



**EXMOOR**  
**NATIONAL PARK**

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20 August 2024

**EXMOOR NATIONAL PARK AUTHORITY  
PLANNING COMMITTEE**

**To: The Members of the PLANNING COMMITTEE of the Exmoor National Park Authority**

A meeting of the Planning Committee will be held in the **Committee Room, Exmoor House, Dulverton** on **Tuesday, 3 September 2024 at 1. 30pm.**

The meeting will be open to the press and public subject to the passing of any resolution under s.100(A)(4) of the Local Government Act 1972.

There is Public Speaking at this meeting, when the Chairperson will allow members of the public two minutes each to ask questions, make statements, or present a petition relating to any item on the Agenda. Anyone wishing to ask questions should notify the Corporate Support Officer as soon as possible, or at the latest by 4pm on the working day before the meeting of the agenda item on which they wish to speak, indicating a brief summary of the matter or matters to be raised (contact [Committees@exmoor-nationalpark.gov.uk](mailto:Committees@exmoor-nationalpark.gov.uk)).

The meeting will be **recorded**. By entering the Authority's Committee Room and speaking during Public Speaking you are consenting to being recorded. We will make the recording available via our website for members of the public to listen to and/or view, within 72 hours of the meeting taking place.

Members of the public may use Facebook and Twitter or other forms of social media to report on proceedings at this meeting. Anyone wishing to film part or all of the proceedings may do so unless the press and public are excluded for that part of the meeting or there is good reason not to do so. As a matter of courtesy, anyone wishing to film proceedings is asked to advise the Chairperson so that those present may be made aware.

(The agenda and papers for this meeting can be downloaded from the National Park Authority's website [www.exmoor-nationalpark.gov.uk](http://www.exmoor-nationalpark.gov.uk)).

Sarah Bryan  
Chief Executive

As set out above, the Authority welcomes public engagement with its work and believes that everyone attending a meeting of Exmoor National Park Authority or one of its Committees has the right to be treated with respect and to feel safe at all times, including before, during and after the meeting they attend.

The Authority understands that some situations can be difficult and lead to frustration; however, the Authority is committed to promoting an environment where everyone feels listened to and respected and is not subjected to unacceptable behaviour. Further guidance is provided in our Customer Notice, available on our [website](#).

## A G E N D A

### 1. Apologies for Absence

### 2. Declarations of Interest/Lobbying of Members/Unaccompanied Site Visits

Members are asked to declare:-

- (1) any interests they may have in relation to items on the agenda for this meeting;
- (2) any lobbying by anyone concerned with a planning application and any unaccompanied site visits where contact has been made with any person concerned with a planning application.

### 3. Minutes

- (1) To approve as a correct record the Minutes of the meeting of the Planning Committee held on 2 July 2024 (Item 3)
- (3) To consider any Matters Arising from those Minutes.

### 4. Public Speaking:

The Chairperson will allow members of the public to ask questions, make statements, or present a petition on any matter on the Agenda for this meeting or in relation to any item relevant to the business of the Planning Committee. Any questions specific to an agenda item can be posed when that item is considered subject to the discretion of the person presiding at the meeting.

### 5. Development Management:

To consider the report of the Head of Climate, Nature & Communities on the following:-

Agenda Item	Application No.	Description	Page Nos.
5.1	6/25/24/003	Proposed siting of 28 no. ground mounted solar panels for domestic use within agricultural field – Badgworthy Cottage, Oare, Lynton EX35 6NU	1 - 12
5.2	62/11/24/005	Proposed removal of existing visitor shed and replacement of new visitor hut in new location – Lorna Doone Farm, Oare, Lynton EX35 6NU	1 - 9

### 6. Application Decisions Delegated to the Chief Executive:

To note the applications determined by the Chief Executive under delegated powers (Item 6).

### 7. Site Visits:

To arrange any site visits agreed by the Committee (the reserve date being Friday, 27 September 2024 (am)).

### 8. Any Other Business of Urgency

Further information on any of the reports can be obtained by contacting the National Park Authority at the address and telephone numbers at the top of the agenda. Details of the decisions taken at this meeting will be set out in the formal Minutes which the Committee will be asked to approve as a correct record at its next meeting. In the meantime, details of the decisions can be obtained by emailing [Committees@exmoor-nationalpark.gov.uk](mailto:Committees@exmoor-nationalpark.gov.uk)

## ITEM 3

### EXMOOR NATIONAL PARK AUTHORITY PLANNING COMMITTEE

**MINUTES** of the Meeting of the Planning Committee of Exmoor National Park Authority held on Tuesday, 2 July 2024 at 1.30pm in the Committee Room, Exmoor House, Dulverton.

#### PRESENT

Mr S J Pugsley (Chairperson)  
Dr M Kelly (Deputy Chairperson)

Mr A Bray  
Mr D Elson  
Mr B Geen  
Mr J Holtom  
Mrs C Lawrence

Mrs F Nicholson  
Mr J Patrinos  
Mrs F Smith  
Miss E Stacey  
Mr J Yabsley

There were no apologies for absence.

#### 28. DECLARATIONS OF INTEREST/LOBBYING OF MEMBERS/ UNACCOMPANIED SITE VISITS:

In relation to Item 5.1 – Application No. 6/29/23/006 – Proposed demolition of existing bungalow and sheds. Erection of replacement eco-bungalow and new shed (re-submission of application 6/29/21/121):

- Mr W Geen declared a personal interest as a member of Exmoor Young Voices.
- Mr S J Pugsley declared a personal interest as an advisor to Exmoor Young Voices.
- All Members declared having been lobbied and having received an email and attached documents from the Applicant dated 24 June 2024.

#### 29. MINUTES:

- Confirmation:** The [Minutes](#) of the Committee's meeting held on 4 June 2024 were agreed and signed as a correct record.
- Matters arising:** There were no matters arising.

**30. PUBLIC SPEAKING:** See Minutes 31 and 32 below for details of public speakers.

#### DEVELOPMENT MANAGEMENT

##### 31. Application No: 6/29/23/006

**Location:** Hurlstone Bungalow, Allerford, Minehead TA24 8HJ

**Proposal:** Proposed demolition of existing bungalow and sheds. Erection of replacement eco-bungalow and new shed (re-submission of application 6/29/21/121)

The Committee considered the [report](#) of the Development Manager.

### **Public Speaking:**

1. Mr G Garland – Objector
2. Mr D Bickerstaff – Objector
3. Mrs P Kelham – Objector
4. Dr I Kelham – Objector
5. Mrs S Bamford – Objector
6. Mr F Robinson – CPRE
7. Mrs Sarah Shorten – On behalf of local residents
8. Mr I Carew – Applicant
9. Mrs H Carew – Applicant
10. Mrs L Carew – Applicant's mother

### **The Committee's Consideration**

The Development Manager confirmed that the application had been determined by the Authority Committee at its meeting on 5 March 2024, when contrary to Officer recommendation Members had resolved to grant planning permission and a decision notice had been issued on 11 March 2024. Subsequently, CPRE (Somerset) had issued a Judicial Review Pre-Action Protocol Letter challenging that decision. Having taken legal advice, the Authority had consented to judgment on a single ground; that the Committee had failed to demonstrate that it had reached any determination as to whether or not the proposal complied with Policy HC-D17(2)(c) of the Exmoor National Park Local Plan 2011-2031. The grant of planning permission had been quashed and the application was now before the Planning Committee for redetermination.

Members were advised that the Planning Officer's recommendation remained that planning permission be refused for the reasons set out in the report, subject to the following amendments:

- Addition of Policy CE-S6 to paragraph 1.
- Paragraph 2 amended to: "Whilst no external lighting is proposed, having regard to the concerns raised about potential impacts of light spill from the large windows on the western aspect of the building and the affect this could have on foraging and commuting bats, there is insufficient evidence to demonstrate that the proposal would not cause harm to statutory protected species. Consequently, the proposed development would be contrary to Policies GP1 and CE-S3 of the Exmoor National Park Local Plan 2011-2031. It would also be contrary to the National Planning Policy Framework's objectives for the protection of biodiversity and the conservation of the natural environment."

In response to matters raised, the Committee was advised as follows:

- Members must start with an open mind; must determine the application with an open mind; and everything considered previously by Members in relation to the application must be thought about afresh.
- The written justification for Policy HC-D17 – Replacement Buildings included the following wording: "the replacement dwelling should be of a similar scale, massing and floorspace as the original dwelling to avoid any adverse harm to landscape character and visual amenity".

- Planning policy was a matter of law and could not be considered to mean whatever someone wanted it to mean. The word “similar” should be given its common parlance, common sense meaning.
- While the definition of the Policy was a matter for Planning Officers, the interpretation and application of the Policy in relation to a particular proposal was a matter for Members’ judgment.
- In exercising this judgment, Members had a degree of discretion and were entitled to look at the written justification for the policy, and to ask whether what was being proposed would reflect the massing and scale of the existing structure. However, this discretion was not unlimited, and Members would need to present cogent reasons for their judgment and be able to explain how their discretion had been exercised.
- Paragraph 2(b) of Policy HC-D17 accepted that a replacement building could be larger than the original and therefore the word “reflect” did not mean represent exactly.
- Planning permission for a garage was extant and while the garage had not yet been constructed, it was a material consideration that the garage may be built.
- No access restrictions applied to the application site and Planning Officers did not anticipate that the proposal would result in a material change in access movements.
- Planning policy must be applied in the context of the site and its undeveloped setting, and the Committee was reminded of the comments of the Authority’s Landscape Officer.

A number of Members considered that a replacement dwelling could be larger than the existing and still be reflective of its massing and scale, and that the stepped design of the proposed structure would sit comfortably in the landscape on what was a developed site, brownfield site. In coming to this view, they did not accept that the proposal should be required to reflect the modesty or simplicity of the existing dwelling and welcomed the innovative and sustainable design. It was their assessment that the proposal complied with Policy HC-D17, and while acknowledging the expertise and professional advice of Planning and other Officers, it was noted that in exercising their function as a Planning Committee, Members may at times legitimately come to a different view to Officers.

However, other Members considered that the increased height and length of the proposed dwelling, together with the difference in its proposed outline, meant it could not be considered similar to the existing structure.

It was their view that while the site itself was not undeveloped, it was located in a sensitive and undeveloped setting and the comments of the Authority’s Landscape Officer and Ecologist could not be set aside. It was agreed that the Planning Officer’s assessment of the application was correct and there were no material planning considerations to indicate otherwise.

Therefore, while the principle of a replacement dwelling on the site could be accepted, it was considered that the current proposal did not comply with Planning Policy.

Mr J Yabsley moved the Planning Officer’s recommendation that the application be refused for the reasons set out in the report, as amended. The motion was seconded by Miss E Stacey and when put to the vote was carried by a majority.

**RESOLVED:** To refuse planning permission for the following reasons:

- (1) The development proposed would cause unacceptable harm to the scenic beauty and character of this part of the National Park landscape. The proposed development would therefore fail to comply with policies GP1, CE-S2, CE-S6, CE-D1, RT-D12 and HC-D17 of the Exmoor National Park Local Plan 2011-2031 and would be contrary to Paragraph 182 of the National Planning Policy Framework.
- (2) Whilst no external lighting is proposed, having regard to the concerns raised about potential impacts of light spill from the large windows on the western aspect of the building and the affect this could have on foraging and commuting bats, there is insufficient evidence to demonstrate that the proposal would not cause harm to statutory protected species. Consequently, the proposed development would be contrary to Policies GP1 and CE-S3 of the Exmoor National Park Local Plan 2011-2031. It would also be contrary to the National Planning Policy Framework's objectives for the protection of biodiversity and the conservation of the natural environment.

**32. Application No: 6/40/24/002**

**Location:** Jasmine Cottage, Winsford, Minehead TA24 8HJ

**Proposal:** Proposed erection of a single storey rear extension and replacement windows

The Committee considered the [report](#) of the Development Manager.

**Public Speaking:**

1. Mr J Wilkinson – Applicant (statement read by the Planning Officer)

**The Committee's Consideration**

It was confirmed that following the advice of Planning Officers, the Applicant had been invited to submit an amended design, however this had not been forthcoming.

While understanding the desire of the Applicant to achieve an extension to the dwelling, it was considered that the proposal, including the proposed change from existing timber windows to UPVC, would cause unacceptable harm to the character and appearance of the Winsford Conservation Area and was therefore contrary to the relevant planning policy.

**RESOLVED:** To refuse planning permission for the reasons set out in the report.

**33. Application No: 6/9/24/006LB**

**Location:** Exmoor House, Dulverton TA22 9HL

**Proposal:** Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for Listed Building consent for the proposed internal rearrangement to reception area, 4 no. outdoor signage and installation of defibrillator

The Committee considered the [report](#) of the Development Manager.

**The Committee's Consideration**

Members raised concern about the impact of external signage on a Grade II Listed Building, particularly noting that signage was proposed at right-angles to the front elevation above the entrance door.

The meeting was advised that prior to installation, precise details of the proposed external signage would be submitted, and that the signage proposed above the entrance door would be modest, being an information “i” during the summer season, replaced by the Authority’s traditional logo during the off season.

**RESOLVED:** To grant Listed Building consent subject to the conditions set out in the report.

- 34. APPLICATION DECISIONS DELEGATED TO THE CHIEF EXECUTIVE:** The Committee noted the **decisions of the Chief Executive determined under delegated powers.**

Mr J Patrinos left the meeting.

- 35. SITE VISITS:** There were no Site Visits to arrange.

- 36. ANY OTHER BUSINESS OF URGENCY:** There was none.

The meeting closed at 4.30pm

(Chairperson)

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### Committee Report

Application Number:	6/25/24/003
Registration Date:	04-Apr-2024
Target Determination Date:	16-May-2024
Extension of Time:	06-Sep-2024
Applicant	Mr Jonty Palmer
Agent:	Mr. A Elston, Architectural Studio SW Ltd
Case Officer:	Andrew Parsons
Site Address:	BADGWORTHY COTTAGE, OARE, LYNTON, EX35 6NU
Proposal:	Proposed siting of 28no. ground mounted solar panels for domestic use within agricultural field
Recommendation:	Approval
Reason for bringing before Authority Committee:	This application is brought before Committee in accordance with the Approved Scheme of Delegation because the recommendation of the Officer is contrary to the views of Brendon and Countisbury Parish Council who object to the application.

### Relevant History

6/25/79/005 12/12/79 Proposed site for agricultural workers dwelling on land at Cloud Farm, Oare 08/04/80 CC (outline) 'Ag Tie'

6/25/81/001 20/03/81 Erection of an agricultural workers dwelling and garage on land at Cloud Farm, Oare 18/06/81 R (Reserved Matters)

6/25/82/002 17/05/82 Erection of an agricultural workers dwelling and septic tank on land at Cloud Farm, Oare 10/08/82 CC (Reserved Matters) 'Ag Tie'

6/25/91/101 02/01/91 Transfer of agricultural tying condition from 02/01/91 R

6/25/92/102 09/07/92 Removal of agricultural occupancy restriction from 02/03/93 R

6/25/16/101 18/03/16 Lawful Development Certificate for the existing occupation of the dwelling in breach of agricultural occupancy condition of approved application 6/25/79/005. As per additional information 08.04.16.



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10/05/16	C	
6/25/21/102	22/04/21	Proposed erection of a two-storey side extension.
12/08/21	CC	

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### Site Description & Proposal

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The application site is a detached two storey dwelling built in the 1980s. The dwelling lies on its own, in open countryside, overlooking Badgworthy Water in Oare Parish. The property sits beside the access drive leading to Cloud Farm, which lies to the south. A public footpath runs along the south west side of the property and along the private access.

Part of the application site encompasses a section of an agricultural field which is situated to the East of the dwellinghouse and its residential curtilage.

This planning application seeks consent for the siting of two rows of ground mounted solar panels in order to serve the residential property.

The applicant has stated that the solar panels are to be specifically used in the generation of electricity to be used by the main dwellinghouse. The field is to remain in agricultural use.

In order to provide screening of the proposed solar panels, it is proposed to plant a Beech hedge and maintain it at a height of around 1.5 – 2m.

### Consultee Representations

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SCC – Highways  
16/07/2024 – Other  
No observations

09/04/2024 – Other  
No observations

ENPA - Assistant Woodlands Officer  
09/04/2024 - Other  
No objection

ENPA – Senior Ecologist  
24/04/2024 – No objection

The site area does not appear to be clearly defined with two different red lines shown on the plans. Taking the larger area which includes the house, the application site measures 0.2ha in size (below the threshold for mandatory BNG at the time of validation, but above our threshold for an EcIA). However, it is acknowledged that the impact will be on an area significantly less than this and shown on the plans as the

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area of the panels which measures around 50m<sup>2</sup> (0.005ha), this does not however include the working area or trenching.

The panels will be sited on the ground, with existing grassland retained between and underneath the panels, limiting the likely ecological impact. The area proposed for the panels is described as a paddock, grazed by horses which appears tightly grazed in the photographs submitted. The area should continue to be managed in the same way prior to the start of works to reduce the likelihood of protected species (such as reptiles, amphibians or breeding birds) moving onto site which could be harmed by works.

The route of the cables will be buried in a trench. Whilst any turf removed for trenching can be replaced immediately, aerial photos show the proposed route of the trench to run through an area with mature shrubs and trees, the roots of these plants must be avoided to ensure they are protected during works. Please discuss this with our woodlands officer. Please also confirm that no shrubs or trees will be cut to enable the trenching, if this is the case then we will need measures in place to protect protected species such as nesting birds. I understand works are proposed to take one day, however if they extend beyond one day then measures will need to be in place to prevent animals becoming trapped in excavations overnight.

The site lies around 200m from the edge of North Exmoor SSSI and Exmoor Heaths SAC and therefore lies within the Impact Risk Zones of the SSSI. IRZ guidance advises consultation with Natural England for all planning applications affecting greenspace/farmland.

Please seek enhancements for wildlife in line with the NPPF and our Local Plan. Recommendations for the quantity and options can be found within Appendix 1 of our Technical Guidance Note for BNG

Brendon and Countisbury Parish Council  
12/04/2024 – Object

The system is too big for the location.

It would therefore have a detrimental impact on the landscape and also that it would be clearly visible from both foot paths along the valley.

The Council would approve a 4KW/14 panel system on the property.

22/07/2024 - Object

For the same reason as our objection to the original plans, the council feels that it should not be put in agricultural fields.

The Exmoor society  
24/04/2024 – Other

The Exmoor Society, a charity promoting the protection of Exmoor National Park for the benefit of all, has noted the application for planning permission for the proposed erection of 28no. ground mounted solar panels.

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The Exmoor Society is generally opposed to ground mounted solar panels within the National Park, save for very small, domestic arrays, where these are well-screened and cause no visual impact to other users of the National Park.

In the present case, the Society agrees with the Parish Council that the proposed array is too big and will cause a negative visual impact on the National Park. It is the Society's view that the proposed array would not be sufficiently well-screened to mitigate the visual impact.

06/08/2024 – Other

Thank you for the additional information. The Society is pleased to note the proposed beech hedging by way of screening.

The Society shares officers' concerns over the use of concrete, making any return of the land to its native state, after the panels' useful life, difficult. The Society is also concerned that a straight answer has not been provided to whether all the solar power is for use in the house.

The Society would be firmly opposed to any proposal that is too large for the house it serves with a view to generating power to feed into the national grid. In this respect, the Society queries whether phase 2 of the proposed array is necessary.

ENPA - Future Landscapes Officer

15/05/2024 – Objection

The site is on a steep, west facing slope behind the dwelling. The proposal is for a fairly substantial array of 28 panels with the rear height of 2.196m above ground level and front height of 0.4m. I am uncertain how a continuous array as depicted can be achieved on the steep slope - the drawings show a flat site. Will the ground be stepped to accommodate the panels? What extent of excavation is proposed and what would the ground surface under the panels be? There is no supporting information on why 28 panels are needed over two phases in order to gauge whether the array is appropriate in scale and in proportion to the property it would serve.

Although there is vegetation on three sides, the steepness of the landform exposes the site to some views. From the bridleway to the west, opposite the cottage and where there are unhindered views towards the site, the panels would be partially screened, with those on the higher ground seen above the vegetation. It is likely that the panels would become more openly visible from the elevated slopes of the open access ground on the east facing slopes of Malmesmead Hill and likely to draw the eye in the wider landscape. From the footpath to the east, leading from Cloud Farm, there would initially be glimpsed views of the array through vegetation as the path ascends the hill, with a more open view further upslope. The intervening hedgerows do not wholly screen the site. The panels would not be visible from the footpath that runs along the track to Cloud Farm.

Whilst the array would be sited close to the dwelling it would serve, I believe more could be done to reduce the visual impact of the array, through the positioning of the panels and mitigation measures to help reduce exposure to views from key directions to the west and east. This is a cherished valley within the national park, with a remote

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sense of place, so any impacts on landscape character and visual amenity should be minimized.

For information, the mains power supply to Cloud Farm was upgraded in 2022 with cables being laid underground along the track to the camp site, with the supply to Badgworthy Cottage coming off this cable.

05/08/2024 – No objection

The revised proposal is for two groups of 14 solar panels each, one as a phase 1 installation and one as a phase 2 installation, positioned on the lower slope only. This layout is a more acceptable solution to one long array and would be better screened from the public rights of way on the opposite side of the valley and less likely to draw the eye in this remote location.

Clarification has also been sought on several matters:

To accommodate the slope, I understand the frame legs would be adjusted to suit the ground levels, with no concrete base or levelling; the legs would be fixed using ground screws and if ground screws are not possible, each leg would be anchored into a 400 x 400 concrete pad below ground; and grass would remain under and around the frame and panels.

The revised plan also shows a hedgerow running across the paddock to the south of the arrays, which I understand is proposed as beech. A hedgerow here is welcomed and would provide better screening from the public right of way to the east.

The revised layout and clarification of the above matters helps minimize any harm to landscape character and reduces the visual impact of the array in this highly valued landscape.

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### **Representations**

ENPA have received no letters of support or objection in relation to this application.

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### **Policy Context**

#### EXMOOR NATIONAL PARK LOCAL PLAN

GP1 Achieving National Park Purposes and Sustainable Development

GP4 The Efficient Use of Land and Buildings

CE-S1 Landscape and Seascape Character

CE-D1 Protecting Exmoor's Landscapes and Seascapes

CE-S3 Biodiversity and Green Infrastructure

CE-D2 Green Infrastructure Provision

CE-S6 Design & Sustainable Construction Principles

CC-S1 Climate Change and Mitigation and Adaption

CC-S5 Low Carbon and Renewable Energy Development

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### CC-D4 Freestanding Solar Arrays

The NPPF is a material planning consideration.

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#### **Planning Considerations**

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The main planning issues are considered to be the potential impact of the development on the character and appearance of the landscape.

Policy CC-S5 supports proposals for small scale renewable energy schemes that assist in contributing towards reducing greenhouse gas emissions and moving towards a carbon neutral National Park. The principle of development is therefore considered to be acceptable.

#### Impact on the Character and Appearance of the Landscape

Policy CE-S1 requires that, among other things, the high quality, diverse and distinct landscapes and seascapes of Exmoor National Park are conserved and enhanced.

Policy CE-D1 advises that development will be permitted where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor's landscape and seascapes.

Policy CE-S6 requires that development proposals should deliver high quality sustainable designs and conserve and enhance local identity and distinctiveness.

Policy CC-D4 supports small scale freestanding solar arrays to serve the needs of individual properties, where amongst other things they are appropriate to the size of the property they intend to serve and are suitably sited and screened to avoid any intrusive visual or landscape impact. The Policy advises that proposals for ground mounted solar arrays that are sited in isolation away from existing built forms will not be permitted.

The landscape officer has commented on the proposals twice. The initial submission of the application raised concerns in terms of landscape impact and therefore, an objection was raised.

In response to this objection, the proposal was amended in order to reduce any perceived landscape impact. The position of the panels was altered and a beech hedge of around 1.5m – 2m in height would be introduced on site in order to screen the panels from public footpaths and preserve the natural beauty of the valley and the surrounding area.

Policy CC-D4 requires that solar arrays are clearly associated with the property they intend to serve. It does not require arrays to be within the garden and, so the proposal is in principle acceptable.

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The proposal is for a ground mount solar array. The array is to serve a single domestic property and is considered appropriate in size to the property. This is in accordance with Policy CC-D4.

The array, whilst outside the garden, is close to the property and immediately adjacent. The array would be sited carefully within the field, so as to reduce any visual impact.

In this regard, this element of the proposal is considered to have an acceptable landscape impact and to accord with Policies CE-S1, CE-D1 and CC-D4 of the Local Plan.

With regard to the impact of the proposed development upon wildlife, ENPA have consulted with our senior Ecologist on this proposal, who raised no objection to the plans. It was commented that if the works took more than one day to complete, no trenches should be left open overnight, in order to stop any protected species from potentially falling into trenches and becoming trapped.

Additionally, it was suggested that ecological enhancements should be considered. At the time of the comment, the proposal did not include the proposed beech hedges. Whilst the purpose of the hedges is primarily to provide screening of the solar array, a secondary benefit of the hedges is that once established, they will become suitable habitat for nesting birds and useful foraging ground for other species.

Conditions are recommended to be attached to any permission in order to secure the wildlife enhancements and protection measures.

### OTHER MATTERS

In May 2019 the UK government declared a climate emergency, Exmoor National Park followed this by declaring a Climate Emergency in October 2019. To help meet this challenge the Local plan includes policies which seek to influence, contribute and challenge development to help meet the Climate Emergency. GP1 'Achieving National Park Purposes and Sustainable Development' Sets out that the need to consider future generations, through sustainability and resilience to climate change and adapting to and mitigating the impacts of climate change.

Policy CC-S1 'Climate Change Mitigation and Adaption' states that climate change mitigation will be encouraged, development which reduces demand for energy, using small scale low carbon and renewable energy, looks to situate development which avoids sites that would put wildlife at risk together with measures which avoids the risk of flooding. Furthermore,

Policy CC-S5 'Low Carbon and Renewable Energy Development' seeks to support small scale renewable energy schemes that assist in contributing towards reducing greenhouse gas emissions and moving towards a carbon neutral National Park

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and policy CE-S6 'Design and Sustainable Construction Principles' seeks to incorporate sustainable construction methods which future proof against climate change impacts, including flood risk.

Paragraph 157 of the National Planning Policy Framework requires that “the planning system should support the transition to a low carbon future in a changing climate taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

There would be an impact on the climate from the construction process and sourcing of construction materials. The proposal is however for solar pv panels and will assist in tackling climate change and provide a small but valuable contribution to cutting greenhouse gas emissions.

The proposed method of fixing the panels has been specified by the agent for the proposals. There will be no fixed concrete base within the field and the frame legs will be adjusted to suit ground levels.

It is proposed that the frame legs would be fixed using ground screws, however, it has also been proposed that if ground crews are not possible then each leg would be anchored into a 400mm x 400mm concrete pad, which would be below ground so that only the legs would be visible. Grass will remain under and around the frame and panels.

Whilst it is acknowledged that the siting of the pads would impact the agricultural viability of the field, specifically in terms of the growing of crops, the field could still be used for grazing with the panels and any method of fixing and cables in situ.

In the event that the solar array is no longer required, the panels, cables and any method of fixing, including 400mm x 400mm concrete pads could be removed from the field and returned to its original state.

If the committee decide to approve this application in line with our recommendation, a condition would be attached to any permission which would seek to secure the removal of the panels in the event that they are no longer used.

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### **Human Rights**

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The provisions of the Human Rights Act 1998 and Equality Act 2010 have been taken into account in reaching the recommendation contained in this report.

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### Conclusion

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The proposal for solar pv panels will assist in tackling climate change and provide a small but valuable contribution to cutting greenhouse gas emissions.

The solar panels are of domestic scale. Whilst they are sited outside the domestic curtilage of the dwelling, they would be sited close and in a position that is considered to be visually well related.

The solar array is of a small scale and relates closely to the domestic use of the adjacent property.

The proposals are considered to have an acceptable landscape impact and to accord with policies CE-S1, CE-D1, CE-S6 and CC-D4.

On balance, the proposal is considered to comply with the relevant Local Plan policies, and it is recommended that planning permission be approved.

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### Recommendation

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That planning permission be APPROVED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990, (as amended by the Planning & Compulsory Purchase Act 2004).

2. The development hereby approved shall not be carried out except in complete accordance with the details, as amended, and shown on the following list of plans:

Date stamped by ENPA on the 4th April 2024:

2266.2/100 Existing site plans

Date stamped by ENPA on the 12th July 2024:

2266.2/200A Proposed plans and elevations

Reason: For the avoidance of doubt and to ensure the development accords with the approved plans.

3. In the event that the use of the hereby approved solar panels cease, the panels shall be removed within six months of the cessation of microgeneration.



## 5.1

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Reason: In the interests of the visual amenity of the area in accordance with policies CE-S1 and CE-D1 of the Local Plan.

4. On the commencement and during the development hereby permitted, all trenches on the site shall be covered overnight or an escape route provided.

Reason: To prevent common and widespread protected/notable species such as badger and hedgehog becoming trapped in accordance with policy CE-S3 of the Local Plan.

5. The beech hedge indicated on approved drawing 2266.2/200A Proposed plans and elevations date stamped by ENPA on the 12th July 2024 shall be planted within the next planting season and once established shall be maintained to a minimum height of 1.5m in perpetuity.

Reason: in the interests of providing ecological enhancements and in the interest of visual amenity, to provide adequate screening of the solar array hereby approved in accordance with policies CE-S3, CE-S1 and CE-D1 of the Local Plan.

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### Informatives

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#### POSITIVE & PROACTIVE STATEMENT

This Authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application, Exmoor National Park Authority has endeavoured to work positively and proactively with the agent/applicant, in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed to achieve a positive outcome.

#### MONITORING OF DEVELOPMENT

The applicant/developer is reminded that it is their responsibility to ensure that the requirements of each planning condition are met and that the works are undertaken in accordance with the approved plans. Any failure to meet the terms of a planning condition or work which does not accord with the approved plans leaves the applicant/developer liable to formal action being taken. The National Park Authority endeavours to monitor on site the compliance with conditions and building works. This has benefits for applicants and developers as well as the National Park. To assist with this monitoring of development the applicant/developer is requested to give at least fourteen days notice of the commencement of development to ensure that effective monitoring can be undertaken. The Planning Section can be contacted at Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL or by telephone on 01398 323665 or by email [plan@exmoor-nationalpark.gov.uk](mailto:plan@exmoor-nationalpark.gov.uk).

## 5.1

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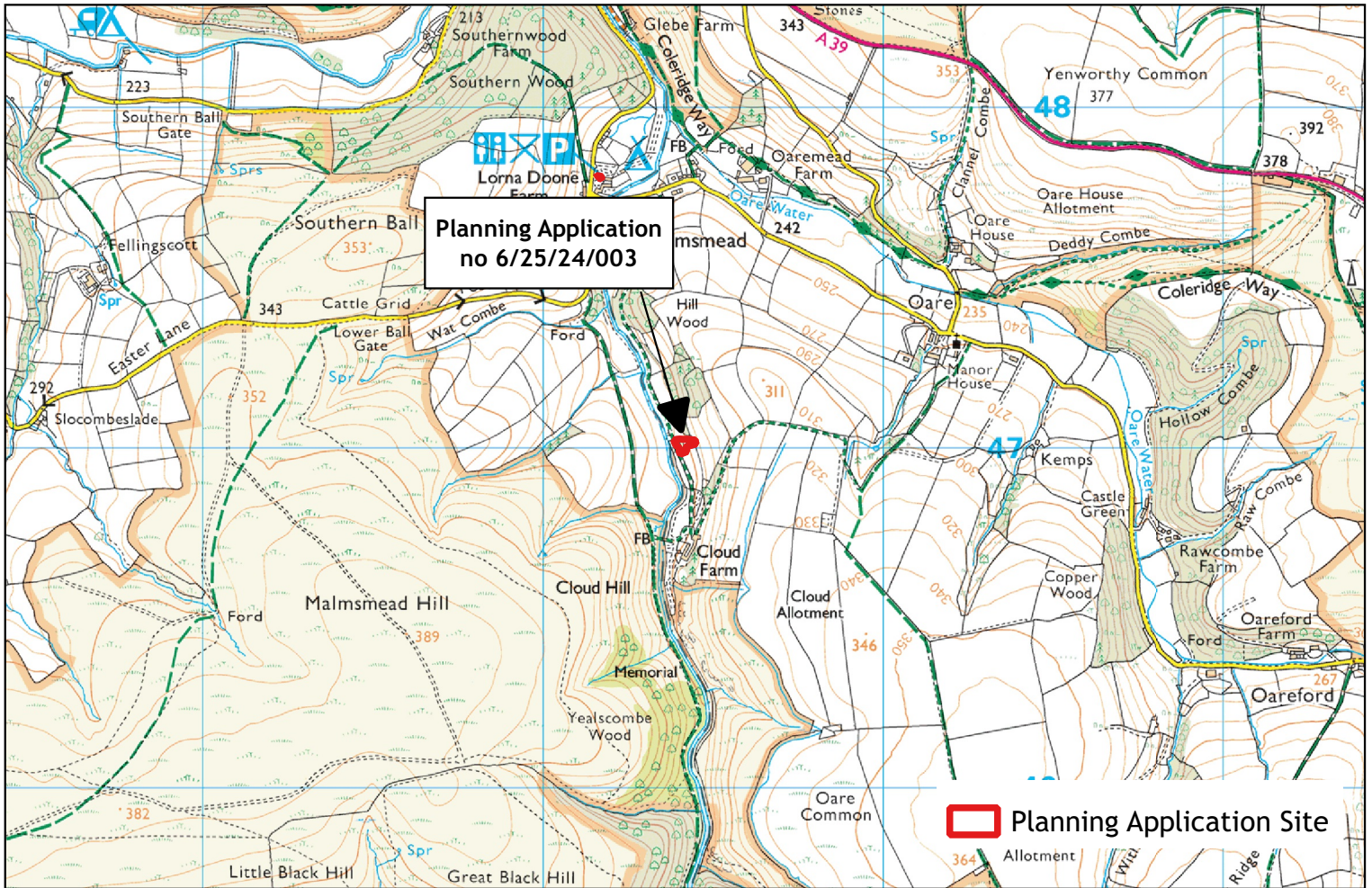
### USE OF FIELD

It should be brought to the attention of the applicant that despite the siting of solar panels for domestic use within the field, the use of the land is still considered to be agricultural in nature and should be used as such, unless otherwise agreed in writing by ENPA.



Site Map  
Scale 1:2,500

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Overview Map  
Scale 1:20,000

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## 5.2



### Committee Report

Application Number:	62/11/24/005
Registration Date:	12-Mar-2024
Target Determination Date:	29-Apr-2024
Extension of Time:	06-Sep-2024
Applicant	Katherine Smith
Agent:	Ms. R Borkowski
Case Officer:	Andrew Parsons
Site Address:	LORNA DOONE FARM, OARE, LYNTON, EX35 6NU
Proposal:	Proposed removal of existing visitor shed and replacement of new visitor hut in new location.
Recommendation:	Approval
Reason for bringing before Authority Committee:	This application is brought before Committee in accordance with the Approved Scheme of Delegation because the recommendation of the Officer is contrary to the views of Brendon & Countisbury Parish Council who object to the application.

### Relevant History

62/11/20/004 Proposed replacement of existing Pay and Display Machine in car park at Lorna Do Approved with Conditions 05/04/2020  
62/11/20/005 Advertisement consent for proposed metal sign board displaying information and d Approved with Conditions 05/04/2020  
62/11/20/010 Proposed installation of a borehole for the provision of water to the public toi Approved with Conditions 08/20/2020  
62/11/21/018 Advertisement consent for the proposed erection of 6 no. signs (amended descript Approved with Conditions 01/31/2022  
62/11/91/003 Erection of pay and display ticket machine with associated signs Withdrawn 07/11/1991  
NI 11862 Proposed development of the site for the construction of public conveniences and Approved 01/07/1969  
NI 11906 Proposed construction of public conveniences Approved 01/07/1969

### Site Description & Proposal

The application site is the car park at Lorna Doone Farm, which is grade II Listed. The site is located in Malmsmead, which is to the east of Brendon. The car park is to the rear of the Lorna Doone building complex and is split into two separate areas with a

## 5.2

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hedgerow separating them. Both areas of the car park are independently accessible from the public highway that passes the site on its western boundary.

This application proposes the removal of an old garden shed which is currently situated immediately to the West of the public toilets, which currently serves as a 'welcome station' or visitors hut for guests that arrive to the site.

The existing building has come to the end of its life, and it is proposed to replace it with a newer, slightly larger building, in a new location slightly further to the North West of the existing shed.

The replacement shed is not new and is to be borrowed from another national trust site where it is surplus to requirement.

The new position of the shed has been carefully considered in order to move visitors away from the road, where they are in conflict with moving traffic whilst trying to obtain information about the site.

In response to comments received from both the public and consultees, the application has been amended within its lifetime to remove any mention of a dog washing station, which was initially proposed upon the slab which currently serves the existing shed.

Additionally, extra planting has been proposed to screen the new shed and further reduce any perceived visual harm that may arise from the siting of the building further toward the road, away from the existing building group.

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### **Consultee Representations**

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Brendon & Countisbury Parish Council

12/03/2024 – Objection

1. Agree to removal of existing visitor shed but there are other existing buildings that can be used as a replacement. No need for a new building.
2. No need for a dog wash when there is a river close by.

21/07/2024 – Objection

For the same reasons as for the original plans

1. No objection to removal of shed.
2. Object to building a new shed when others are available.
3. Object to dog wash area – use river.

North Devon Council – Planning

28/06/2024 – No observations

13/03/2024 – No observations

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ENPA - Historic Buildings Officer

16/04/2024 – No objection

No objection on heritage grounds.

ENPA - Historic Environment Officer

20/03/2024 – No objection

Just within core area of Malmmead settlement as recorded on the HER. Nothing in this area on historic maps and area already subject to car park hard core, concrete pad for shed unlikely to have significant archaeological impact.

ENPA – Senior Ecologist

04/04/2024 – Object

It is unfortunate that the Biodiversity Trigger List has failed to acknowledge the proposed demolition of the existing visitor shed. The photos and information provided is insufficient to be confident that there will be no impact on protected species.

Acknowledging the likely limited suitability of such a building, in the first instance, please request detailed photos showing all aspects of the building (internal and external) for further consideration.

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### Representations

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ENPA have received three letters from local residents in relation to this proposal, two of which are objections. All correspondence has been copied in below.

27/03/2024 - Object

Does Exmoor really need a Dog wash area, when there is a lovely river right next to the site. Its a little suburban and not very rugged for my liking. If the NT is worried about the safety of the people, where there Visitors huts is, why put a dog wash area there. obviously they don't worry about the safety of the dog and their owner. Also i don't like the position of the new visitors hut in the middle of the car park, where it can be seen from the road in both directions and obviously it will stick out like a sore thumb... The hut should be position back against an existing building, like between the toilet block and main building. Personally i think they should convent/do up one of the old building there instead of a new building. Thanks

19/03/2024 – Other

Thank you for notifying us by letter of the above planning application. We are appreciating the efforts the National Trust are making to improve the buildings at Malmesmead and making it a more welcome destination. I have, however, a doubt over whether money is being well spent on putting up a new 'welcoming hut', the existing one appears adequate, and a 'dog wash' which is a very suburban thing. Malmesmead is blessed with a wonderful Ford through Badgeworthy Water which has had dogs washed in it for centuries, amongst I am sure other things. The money, though probably not a large amount, could be better used to renovate the very delapidated Stables. They are in such a state that debris could fly off at any time in the winds we get here and injure someone. As a National Trust member I would like to see the money I pay used to



## 5.2

benefit the rural community in this part of Exmoor as well as visitors. Therefore, a suburban thing such as a 'dog wash' does not rank high on my list. It would be great to see the Stables renovated and used by a local person.

18/03/2024 – Object

1- Agree to the removal of existing visitor shed, however there are other existing buildings very close by that can be used as a replacement. There is no need for a new building.

2- Object to this application - A dog wash station is an absurd proposal, given there is a ford at the front of this NT property. The NT need to remember that, although they have an individual bore hole, the source is also accessed and used by all the residents of the Malmsmead valley area. They have a responsibility to use this precious resource wisely, not waste it needlessly on a dog wash station when a river is perfectly accessible very close by.

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### Policy Context

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Exmoor National Park Local Plan 2011 – 2031

GP1 – General Policy: Achieving National Park Purposes and Sustainable Development

CE-S1 – Landscape and Seascape Character

CE-D1 – Protecting Exmoor's Landscapes and Seascapes

CE-S4 – Cultural Heritage and Historic Environment

CE-D3 – Conserving Heritage Assets

CE-S6 – Design and Sustainable Construction Principles

HC-S6 Local Commercial Services and Community Facilities

RT-S1 Recreation and Tourism

The National Planning Policy Framework (NPPF) is also a material planning consideration.

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### Planning Considerations

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The primary planning considerations in the particular case are considered to be the design, scale and materials of the proposed replacement shed and the impact of the proposed works upon the landscape and heritage assets.

The Historic Environment Officer has been consulted on the proposals and has raised no objection in relation to the impact of the proposal upon Lorna Doone farm, as a heritage asset.

Policy CE-S6 states that development proposals should deliver high quality sustainable designs that conserve and enhance the local identity and distinctiveness of Exmoor's built and historic environment and in doing so applicants will be expected to demonstrate certain design principles.

Of those design principles listed within the policy, the most relevant in this particular case are:

B) The materials and design elements of a new building or conversion of an existing building, should complement the local context through the use of traditional and natural sustainable building materials. The use of locally-sourced sustainable building materials will be encouraged.

C) Design should reinforce landscape character and the positive arrangement of landscape features through planting and landscaping schemes, boundary treatments, and surfacing. Existing features such as trees, hedges and stone walls should be retained particularly where they are characteristic of the streetscape and/or the local area

In this case, the proposed replacement visitor shed would be constructed of timber, a natural and sustainable material. The proposal reinforces landscape character through the formation of additional on-site planting.

### RT-S1 Recreation and Tourism

1. Opportunities to provide a high quality, inclusive visitor experience on Exmoor through a diverse range of recreation and tourism facilities that actively enhance the understanding and enjoyment of the National Park's special qualities will be encouraged in accordance with the following principles:

- a) They are compatible with the quiet enjoyment of the National Park.
- b) There are no unacceptable adverse effects on the natural and historic environment either individually or cumulatively through levels of activity or use.
- c) They contribute towards a sustainable future for Exmoor's local economy and communities.
- d) They support the improved health and wellbeing of people living, working and visiting Exmoor through the benefits of recreation and experience of tranquillity.
- e) They ensure appropriate and safe access by the road network and where possible by walking, cycling, horse-riding and public transport.
- f) They safeguard the existing access network, including public rights of way, and access land; and provide enhancements where opportunities arise (RT-D12).
- g) They respond to opportunities to improve the quality and viability of existing recreation and tourism businesses, through appropriate restoration, extension, expansion or diversification.
- h) They are of a scale compatible with their location and setting, in accordance with the relevant development management policy considerations for tourism and recreation (policies RT-D1 to RT-D12).



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### HC-S6 Local Commercial Services and Community Facilities

1. The National Park Authority will work with constituent local authorities, parish and town councils and communities to ensure that Exmoor's communities are sustained, the economy strengthened, and the needs of visitors addressed.
2. The provision of new or extended local commercial services and community facilities will be supported where it can be demonstrated that they: a) will benefit the local resident community and the needs of visitors; and b) are of a scale and location appropriate to the community they serve.

In relation to this particular proposal, it is considered that the proposed replacement visitor shed contributes to the rural economy by meeting the needs of visitors. It is of an appropriate scale and location and therefore, it is considered that the proposal is broadly in accordance with the requirements of Policy HC-S6.

With regard to comments received from the Parish, it is not within the scope of this application to speculate whether there are other buildings that may be capable of conversion. This application seeks to determine whether or not consent should be granted for the application before us based upon current local and national planning policy.

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### Human Rights

The provisions of the Human Rights Act 1998 and Equality Act 2010 have been taken into account in reaching the recommendation contained in this report.

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### Conclusion

The proposed replacement shed is to be constructed from natural sustainable materials, it would have a traditional appearance and it will be largely screened from view by additional planting proposed within the application and therefore would not result in an unreasonable impact upon the character of the site or the wider area.

The proposed shed is of a suitable scale which is compatible with its proposed location and the wider setting of the landscape and heritage assets.

The proposal seeks to strengthen the rural economy and to meet the needs of visitors to the area.

It is considered that the proposed works are compliant with local and national planning policy and therefore it is recommended that this application is approved, subject to appropriate conditions.

## 5.2

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### Recommendation

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That planning permission be APPROVED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990, (as amended by the Planning & Compulsory Purchase Act 2004).

Reason: For the avoidance of doubt and to ensure the development accords with the approved plans.

2. The development hereby approved shall not be carried out accept in complete accordance with the details, as amended, and shown on the following list of plans:

Date stamped by ENPA on the 12th March 2024:

LDPH-001 (A) Location Plan  
LDPH-002 B Site Plan

Date stamped by ENPA on the 20th June 2024:

LDPH-004 C Proposed visitor building

Reason: For the avoidance of doubt and to ensure the development accords with the approved plans.

3. The proposed planting of hawthorn, hazel and elder indicated on plan LDPH-004 C Proposed visitor building date stamped by ENPA on 20th June 2024 shall be implemented in full within the next available planting season. Once planted they shall be retained on site and maintained, unless otherwise agreed in writing by ENPA

Reason: In the interests of visual amenity and securing ecological enhancements

4. In the event that the use of the hereby approved outbuilding ceases, the structure shall be removed within six months of the cessation of the use of the building as a visitor welcome hut, unless otherwise agreed in writing by ENPA

Reason: To ensure the removal of a redundant structure in the interests of the visual amenities of the area.

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### Informatives

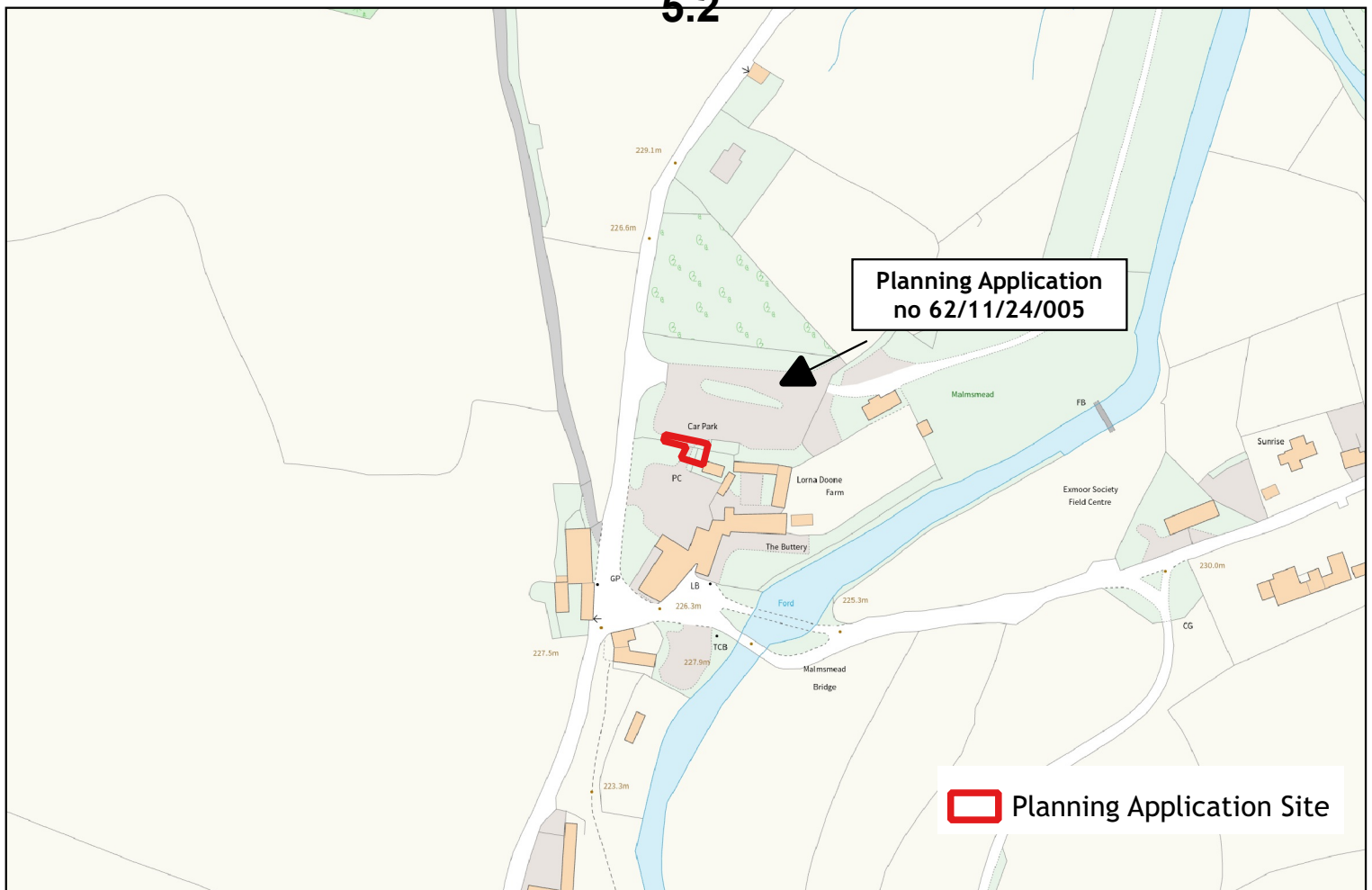
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#### POSITIVE & PROACTIVE STATEMENT

This Authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application, Exmoor National Park Authority has endeavoured to work positively and proactively with the agent/applicant, in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed to achieve a positive outcome.

#### MONITORING OF DEVELOPMENT

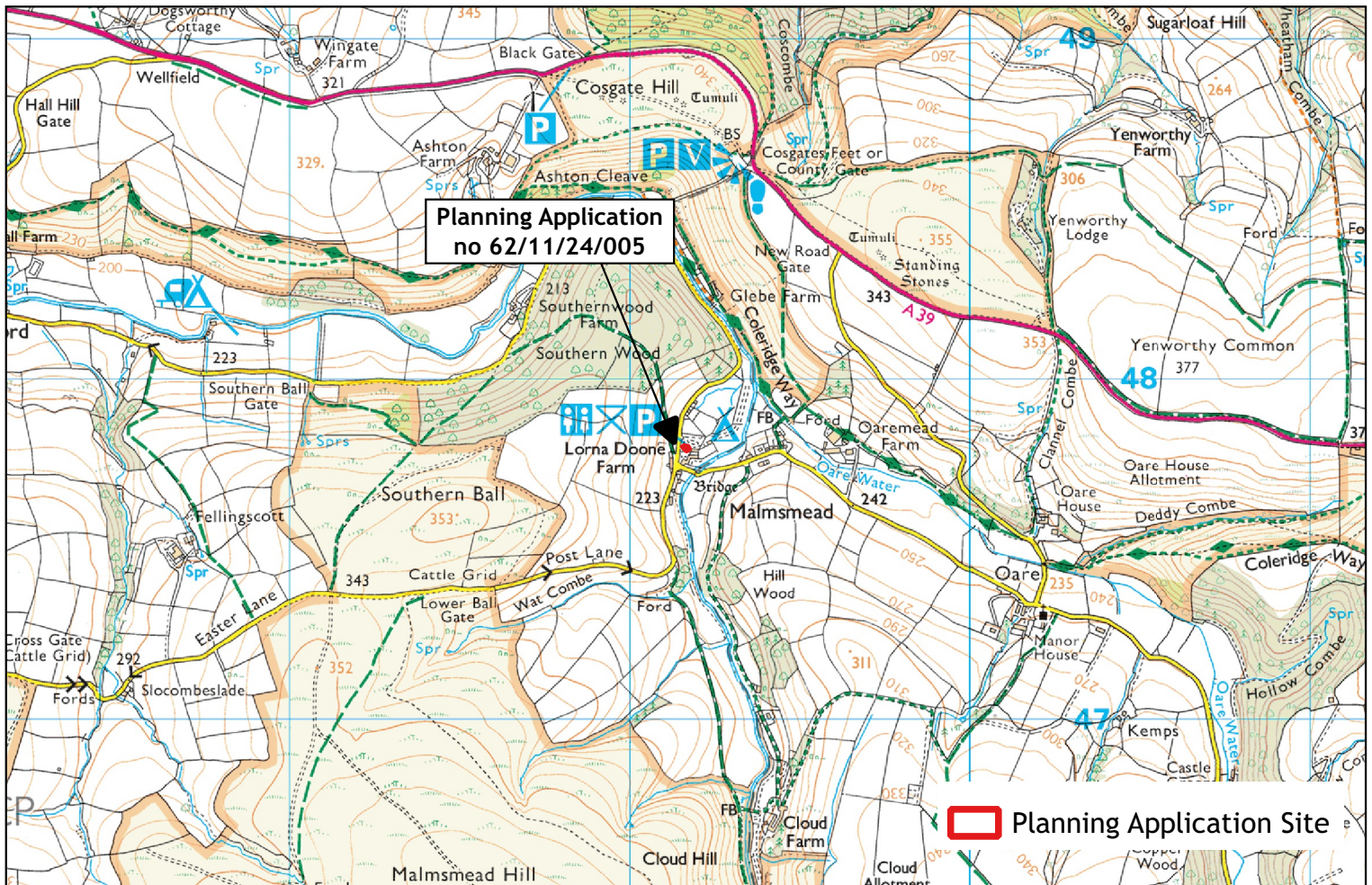
The applicant/developer is reminded that it is their responsibility to ensure that the requirements of each planning condition are met and that the works are undertaken in accordance with the approved plans. Any failure to meet the terms of a planning condition or work which does not accord with the approved plans leaves the applicant/developer liable to formal action being taken. The National Park Authority endeavours to monitor on site the compliance with conditions and building works. This has benefits for applicants and developers as well as the National Park. To assist with this monitoring of development the applicant/developer is requested to give at least fourteen days notice of the commencement of development to ensure that effective monitoring can be undertaken. The Planning Section can be contacted at Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL or by telephone on 01398 323665 or by email [plan@exmoor-nationalpark.gov.uk](mailto:plan@exmoor-nationalpark.gov.uk).



Site Map

Scale 1:2,500

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Overview Map

Scale 1:20,000

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**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
62/41/24/010DC	Ms. B Burnard, Church of St Mary's Lynton PCC c.o. Barb - Proposed discharge of condition 3 (WSI) of approved application 62/41/23/033 (Discharge of Condition ) - The Parish Church Of St Mary The Virgin, Church Hill, Lynton, EX35 6HY	30-Jul-2024 Approved
6/30/24/001DC	Mr H Best - Proposed discharge of condition 4 of approved application 6/30/23/002 (Discharge of Condition ) - Frogwell Farm, SKILGATE, TAUNTON, Somerset, TA4 2DP	16-Jul-2024 Approved
WTCA 24/10	Mr K Harris - Works to tree in a conservation area: 1no tree (0736) - to create new pollard at the main union circa 6m above ground level. (WTCA ) - Land between Tors Road & East Lyn River, Lynmouth	29-Jul-2024 Approved
62/50/24/011DC	Emma Duncan - Proposed discharge of condition 3 of approved application 62/50/21/013 (Discharge of Condition ) - The Mill House, Road From Fox Goose Inn To The Mill House, Parracombe, Devon, EX31 4PE	03-Jul-2024 Approved
WTCA 24/09	Mr K Harris - Works to tree in a conservation area: 1no tree (0034) to clear around base, crown lift to 4m and clear BT cables by 0.5m. (WTCA ) - Cross Street Car Park, Lynton, Devon	29-Jul-2024 Approved
62/50/24/010DC	Emma Duncan - Proposed discharge of condition 4 of approved application 62/50/21/014LB (Discharge of Condition ) - The Mill House, Road From Fox Goose Inn To The Mill House, Parracombe, Devon, EX31 4PE	03-Jul-2024 Approved
6/10/24/005LB	Colin Jackson - Listed building consent for the proposed installation of Shower Room/WC to include new door opening at ground level in rear annex. Retrospective. (Listed Building Consent ) - 25, WEST STREET, DUNSTER, MINEHEAD, TA24 6SN	01-Aug-2024 Approved with Conditions
GDO 24/13	Mr J Pitman - Prior notification for proposed extension to existing barn. (GDO - Agricultural/Forestry ) - Fellingscott Farm, BRENDON, LYNTON, Devon, EX35 6PX	15-Jul-2024 Prior Approval Not Req'd
6/43/24/006	Mr P Hoyte - Proposed installation of 1no. conservation style rooflight 550mm x 980mm to	30-Jul-2024

**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
	principal elevation to serve first floor bathroom which currently does not have a window. (Householder ) - OLD SCHOOL HOUSE, WOOTTON COURTENAY, MINEHEAD, TA24 8RD	Approved with Conditions
6/34/24/001DC	Mr D Takle - Proposed discharge of condition 1 (Parking) & 2 (Surface) of approved application GDO 19/05 (Discharge of Condition ) - WELL FARM COTTAGE, TIMBERSCOMBE, MINEHEAD, TA24 7UB	10-Jul-2024 Approved
6/9/24/011	Mr A Russell - Proposed single storey front extension and porch to north elevation. (Householder ) - TOWNMILL STABLE, HIGH STREET, DULVERTON, TA22 9HB	01-Aug-2024 Approved with Conditions
6/27/24/006	Mr C Lister - Proposed Conversion of existing ancillary garden building to a Holiday Let. Resubmission of refused application 6/27/24/001. (Full ) - CHAPEL KNAPP, PORLOCK WEIR, MINEHEAD, TA24 8PA	30-Jul-2024 Refused
GDO 24/11	Mr. W Wilcox, Woodton Lodge Investments - Prior notification for the change of use of existing commercial office (use class E) to mixed use commercial (use class E) and residential (1no. flat). (GDO - Prior Approval ) - Woodton Lodge, 37 High Street, Dulverton, TA22 9ES	30-Jul-2024 Prior Approval Required-Prior Approval Refused
6/43/24/005	Mr P Catford - Proposed erection of agricultural shed (22.86m x 9m). (Full ) - Agricultural land in the hamlet of Huntscott, (Easting 292245, Northing 144134), Wootton Courtenay, TA24 8RR	10-Jul-2024 Approved with Conditions
6/36/24/001	Mr & Mrs M Eames - Proposed rendering of external walls in hydraulic lime (Householder ) - TOP COURT, UPTON, TAUNTON, TA4 2JG	31-Jul-2024 Approved with Conditions
6/43/24/004	Mr D Thomas - Proposed replacement of timber decking with composite decking. (Householder ) - FERNDAL, WOOTTON COURTENAY, MINEHEAD, TA24 8RD	22-Jul-2024 Approved with Conditions
6/24/24/003	Mr O Curtis - Proposed Creation of off-road parking area to include widening of garden path and erection of retaining wall. (Householder ) -	22-Jul-2024 Approved with Conditions



**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
	BERRYMANS COTTAGE, BEGGARNHUISH, WATCHET, TA23 0LZ	
6/40/24/004LB	Mr M Broadwith - Listed building consent for the proposed repairs and conservation work of the Grade II listed Bank Barn to include replacing cement roof with natural slate, reinstating previously lost openings as well as installing doors and rainwater goods together with rebuilding and consolidating stonework and replacement lintels and thresholds. (Listed Building Consent ) - Great Nurcott Farm, WINSFORD, MINEHEAD, TA24 7HR	22-Jul-2024 Approved with Conditions
6/40/24/003	Mr M Broadwith - Proposed repairs and conservation work of the Grade II listed Bank Barn to include replacing cement roof with natural slate, reinstating previously lost openings as well as installing doors and rainwater goods together with rebuilding and consolidating stonework and replacement lintels and thresholds. (Full ) - Great Nurcott Farm, WINSFORD, MINEHEAD, TA24 7HR	22-Jul-2024 Approved with Conditions
6/29/24/003LB	Mr. D Raymond, National Trust - Listed building consent for the proposed opening of existing fireplace. (Listed Building Consent ) - MYRTLE COTTAGE, BOSSINGTON, MINEHEAD, TA24 8HF	24-Jul-2024 Approved with Conditions
62/41/24/007LB	Mr. K Harris, Lynton & Lynmouth Town Council - Listed building consent for the proposed renovation and installation of charging system to public toilets. (Listed Building Consent ) - External Public Toilets, Lynton Town Hall, Lee Road, Lynton, EX35 6HT	19-Jul-2024 Approved with Conditions
6/26/24/003	Mrs M Clark - Proposed replacement of windows, french doors, fascia and guttering from Wood to UPVc. (Householder ) - 3, WATERSMEET CLOSE, ROADWATER, WATCHET, TA23 0QT	25-Jun-2024 Approved with Conditions
6/27/24/005DC	Mr & Mrs Senior - Discharge of conditions 5 (CEMP), 13 (erection of enclosures), 15 (landscape management plan), 22 (access/driveway details) and 23 (watching brief) of approved application 6/27/22/117. (Discharge of Condition ) - Woodland Plot, Land to the east side of Villes Lane, Porlock, Minehead, TA24 8NW	03-Jul-2024 Approved

**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
6/14/24/002	Mr R Rowe - Lawful development certificate for an existing agricultural building. (CLEUD ) - HORSEN FARM, SIMONSBATH, MINEHEAD, TA24 7LG	24-Jun-2024 Approved
62/14/24/001	Mr J Mugleston - Proposed regularisation of the repairing of existing stone barn to include welfare facilities on the first floor and proposed agricultural shed along with retrospective moving of existing access. (Full ) - South Eastern corner of field on site of existing barn, Easting, 270224, Northing, 138619	18-Jun-2024 Refused
6/24/24/002	Ms N Copper - Proposed installation of rooflights and internal alterations to ancillary outbuilding to provide first floor habitable accommodation. (Householder ) - 5 Woodford Cottages, WOODFORD, WILLITON, TAUNTON, TA4 4HR	04-Jul-2024 Approved with Conditions
62/41/24/006	Mr K Dymond - Proposed loft conversion (Householder ) - 5a The Bungalow, Lee Road, Lynton, Devon, EX35 6HW	24-Jun-2024 Approved with Conditions
6/3/24/001DC	Mrs S Luxton - Proposed discharge of conditions 4 (ecological mitigation strategy) and 11 (soft landscaping plan) of approved application 6/3/23/007. (Discharge of Condition ) - Land at Bryant's Hill, Brompton Regis	21-Jun-2024 Approved
62/41/24/005DC	Mr G Shaw - Proposed discharge of condition 4 (floor and door finishes) of approved application 62/41/22/008LB. (Discharge of Condition ) - NORTH FURZE HILL FARM, BARBROOK, LYNTON, EX35 6LN	09-Jul-2024 Approved
62/50/24/006	Ms. G Turvey, PEEK Architecture & Design LTD - Proposed variation of condition 2 of approved application 62/50/22/015 (Alteration/Lift Condition ) - WALNER FARM, PARRACOMBE, BARNSTAPLE, EX31 4PG	28-Jun-2024 Approved with Conditions
62/41/24/004	Mrs E Heard - Proposed Change of Use from Public House to Single Dwelling with flat. (Full ) - Beggars Roost Inn, Lynton, Devon, EX35 6LD	16-Jul-2024 Refused
6/27/24/004	Mr & Mrs S Walsh - Proposed demolition of previous single storey extensions and construction of new single storey extension including re-finish to existing roof and new dormer window. (Householder ) - VINE	17-Jul-2024 Approved with Conditions



**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
	TREE COTTAGE, SPARKHAYES LANE, PORLOCK, MINEHEAD, TA24 8NE	
6/25/24/002	Mr. S Hewlett, The Groundwork South Trust Ltd - Lawful development certificate for the proposed replacement of aluminium windows with uPVC windows.	18-Jun-2024 Refused
	(CLOPUD ) - Yenworthy Lodge Cottage, OARE, LYNTON, Somerset, EX35 6NY	
62/62/24/001	Ms V Kingshotte - Proposed removal of conditions 14 & 15 of approved application 62/62/15/001 (Alteration/Lift Condition ) - MIDDLE DEAN FARM, TRENTISHOE, PARRACOMBE, BARNSTAPLE, EX31 4PJ	01-Aug-2024 Refused
62/50/23/019	Parracombe Parish Council - Proposed extension, alterations and refurbishment of Parish Hall building and car park. (Full ) - PARRACOMBE VILLAGE HALL, PARRACOMBE, BARNSTAPLE, EX31 4RJ	19-Jun-2024 Approved with Conditions
6/9/23/017	Mr P Groves - Proposed siting of Shepherds hut. Retrospective. (Full ) - Northcombe House, Northcombe Lane, Dulverton, Somerset, TA22 9JH	09-Jul-2024 Approved with Conditions
62/43/23/003	Mr H Wassell - Proposed erection of agricultural barn for livestock. (Full ) - KILLINGTON HOUSE, MARTINHOE, PARRACOMBE, BARNSTAPLE, EX31 4QW	26-Jun-2024 Refused
6/30/23/002	Mr & Mrs Best-Shaw - Proposed change of use of agricultural land to form manège for private use. (Full ) - Frogwell Farm, SKILGATE, TAUNTON, Somerset, TA4 2DP	27-Jun-2024 Approved with Conditions
6/3/23/001	Ms L Bengtson - Proposed conversion of 2no. agricultural barns into 1no. local needs affordable dwelling. (Full ) - Land Adjacent to Red Cross Farm, Brompton Regis, Dulverton, TA22 9NH	17-Jul-2024 Approved with Conditions

**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
62/62/24/004DC	Mr. A Palmer, National Trust - South West Region - Discharge of condition 3 (CEMP) of approved application 62/62/23/001. (Discharge of Condition ) - Land adjacent to Tattiscombe Farm, Easting: 263120, Northing: 146416, EX31 4PH	16-Aug-2024 Approved
62/43/24/002	Ms F Blunt - Non-material amendment – full – of approved application 62/43/23/010 to allow the addition of one door and one dormer to the rear (west) elevation. (NMA - Full ) - MARTINHOE MANOR, WOODY BAY, PARRACOMBE, BARNSTAPLE, EX31 4QX	16-Aug-2024 Approved
62/41/24/008DC	Mr G Shaw - Proposed discharge of conditions 6 (floor and door finishes) of approved application 62/41/22/007. (Discharge of Condition ) - NORTH FURZE HILL FARM, BARBROOK, LYNTON, EX35 6LN	08-Aug-2024 Approved
WTCA 24/12	Mr K Harris - Works to trees in a conservation area: Risk management by removal of deadwood from 3no trees (0032) (WTCA ) - Land near Manor Grounds and the Tennis Court, Lynmouth	08-Aug-2024 Approved
WTCA 24/11	Mr K Harris - Works to trees in a conservation area: To fell 2no tree (x36 & x37) to ground level, volume reduction 1no tree (0731) of low branch by 20% thin. (WTCA ) - Manor Woods, Lynton	08-Aug-2024 Approved
WTCA 24/08	Mr J Edwards (Deceased) - To fell 1no. Conifer in front garden (WTCA ) - 5, TOWN MARSH, DULVERTON, TA22 9DS	08-Aug-2024 Approved
GDO 24/12	Mr. A Mirza, Airwave Solutions Ltd c/o agent - Prior notification for proposed installation of 8m high telegraph pole, 2no dishes, 2no cabinets and associated development. (GDO - Telecomms ) - Agricultural field to south of Mill Lane, Land of Edgcott Farm, Land to west of Mill Lane, Edgcott Farm, Exford, Minehead, TA24 7NS	09-Aug-2024 Prior Approval Required-Prior Approval Approved
6/9/24/012	Ms R Witney - Proposed erection of balcony with external spiral staircase and reinstatement of brick facing to street elevation (Full ) - FLAT, 46, HIGH STREET, DULVERTON, TA22 9DW	09-Aug-2024 Approved with Conditions

**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
6/42/24/001	Mr T Adams - Proposed siting of 1no. timber cabin, together with, the conversion of existing building to holiday accommodation and associated landscaping. (Full ) - WEST HOLLOWCOMBE FARM, WEST HOLLOWCOMBE, HAWKRIDGE, DULVERTON, TA22 9QL	09-Aug-2024 Refused
6/24/24/004	Mr & Mrs Burges - Lawful development certificate for the use of approved garden shed as ancillary studio to the main house (C3) (CLEUD ) - CIDER PRESS, YARDE, WILLITON, TAUNTON, TA4 4HW	07-Aug-2024 Approved
WTCA 24/07	Mr P Taylor - Works to Trees in a Conservation Area: To fell 1no Scots Pine (T1), crown reduction and dead wood removal as per report (T2) and 20% crown thin (T3). (WTCA ) - THE GARDEN HOUSE, SELWORTHY, MINEHEAD, TA24 8TW	08-Aug-2024 Approved
6/15/24/001	Mr O Robins - Proposed removal of 4.26m of hedgerow to widen gateway to improve access and visibility. (Full ) - Field gate along the A396 to the South of Coppleham Cross, Coppleham Cross, Winsford, TA24 7AF	14-Aug-2024 Approved with Conditions
6/9/24/010	Mr J Turk - Proposed replacement of front single-storey extension, replacement of rear single-storey extension and reuse of garage to office.  (Householder ) - 3 ADDLEMEAD, LADY STREET, DULVERTON, TA22 9DD	15-Aug-2024 Approved with Conditions
6/9/24/008LB	Mr. K Ross, Dulverton town hall thrift - Listed building consent for the proposed installation of an air source heat pump on the rear roof of the hall. (Listed Building Consent ) - DULVERTON TOWN HALL, 10, FORE STREET, DULVERTON, TA22 9EX	13-Aug-2024 Approved with Conditions
62/50/24/008	Mr T Manfield - Proposed use of existing outbuilding as annexe to main dwelling. Retrospective. (Householder ) - VALLEY VIEW, PARRACOMBE, BARNSTAPLE, EX31 4RJ	09-Aug-2024 Approved with Conditions
62/50/24/007	Mr Williamson & Ms Kelly - Proposed demolition of extensions and outbuilding and erection of single storey extensions and conversion of loft with dormer	15-Aug-2024 Approved with Conditions

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**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
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	windows. (Householder ) - ROWLEY DOWN, PARRACOMBE, BARNSTAPLE, EX31 4PN	
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6/20/22/107	Mr K Lee - Proposed Conversion of existing barn into ancillary accommodation to be used in conjunction with the main dwelling. Part Retrospective: re-cover roof with natural slates. (Full ) - HIGHER PONDS, LUXBOROUGH, WATCHET, TA23 0SN	09-Aug-2024 Approved with Conditions
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