(draft) Minutes of the Broadwoodwidger Parish Council meeting.

Tuesday 3rd November 2026 7.30pm at Broadwoodwidger Community Hub

Those in attendance: Cllr J Worden (Chairman), Cllrs Beazley, Wonnacott (Vice chairman), Gibson, L Worden, Fry, Clerk.

Members of the public present: 0

6317. Apologies for Absence
Cllr Hosken, County Cllr Lynne Rowsell – apologies accepted.

6318. Declarations of Interests
The Chairman declared that all interests be raised as they arise.

6319. Public Open Question Time
None.

6320. County Councillor Report
The Clerk read the following report from the County Councillor - **LGR –** DCC senior team has been engaged in government meetings to understand further information received regarding LGR , and they will be holding an online briefing at 2pm on Tuesday 3 November for their staff /members. They will keep us informed and I will update as further details follow. **Holsworthy leg clinic** – whilst trying to get an appointment for a family member I was informed that Holsworthy Leg Clinic is now closed. I personally haven't heard about this, so I am assuming the general public may not be aware either. It seems the clinic was struggling for staff and therefore have shut down 4 of the 7 clinics that were available leaving only 3. The problem is that the only ones left open are in Barnstaple, Ilfracombe and Bideford. I am really worried about this issue because leg issues such as ulcers are very common in Diabetic patients, the elderly and farmers who often experience leg injury. Any injuries to anyone of those groups, if left untreated could create many issues around their health and livelihood and they may not be able to easily get appointments to have it treated, I was personally told the earliest appointment they had as of yesterday was a December appointment that really is not good enough as wounds like that can develop very quickly to sepsis. I will be taking this up with the adult care committee that I sit on, to see what we can do, but it isn't acceptable that the only clinics open are in North Devon Now.

6321. District Councillor Report
Cllr Gibson reported that District matters are still focused on Local Government Reorganisation but there are no new developments to share. A full council meeting was held last night.

6322. Council Meeting Minutes
Minutes of the meeting held October 13th, 2026, were previously circulated. Councillors agreed the minutes as a true record of the meeting. Proposed by Cllr Wonnacott, seconded by Cllr Beazley, all agreed, and the Chairman signed a copy.

6323. Matters Arising
The Clerk advised no response had been received from the Roadford Consultation Group.

6324. Planning

8.1 1/0777/2026/FUL - Roof over existing yard - Land At Frankaborough Farm, Broadwoodwidger – Cllrs Beazley declared an interest and abstained from discussion and voting. **Cllrs agreed not to submit a comment on the application. Proposed by Cllr Worden, seconded by Cllr L Worden and agreed by all.**

8.2 1/0787/2026/FUL - Demolition of redundant farm buildings and replacement with a new dwelling in lieu of Class Q approval 1/0846/2021/AGMB (Variation of condition 2 of planning approval 1/1038/2023/FUL) - Barn At Grid Reference 240087 090141 – Nethercott Barn 3 – **Cllr Gibson declared an interest and abstained from discussion and voting. Cllrs agreed not to submit a comment on the application. Proposed by Cllr Wonnacott, seconded by Cllr Fry and agreed by all.**

8.3 1/0752/2026/FUL - Proposed demolition of existing barn and erection of live/work unit (Removal of condition 4 of planning approval 1/0615/2009/FUL) - Hayword House, Broadwoodwidger – **Cllr Worden declared**

an interest and abstained from discussion and voting. Cllrs agreed to support the application. Proposed by Cllr Gibson, seconded by Cllr Beazley and agreed by all.

8.4 1/0767/2026/FUL - Proposal to form a lake, solar PV array, storage shed, hedge bank and change of use from agricultural to caravan pitches - Land At Moorhayes, Broadwoodwidger – **Cllrs agreed to object to the application and submit the following comment - 1. Insufficient Documentation and Detail The supporting documentation, particularly the drawings, is very basic and insufficient for a project of this scale and complexity. This makes it difficult for the Parish Council and other consultees to properly assess the full implications of the development. 2. Site Gradient, Flood Risk and Visual Impact of Retaining Features A major concern is the steeply sloping nature of the site. The gradient suggests that any significant alterations, particularly the creation of a lake, would likely require substantial structural reinforcement. The visual impact of the proposed development is misleading, as the drawings do not adequately show the retaining works that would be visible from outside the village. The visual impact assessment is therefore considered inadequate. The proximity of the proposed lake to the slope raises significant concerns regarding flood risk and land stability. There is a real danger that the lake could compromise the stability of the land and potentially cause damage to properties and agricultural land further downhill. 3. Impact on Existing Watercourse and Livestock There is currently a small stream on the site which continues down to neighbouring land, where it is used as a water source for grazing livestock. The proposed creation of a lake could disrupt this watercourse, potentially depriving neighbouring farmland of a vital water supply. The Parish Council considers that this environmental impact has not been adequately addressed within the application. 4. Scale and Purpose of Proposed Shed The proposed shed appears far more significant than would be necessary to store domestic or garden maintenance equipment, such as grass-cutting machinery. Its building materials and design suggest a more substantial use, raising concerns regarding its future use and its appropriateness within this rural setting. The Parish Council considers that the design and size of this building should be more closely aligned with its stated purpose. 5. Septic Tank and Drainage The application does not adequately explain where the septic tank drainage is to be discharged. This lack of information raises further concerns regarding the potential environmental impact of the proposal. 6. Inaccurate Existing Plans The plans described as existing show a development that has not yet been built. The applicant was granted planning permission under reference 1/0659/2023/FUL, but the development has not taken place. The existing plans should accurately reflect the current situation on the site. Presenting unimplemented development as existing is misleading to consultees and makes it difficult to properly assess the current application. 7. Unsuitable Access Road The access road is not suitable for the anticipated increase in traffic, particularly caravans and motorhomes. It is a single-lane road with tight bends and is unsuitable for large vehicles or increased volumes of traffic. The Parish Council has concerns regarding the suitability and safety of this access for the proposed development. Conclusion For the reasons outlined above, Broadwoodwidger Parish Council objects to this planning application. The lack of sufficient detailed drawings, potential environmental and flood risks, concerns regarding land stability, adverse landscape and visual impacts, the scale and purpose of the proposed structures, and the inadequacy of the access road all raise significant concerns. The Parish Council considers that these matters have not been satisfactorily addressed within the application and that the proposals, as submitted, are inappropriate. Broadwoodwidger Parish Council therefore requests that the application be considered by the Plans Committee and not determined under delegated powers.**

6325. Village Green benches

The Clerk confirm that the County Cllr had agreed to support the purchase of the benches. A funding request has been submitted and the confirmation awaited. Once received the Clerk will place the order.

6326. Ivyhouse Cross defibrillator

The Clerk advised that the project was now complete. EDF are providing the utility contract. The Clerk with share the details with the Chairman and check the correct VAT is applied.

6327. Cross Green Noticeboard

The Chairman advised that it would be installed later in the week. A cost of £57.84 was incurred for new posts and fittings. The expense was approved by Cllr Beazley, seconded by Cllr Fry and agreed by all.

6328. Annual rough sleeper estimate

Cllrs confirmed they are unaware of any rough sleepers in the parish.

6329. Donation to the Royal British Legion

The Chairman proposed a donation of £200, the motion was seconded by Cllr Fry and agreed by all.

DRAFT

6330. To Receive Correspondence

Traffic notice – Wednesday 27th January 20247 for a maximum of five days – Road from Bradaford Cross to Thorndon Cross, Road from Thorndon Cross to Reservoir Cross, Ashwater for pole replacement.

1/0684/2026/FUL Agricultural barn for storage of hay bales and agricultural equipment – Land at Langstone Farm – granted permission.

6331. Any other Business

The community Christmas lunch will take place at Strawberry Fields Farm Shop, Lifton on December 12th at noon. Cost per ticket is £30 per person.

Cllr Gibson confirmed the churchyard maintenance grant had been spent on hedge cutting and maintenance as agreed.

A Christmas nativity will take place at Upcott Barton on December 11th at 6pm and include a service by the Vicar. Everyone is welcome at this free event.

6332. Date for next meeting and close

The next parish council meeting will be held at 7:30pm on Tuesday 12th January 2026. A short planning only meeting will be held on a date tbc if required.

6333. Close

The meeting was closed at 8:24pm.

DRAFT

Clerk to the Council: Kayleigh Walker e-mail: info@broadwoodwidger.com