirements. The contributions towards education were currently not acceptable and should be targeted at increasing capacity at the pre-school, as previous indicated.

It was agreed that there was a need for negotiation in order to achieve what had originally been offered

Although the current plans showed a footpath through the Recreation Ground, the Chair confirmed that no agreement was in place was the Trust at this time.

The question of whether the local electricity supply and sewage system would be able to cope, and whether a request bus stop could be included were raised by members of the public.

It was agreed that the Chairman would draft a response, and circulate to councillors.

#### **108. Highways**

No new problem areas were reported.

#### **109. Correspondence**

1. DALC Newsletter. Noted.
2. Letter from Mrs Squire requesting financial assistance in a village litter pick she was organising, which would include breakfast for all helpers.

It was agreed to make a contribution towards costs up to a maximum of £200.

#### **110. Reports**

##### **1. District Councillor's Report**

Cllr Prowse reported that NDC had now agreed to reinstate its trade waste collection for businesses in North Devon.

Work had commenced on the final phase of the Barnstaple Central Car Park.

Work was on track at Barnstaple Chambers.

Both Barnstaple and Ilfracombe were submitting applications to become Town of Culture 2028.

The council had received 80 enquiries for the transfer of land currently owned by NDC to parish and town councils.

The owner of the White Hart had submitted an Appeal on not being granted a Certificate of Lawfulness for the building, but had been informed that appeals could only be made against planning decisions.

##### **2. County Councillor's Report**

A report had been received from Cllr Mrs Davis, which had been circulated to councillors and placed on the council website.

##### **3. Composting Group**

The site was now fully open, and chipping had recommenced.

The installation of the CCTV cameras was yet to be completed.

##### **4. Woodland Group**

Mr Turner reported that some maintenance had been carried out in the woodland. Including work around the pond. Mr Turner was thanked for all his work.

##### **5. Chairman's Report**

None.

#### **111. New Local Plan**

Cllr Ms Bell reported that the completed Settlement surveys for Bratton Fleming and Chelfham had been submitted to North Devon Council. No further information was forthcoming at this time.

**112. Finance**

**1. Payments:**

Bratton Fleming Village Hall – hire	£ 13.50
Mr T Squire – Salary	£117.50
HMRC – PAYE	£ 20.00
Mr R Turner	£ 26.23

The four accounts were agreed for payment.

**113. Items for consideration for the next Agenda.**

Local Plan.

**114. Date of next meeting:** Wednesday 18 March 2026

There being no further business, the meeting closed at 8.20pm.