



EXMOOR

NATIONAL PARK

EXMOOR NATIONAL PARK AUTHORITY
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21st May 2026

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, 2nd June 2026 at 2.00pm.**

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).

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 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).

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](#).

AGENDA

1. **Election of Chairperson**
2. **Election of Deputy Chairperson**
3. **Apologies for Absence**
4. **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.

5. **Minutes**

- (1) To approve as a correct record the Minutes of the meeting of the Planning Committee held on 5th May 2026 (Item 5)
- (2) To consider any Matters Arising from those Minutes.

6. **Business of Urgency:** To introduce any business which by reason of special circumstances the Chairperson, after consultation with the Chief Executive, is of the opinion should be considered as a matter of urgency and to resolve when such business should be ordered on the Agenda.

7. **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.

8. **Development Management:** To consider the report of the Head of Climate, Nature & Communities on the following:-

Agenda Item	Application No.	Description	Page Nos.
8.1	EXM/26/077/FULL	Proposed Application Under Regulation 3 of The Town & Country Planning General Regulations 1992 for the proposed installation of PV array, battery storage and new generator, replacement of asbestos slate roof with natural slate and replacement windows and doors, and erection of rear porch, gable end lean-to, together with, installation of package treatment plant – at Driver Farm, Simonsbath, Minehead, TA24 7LH	1 - 21

9. **Application Decisions Delegated to the Chief Executive:** To note the applications determined by the Chief Executive under delegated powers (Item 9).

10. **Site Visits:** To arrange any site visits agreed by the Committee (the reserve date being Friday, 3rd June 2026 (am))

ITEM 5

EXMOOR NATIONAL PARK AUTHORITY PLANNING COMMITTEE

MINUTES of the Meeting of the Planning Committee of Exmoor National Park Authority held on Tuesday, 5 May 2026 at 1.30pm in the Committee Room, Exmoor House, Dulverton.

PRESENT

Mr S J Pugsley (Chairperson)

Mr M Kelly (Deputy Chairperson)

Mr A Bray

Mr D Elson

Mr J Holtom

Mr M Kravis (substitute for Mr T Butt Phillip)

Mr R Hopley

Mr B Geen

Mrs F Nicholson

Mrs F Smith

Apologies for absence were received from: Mr T Butt Phillip, Mr J Patrinos and Miss E Stacey

86. DECLARATIONS OF INTEREST / LOBBYING OF MEMBERS / UNACCOMPANIED SITE VISITS: There were no declarations of interest.

87. MINUTES:

- i. **Confirmation:** The **Minutes** of the Committee's meeting held on 7 April 2026 were agreed and signed as a correct record.
- ii. **Matters arising:** There were no matters arising.

88. BUSINESS OF URGENCY: There was none

89. PUBLIC SPEAKING: There were none.

DEVELOPMENT MANAGEMENT

90. Application No: EXM/26/013/FULL

**Location: Land North of Chibbet Post, Exford, Minehead, TA24, 7ND.
Proposed erection of steel frame building.**

The Committee considered the **report** of the Head of Climate, Nature & Communities.

The Committee's Consideration

Members had attended a site visit on Friday 1st May 2026 as a fact-finding exercise. The site visit gave an opportunity to understand more clearly what was being proposed and also what was being discussed that wasn't actually formally shown in the proposals. In light of the discussion, it was felt it might be appropriate if the item was deferred to allow for clarifications to be made. The applicant had asked that the application was deferred.

RESOLVED: To **defer** determination of the application to allow the applicant to revise the drawings and provide further clarification on the proposal.

91. Application No: EXM/26/068/FULL

Location: Land adjoining B3224 at Treborough Common, Treborough, Watchet
Proposed temporary change of use of agricultural land for timber storage and associated wood chipping operations, including a defined operational area, maximum stack height of 3.5 metres, and associated temporary works (10 year permission)

The Committee considered the report of the Head of Climate, Nature & Communities.

The Committee's Consideration

Members and Officers noted a site visit had taken place in 2022 but not in regard to this new application.

Given the history of timber storage and associated wood chippings on the site at Treborough Common, Members were satisfied that the planning proposals were suitable for approval.

The Committee was advised of the Highway Authority comments, which were received after the Committee Report had been drafted. Whilst it was noted that two pre-commencement conditions had been suggested, these were not considered necessary or reasonable in this instance. It was noted that the development had already taken place, that there was sufficient space at the site for vehicles associated with the development to park and turn without conflicting with the flow of traffic on the road, and that there was no requirement for electric vehicle charging. In addition, the access was a well-established and would not be altered, which local knowledge showed had experienced no issues, and Members did not consider the development had caused a material increase in traffic movements.

RESOLVED: To grant planning permission subject to the conditions set out in the report.

92. Application No: EXM /26/016/LBC

Location: Exmoor National Park Authority, Exmoor House, Kemps Way, Dulverton, TA22 9HL. Application Under Regulation 3 of the Town and Country Planning General Regulations 1992 for listed building consent for the proposed replacement of existing publicly accessible defibrillator.

The Committee considered the report of the Head of Climate, Nature & Communities.

The Committee's Consideration

Members acknowledged the plans to replace the existing defibrillator with a newer model, which is recessed beside a chimney breast. This would not impact the architectural or historic interest of the building.

RESOLVED: To approve subject to conditions in the report.

93. Application No: 6/26/25/003

**Location: Roadwater Methodist Church, Roadwater, Watchet, TA23 0QY
Proposed conversion of existing church into a single affordable residential unit.**

The Committee considered the **report** of the Head of Climate, Nature & Communities.

The Committee's Consideration

Members noted the update report which outlined an error in the submitted drawings showing an additional window on the north west elevation. This has now been removed from the plans and does not change any alterations to the building.

RESOLVED: To approve with amended wording to condition 2 (approved plans) to reflect the revised drawing numbers.

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

95. SITE VISITS: If there were any site visits to arrange, these would take place on the morning of Friday 29 May 2026.

The Chairperson thanked Dominic Elson for his membership and contribution to the Committee, Mr Elson was ending his tenure as Secretary of State to ENPA in May 2026.

The meeting closed at 2.30pm

(Chairperson)

Committee Report

Application Number:	EXM/26/077/FULL
Valid Date:	24 March 2026
Target Determination Date:	23 June 2026
Extension of Time:	N/A
Applicant:	Mr Thurlow
Agent:	Mr Thurlow
Case Officer:	Joe White
Site Address:	Driver Farm Simonsbath Minehead TA24 7LH
Proposal:	Application Under Regulation 3 of The Town & Country Planning General Regulations 1992 for the proposed installation of PV array, battery storage and new generator, replacement of asbestos slate roof with natural slate and replacement windows and doors, and erection of rear porch, gable end lean-to, together with, installation of package treatment plant.
Recommendation:	Approved with Conditions
Reason for bringing before Planning Committee:	Exmoor National Park Authority is the applicant
Pre-commencement conditions agreed:	Yes

Relevant History

GDO 25/03

Decision: Prior Approval Not Required

Decision Date: 01/04/2025

Prior approval for the proposed demolition of stock building, silage clamp, surrounding concrete apron and removal of sheep dip and pens. Amended description.

GDO 24/02

Decision: Prior Approval Not Required

Decision Date: 10/04/2024

Application under Regulation 3 of The Town & Country Planning General Regulations 1992 prior notification for the re-roofing of the East Barn at Driver Farm and associated repairs.

EXM/26/049/FULL

Decision: awaiting decision

Application Under Regulation 3 of The Town & Country Planning General Regulations 1992 for the proposed change of use of barn to comprise flexible educational space, office accommodation, non-serviced short term let visitor accommodation, and toilet and shower facilities, together with, creation of tented camping area and vehicle parking area and associated works.

Site Description & Proposal

The application site is Driver Farm, which lies north of the B3358, west of Simonsbath. The farm is one of the original farmsteads built by the Knights on Exmoor. The farmstead is depicted on the 1st Edition Ordnance Survey map. The house was built in 1847 and sits within a courtyard of traditional farm buildings, that lie to the south. It was purchased by the Fortescue estate in 1879 and later became part of the Emmett's Grange estate, before being sold to Somerset County Council and is now owned by Exmoor National Park Authority. Whilst the farmhouse is not a Listed Building, it is a non-designated heritage asset.

The building complex lies adjacent to the Pinkworthy and Driver Farm Site of Special Scientific Interest (SSSI). The SSSI was notified on 7 January 2021 for grassland fungi and grassland.

The site lies within the 1km zone for the Critical Buffer Zone of the Dark Sky Reserve, just outside the Core Zone.

The application proposes the installation of a ground mounted solar photovoltaic (PV) array, which would be laid out in three rows behind (north of) the farmhouse. A new energy and fuel tank enclosure would be constructed to one side of the PV array. The enclosure would be partially roofed. It would accommodate battery and PV equipment, a generator, and a fuel store for the benefit of the dwelling.

The existing septic tank, which lies at the edge of the field to the east of the main building and access drive, would be replaced by a new package treatment plant within the same position.

The proposals include the replacement of the existing asbestos slate with natural slate over the roof of the farmhouse. The existing solar panels on the south facing roof slope would also be removed. Windows and doors would be replaced. The roof over the lean-to on the south west elevation of the dwelling would be replaced with natural slate, and solar PV panels would be installed on the new roof. Air-source heat pumps are also proposed on the wall.

An open front log store is proposed as a lean-to on the north east elevation of the dwelling. It would be single storey and constructed with rendered walls under a natural slate roof.

An open sided lean-to porch extension would be built to the rear (north west) of the house. It would have a timber frame with a natural slate roof and would replace an existing smaller porch. The rear garden patio would be extended slightly with a new retaining wall constructed.

Whilst elements of the scheme would likely be permitted development, most notably the replacement roof material, doors and windows on the house, they form part of the proposals being considered.

A separate application (reference EXM/26/049/FULL) proposing various other developments, including the change of use of the west barn and a camp site was

submitted in February 2026. Those are unrelated proposals and that application is likely to come before Planning Committee at a future date.

Consultee Representations

Environment Agency – No comments to make in respect of the proposed development.

Exmoor Parish Council – Agreed to support the application but were perplexed as to why the PV panels were being removed from the south east roof elevation and being relocated onto the south west stable roof, with new ground-mounted arrays in the garden. Councillors noted that new hedges/hedge banks will be planted but these will take some time to grow to provide adequate screening.

ENPA Ecologist – Based on the proposal it is good to have received the ecology reports: Preliminary Ecological Appraisal (including a Biodiversity Net Gain assessment), Seasons Ecology, dated 29 October 2025 and Update Bat Survey, Seasons Ecology, 11 November 2025. The ecology reports detail the findings of a desk study, field survey, bat emergence surveys and a UKHab/BNG survey. BNG documents have also been submitted including: Statutory Biodiversity Metric, condition assessment, Biodiversity Gain Statement and maps of the baseline and proposal. The methods, presentation of results and recommendations within the reports are satisfactory.

The surveys confirmed the farmhouse as having multiple summer day roosts for common pipistrelle bats and two summer day roosts for brown long-eared bats. The proposal will require a European Protected Species Licence (EPSL) from Natural England. A licenced bat handler is also required to be present on site during any works that affect roosting opportunities and contractors must attend a toolbox talk to ensure that they are aware of the presence of bats and measures required to minimise impacts.

A detailed mitigation plan should be developed to support the bat licence application based on the proposal. However, the ecology report states that existing roosting opportunities and access points should be retained where possible or reinstated on a like for like basis. Where this is not possible the proposal should incorporate compensatory roosting opportunities such as bat access tiles and bat boxes. In addition to the compensation there should be at least two bat boxes installed as enhancement. These should be installed on a building or tree 3-5m above the ground facing between southwest and southeast.

No active nests were found during the survey; however, remnant house martin nests were present and nesting opportunities are still present. There are barn owls known to be nesting in the barns near the farmhouse. To prevent impacts to nesting birds works should be carried out outside of the breeding bird season

(which is March to September inclusive). If this is not possible, then the site should be surveyed by a suitably qualified ecologist immediately prior to works. If active nests are found, then works cannot continue until young have fledged.

Suitable house martin nesting opportunities should be reinstated prior to the nesting season following works, either through the provision of boxes within the building or on a nearby tree or building. In addition to this at least two other bird boxes should be installed as enhancements. These should be installed 2-3m or 5m for swift, swallow and marten nests, above the ground on a building or tree facing between north and east.

The Preliminary Ecological Appraisal and UKHab assessment identified the following habitats to be present: grassland, hedgebank, line of trees, hedgerow, vegetated gardens and developed land. The proposal will result in the loss of a small amount of modified grassland and part of the garden will be under greater management as a vegetated garden. To achieve BNG some of the grassland will be enhanced and a native hedgerow will be created.

The hedgerows and tree lines provide opportunities for commuting and foraging bats, dormouse and other small mammals, nesting birds, reptiles and amphibians. The grassland provides opportunities for amphibians, reptiles and invertebrates. As long as there are no impacts to the hedgerows and tree lines then there is unlikely to be a loss in dormouse habitat or impacts to nesting birds. Best practice measures should be followed to reduce entrapment risk to wildlife, including hedgehogs and badgers, as a precaution any open trenches or pits or large pipes (>200mm diameter) should be covered at night; and any open excavations should have a means of escape, for example by way of a sloped plank or sloped end to allow any animals to escape. Please secure by condition.

To prevent any harm to reptiles a Precautionary Working Methods Statement should be implemented including that grass cutting should only occur during warm periods and vegetation should be cleared in stages, initially to 150mm and then to ground level, towards retained habitat. A toolbox talk and ecological supervision should also be included including what action to be taken if reptiles or amphibians are encountered.

Two Schedule 9 invasive species were identified during the site survey, montbretia and variegated yellow archangel. Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) makes it an offence to plant or otherwise cause these species to grow in the wild. Therefore, care should be taken to avoid the spread of these species or remove them. Contractors should be made aware of the presence and locations and exclusion zones demarcated. If removal/disturbance is unavoidable a strategy should be created to prevent the spread.

Due to the proximity of the site to the Pinkworthy and Driver Farm Site of Special Scientific Interest Natural England has requested that a Construction Environmental Management Plan (CEMP) is implemented. This should include how the retained habitats (grassland and hedgerows) will be protected during works and suitable pollution control measures.

It is stated in the Design and Access statement that there will be minimal external lighting and they will be downward facing and sensor controlled. Please could it be ensured that the bulbs used should be 2700 or less and 500 lumens or less. The lighting will also only be installed at entrances so should not have an impact on bats except caution will need to be taken installing lighting in the porch which contains a bat roost.

Given the size of the site and the scale of the BNG works it is probable that the applicant will be able to achieve 10% BNG onsite.

There is a small overlap between the red line boundary of this application and the RLB for the planning application for the Driver West Barn (EXM/26/049). Any Biodiversity Net Gain within this overlap may only be counted towards one application. As both applications are currently exceeding 10% net gain I do not expect there will be an issue for both applications to achieve net gain without double counting the overlapping area.

I suggest conditions are applied to any permission granted to secure enhancements as detailed above and for the following for which I have provided some suggested wording below:

- The development hereby approved shall not in any circumstances commence unless the Local Planning Authority has been provided with either: a) a copy of the licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the development to go ahead; or b) a statement in writing from a licensed bat ecologist or Natural England to the effect that the specified development will not require a licence.
- The works hereby approved shall not place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the works to the buildings commences and provides written confirmation to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. In no circumstances shall netting be used to exclude nesting birds.
- The development hereby approved shall be carried out in strict accordance with all ecological measures as set out in Section 5 of the Update Bat Survey

(Seasons Ecology, November 2025) and Section 6 of the Preliminary Ecological Appraisal (Seasons Ecology, October 2025), unless any variation is recommended by Natural England.

- No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of “biodiversity protection zones”.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

- Prior to the installation of any external lighting on site, a “lighting design strategy for bats” shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places, foraging habitat and commuting routes; and
 - b) show how and where external lighting will be installed (for example through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their resting places. all external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Future Landscapes Officer – The energy enclosure has been orientated to align with the hedgebank to minimise impact on the setting of the farmhouse, combined with a green roof to part of the enclosure. The new hedgebank across the garden will provide clear separation and containment of the ground mounted PV panels and enclosure. More detail would be needed on the green roof, should consent be granted.

The site is in the Critical Buffer Zone of the Dark Sky Reserve, just outside the Core Zone. External lighting should be kept to a minimum and any proposed should be dark sky compliant. I would request that this is secured by way of an appropriate condition to protect the quality of the dark night sky.

Natural England – The application is directly adjacent to Pinkworthy and Driver Farm SSSI, designated due to it’s nationally important assemblage of grassland fungi and for its species-rich lowland dry acid grassland and rush pasture. On the basis of information provided within the Preliminary Ecological Appraisal (August 2025) and Bat Surveys (July 2025), Natural England’s advice is that the proposed development is unlikely to have a significant effect on the protected features of the European site. If your Authority is minded to grant permission, Natural England recommend the following measures are secured: - A Sensitive Lighting Scheme approved by an ecologist/LPA to ensure the ‘minimal’ level of external lighting outlined in the PEA and Design & Access Statement (March 2026) can be met with the design of the proposed development as submitted. - The habitat enhancement measures recommended within the PEA should be secured by condition as the site has been identified as ecologically important at a site level. - A Construction Management Plan (CEMP) must be conditioned to outline how hedgerows and trees will be protected, ensure no impacts on the quality of water courses or bodies and how dust and lighting will be controlled during construction. The approved CEMP should be secured via an appropriately worded condition attached to any planning consent and shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority. - As all bat species are a European Protected Species protected under the Conservation of Habitats and Species Regulations 2017 (as amended), and this site has Pipistrelle bat and Brown-long eared bat roosts, a licence is required in order to carry out any works that involve certain activities such as disturbing or capturing the animals, or damaging or destroying their resting or breeding places. It is for the developer to decide whether a species licence is needed to carry out work directly connected with the proposed development as well as associated mitigation work.

- ENPA PROW & Access Officer - No Response
- ENPA Estates Manager - No Response
- Somerset Council - Planning (West Team) - No Response
- ENPA Woodlands Officer - No Response
- Somerset Highways Authority - No Response
- Environmental Health - Somerset - No Response

Representations		
Total – Objections	Total – Support	Total – No Objections
0	0	0

Planning Context

Exmoor National Park Local Plan 2011-2031 (inclusive of minerals and waste policies):

GP1 Achieving National Park Purpose and Sustainable Development

CE-S1 Landscape Character

CE-D1 Protecting Exmoor's Landscapes and Seascapes

CE-S2 Protecting Exmoor's Dark Night Sky

CE-S3 Biodiversity and Green Infrastructure

CE-D2 Green Infrastructure Provision

CE-S4 Cultural Heritage and Historic Environment

CE-D3 Conserving Heritage Assets

CE-S6 Design and Sustainable Construction Principles

CE-D4 Extensions to Buildings

CC-S1 Climate Change and Mitigation and Adaption

CC-S5 Low Carbon and Renewable Energy Development

CC-D5 Sewerage Capacity and Sewage Disposal

CC-D4 Freestanding Solar Arrays

CC-D5 Sewerage Capacity and Sewage Disposal

CC-S7 Pollution

HC-D15 Residential Extensions

HC-D16 Outbuildings

The National Planning Policy Framework (NPPF) is a material planning material consideration for all applications.

Planning Considerations

The main planning issues are the effect of the proposed development on the character and appearance of the building and the locality, including the Dark Sky, and whether the proposals would adversely impact on the SSSIs and ecology. Other matters include whether the scale of the development would be proportionate and suitable having regard to relevant Local Plan Policies.

CHARACTER AND APPEARANCE

Policy GP1 advises that sustainable development will conserve and enhance the National Park, its natural beauty, wildlife and cultural heritage and its special qualities. Development should promote opportunities for their understanding and enjoyment by the public and, in doing so, foster the social and economic wellbeing of local communities.

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. Policy CE-S6 requires that development proposals deliver high quality sustainable designs that conserve and enhance the local identity and distinctiveness of Exmoor's built and historic environment.

Policy CE-S2 refers to Exmoor's dark night sky and advises that, amongst other things, the tranquillity and dark sky experience of Exmoor National Park Dark Sky Reserve and the National Park as a whole, will be maintained and improved.

These policies are consistent with the NPPF and the protection of the National Park and have regard to the purposes of designated National Parks and their status.

Policy CC-D4 refers to freestanding solar arrays. It says that small scale freestanding installations to serve the needs of individual properties will be permitted where, amongst other things, they are within suitable areas, proportionate to the property they are intended to serve and do not harm the significance of heritage assets.

Policies CE-S4 and CE-D3 refer to heritage assets and advise that development proposals affecting a heritage asset and its setting should demonstrate a positive contribution to the setting through sensitive design and siting, and avoid unacceptable adverse effects, as well as other things.

Driver Farm, even though it is not listed, conveys a degree of heritage value. Its significance, in part, arises from its age, relevance to the history of this part of Exmoor and the Knights, and its traditional construction materials and relatively simple form. The traditional farm buildings form a courtyard enclosure with the dwelling, which contributes to the legibility of the group of interrelated buildings, which are of historic value and forms the immediate and wider setting of the farmhouse.

The setting of a heritage asset, which can contribute to its significance, is defined in the glossary to the NPPF as the surroundings in which a heritage asset is experienced.

The NPPF sets out that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. Also, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. The NPPF requires that the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation should be taken into account.

The development includes the replacement of more modern roofing materials with natural slate, which is historically the material that would have been used on the dwelling. The relocation of the solar panels from the main roof and their installation on a subsidiary side roof would better reveal the significance of the dwelling and its unadorned appearance.

The proposed additions to the dwelling are relatively small scale and would not harm the character and appearance of the dwelling.

The package treatment plant would replace the existing septic tank and would be below ground. It would not impact on the setting of the dwelling or harm the character and appearance of the locality.

The ground mounted solar panels and new enclosure would be sited to the rear of the dwelling. They would be bounded by hedgerows. Furthermore, a new hedge is proposed to enclose the area. An Arboricultural Impact Assessment was submitted with the application, which advises that there would be no harm to existing trees. As such, the solar panels would not harm the legibility of the interrelationship of the traditional building group, nor harm the significance of the non-designated heritage asset.

Taking these factors together, the overall form of the building would be little changed. The proposal would have no harmful impact on the significance of the non-designated heritage asset.

The submitted details state that lighting would be minimal, downward-facing, motion-activated, and limited to entrances with short timed shut-off.

It would be possible to apply a condition, in the event that planning permission is granted, to secure details of such lighting prior to their installation.

For these reasons, the proposal would not harm the character and appearance of the building and the locality, including the Dark Sky. The proposal would comply with Policies GP1, CE-S1, CE-D1, CE-S2, CE-S6 and CC-D4 of the Local Plan where they seek to conserve and enhance the National Park's natural beauty and its special qualities. There would also be no conflict with Policies CE-S4 and CE-D3, which amongst other things seek to avoid unacceptable adverse effects on heritage assets.

SSSI AND ECOLOGY

In accordance with CE-S3 the conservation and enhancement of wildlife and habitats will be given great weight, and development likely to cause harm to sites designated for their international, national or local importance will not be supported. Development should also not lead to harm to legally protected species or lead to the loss of or damage to their habitats.

The building complex lies adjacent to the Pinkworthy and Driver Farm SSSI. The SSSI is of special interest for its nationally important assemblage of grassland fungi and its species-rich lowland dry acid grassland. There is also a smaller, but significant, area of rush pasture.

The application site comprises grassland, hedgebanks and hedgerows with lines of trees, vegetated garden and developed land. A Preliminary Ecological Appraisal and an Update Bat Survey were undertaken by Seasons Ecology and submitted in support of the application.

The surveys confirmed that the house provides summer day roosts for common pipistrelle bats and brown long-eared bats. Consequently, a European Protected Species Licence would be required from Natural England.

The Update Bat Survey issued 11 November 2025 by Seasons Ecology recommends mitigation and supervision measures for the proposed works to ensure that bats and their habitats are not harmed. These recommendations should be secured by condition in the event planning permission is granted.

No active bird nests were found during the survey although remnant house martin nests were present as well as nesting opportunities. Therefore, in order to prevent impacts to nesting birds, works to the house should be carried out outside the bird nesting season (March to September), unless the site has been surveyed by a suitably qualified ecologist immediately before works commence and no active bird nests are found. In the event planning permission is granted, this can be a condition of permission.

Given the scale and nature of development proposed, the Preliminary Ecological Appraisal considers it is unlikely that dormice, reptiles and amphibians or their habitats would be impacted.

The ENPA Ecologist and Natural England do not object to the application proposals subject to conditions. Whilst the site lies close to the SSSI, it lies outside of the designated site. In these circumstances, having regard to the nature and scale of development proposed, there is no basis to consider that the proposal would harm the special interests of the nearby SSSI.

Therefore, having regard to the recommendations and advice of suitably qualified professionals, and the conclusions of the Update Bat Survey and Preliminary Ecological Appraisal by Seasons Ecology the proposed development would not adversely impact on the SSSI and ecology. As such, there would be no conflict with Policy CE-S3 of the Local Plan which, amongst other things, would not support development that would lead to harm to legally protected species or lead to the loss of or damage to their habitats.

OTHER MATTERS

Biodiversity Net Gain (BNG) will be achieved on site as part of the application proposals. A native species hedgerow would be provided across the site, with a length of 24 metres. Existing areas of modified grassland and sparsely vegetated land would be enhanced to provide 0.05ha of other neutral grassland, and the green roof over the equipment store would also provide net gain.

Policy HC-D15 refers to residential extensions and permits these where, amongst other things, they are not disproportionate to the original dwelling and in any case do not increase the external floorspace of the original dwelling by more than 35%. The additions to the dwelling would be single storey and to the side or rear of the house. The rear porch would be open-sided and, whilst the log store would be attached to the side of the house as a lean-to, it would not extend the habitable floorspace.

A new doorway would be provided between the house and the former stables to one side. This would provide an internal link and have the effect of extending the dwelling into the area of the former stables, which would be converted to provide a boot and shower room, and a plant equipment store.

The additions to the dwelling would be proportionate and the extension into the former stables would be well within a 35% increase of the original dwelling. There would be no significant effect on the garden space of the property or its parking provision. The proposal would not therefore conflict with Policy HC-D15.

Outbuildings are permitted in accordance with Policy HC-D16 of the Local Plan where, as well as other things, they are proportionate to the dwelling they would serve in terms of scale and massing, and they would not reduce the private garden space to an unacceptable level.

In accordance with CC-D4 freestanding solar arrays are permitted to serve the need of individual properties where they are appropriate in scale and in proportion to the size of the property they are intended to serve, amongst other things.

As outlined above, the free-standing solar panels and related outbuilding/equipment enclosure would be appropriately sited and closely associated with the dwelling, where their impact on the character and appearance of the locality would be acceptable.

A large area of the garden space to the rear would be unaffected by the proposal and would be sufficiently large to allow occupiers space for usual regular activities such as drying or washing, sitting out and associated activities.

The solar panels and associated equipment store would be appropriate in scale and proportion to the size of Driver Farm. Thus, the proposal would not conflict with Policies HC-D16 or CC-D4.

Policy CC-D5 refers to sewerage capacity and sewage disposal. Driver Farm is currently served by a septic tank. The application proposes that the existing septic tank be removed and replaced with a package treatment plant. This would be an improvement in the existing arrangement and, as such, there would be no conflict with Policy CC-D5.

Human Right

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.

Conclusion

For the reasons given above, the proposal is considered to comply with the relevant Local Plan policies. Consequently, it is recommended that planning permission be granted subject to the conditions set out below.

Recommendation

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 permitted shall not be carried out except in complete accordance with the following approved plans:

LP001 Location Plan A
LP002 Location Plan B
1388.024 Proposed Elevations
1388.023 Proposed First Floor Plan
1388.022 Proposed Ground Floor Plan
1388.020 Proposed Site Plan 1
1388.021 Proposed Site Plan 2
1388.030 Proposed Energy Enclosure
2315-ENE-DR-E101 Indicative PV Section

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

3. Prior to the installation of the roof over the Energy Enclosure hereby approved, details of the green roof shall be submitted to and agreed in writing by the Local Planning Authority. The details shall show any edging detail and plant management/maintenance details. Once approved the roof shall be constructed in accordance with the agreed details.

Reason: In the interests of the character and appearance of the building and the locality.

4. Prior to the commencement of the development hereby approved, either: a copy of the licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the development to go ahead; or a statement in writing from a licensed bat ecologist or Natural England to the effect that the specified development will not require a licence, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the licence issued by Natural England.

Reason: To safeguard protected species and their habitats in accordance with Policy CE-S3 of the Exmoor National Park Local Plan, and the natural environment objectives of the National Planning Policy Framework.

5. The development hereby approved relating to the dwellinghouse shall not commence between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before any of the approved development commences and provides written confirmation to the Local Planning Authority that no birds will

be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. In no circumstances shall netting be used to exclude nesting birds. The inspection shall take place immediately prior to the commencement of development (within the preceding 24 to 48 hours).

Providing that this is adhered to and appropriate evidence provided in writing to the Local Planning Authority, this condition does not require discharging prior to the commencement of development in order to avoid an unacceptable delay between the inspection and the commencement of development.

Reason: To ensure that wild birds building or using their nests are protected and the Authority will require evidence that no breeding birds would be adversely affected before giving any approval under this condition in accordance with Policy CE-S3 of the Exmoor National Park Local Plan 2011-2031.

6. The development hereby permitted shall not be carried out other than in accordance with the Recommendations as set out in Section 5 of the Update Bat Survey (Seasons Ecology, November 2025) and Section 6 of the Preliminary Ecological Appraisal (Seasons Ecology, October 2025), unless any variation is recommended by Natural England pursuant to The Conservation of Habitats and Species Regulations 2017.

Reason: To safeguard protected species and their habitats in accordance with Policy CE-S3 of the Exmoor National Park Local Plan, natural environment objectives of the National Planning Policy Framework.

7. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure the development works do not cause harm to biodiversity interests in accordance with Policy CE-S3 of the Exmoor National Park Local

Plan, natural environment objectives of the National Planning Policy Framework.

8. Prior to the installation of external lighting on the building, a "lighting design strategy for bats" shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places, foraging habitat and commuting routes; and
 - b) show how and where external lighting will be installed (for example through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.
- Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of visual amenity, the conservation of protected species and habitats and to protect Exmoor's dark night sky.

9. The development hereby approved shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
- a) a non-technical summary;
 - b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. The management measures specified in the approved HMMP shall be fully adhered to for the entirety of the 30-year period following the completion of development.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

10. Notice in writing shall be given to the Authority when the:
- a) Habitat Management and Monitoring Plan (the HMMP) has been implemented;
- and

b) Habitat creation and enhancement works as set out in the HMMP have been completed.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

11. Within 6 months of the development being brought into use:
- a) the habitat creation and enhancement works set out in the approved Habitat Management and Monitoring Plan shall have been completed; and
 - b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

12. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP and monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Informatives

1. BAT AND BIRD INFORMATIVE

The applicant and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during works it is recommended that works stop and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

The applicant and their contractors are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during works it is recommended that works stop until the young have fledged and advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity. Also, if there is any scaffolding being constructed as part of the works then please ensure that any potential bat entry points to the roof are not blocked.

2. BIODIVERSITY NET GAIN:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ('the biodiversity gain condition') that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and

b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Exmoor National Park Authority.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

The permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990 and as such the following applies.

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition:

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - i. the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - ii. the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i. the application for planning permission was made before 2 April 2024;
 - ii. planning permission is granted which has effect before 2 April 2024; or
 - iii. planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original

permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii. impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning Development Management Procedure) (England) Order 2015. A 'householder application means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i. consists of no more than 9 dwellings;
 - ii. is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii. consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015)
- 4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013. * 'original planning permission means the permission to which the section 73 planning permission relates' means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

IRREPLACEABLE HABITAT:

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990 If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ('the earlier Biodiversity Gain Plan') there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

3. CONDITIONS AND INFORMATIVES

Please check all the conditions and informatives attached to this Decision Notice. If there are any conditions which require submission of details and/or samples prior to work commencing on site it is vital that these are submitted and agreed in writing by the Local Planning Authority before work starts. Given the High Court's interpretation of the Planning Acts and their lawful implementation it is unlikely that the Local Planning Authority will be able to agree to a sample/details after the commencement of works if that sample/details should have been approved prior to commencement. If a sample/detail is not agreed as required prior to commencement and works have started then it is likely that this matter may only be able to be rectified by the submission of another application. To avoid delay, inconvenience and the need to submit a further application, please ensure that all appropriate details/samples are submitted and agreed at the specified time.

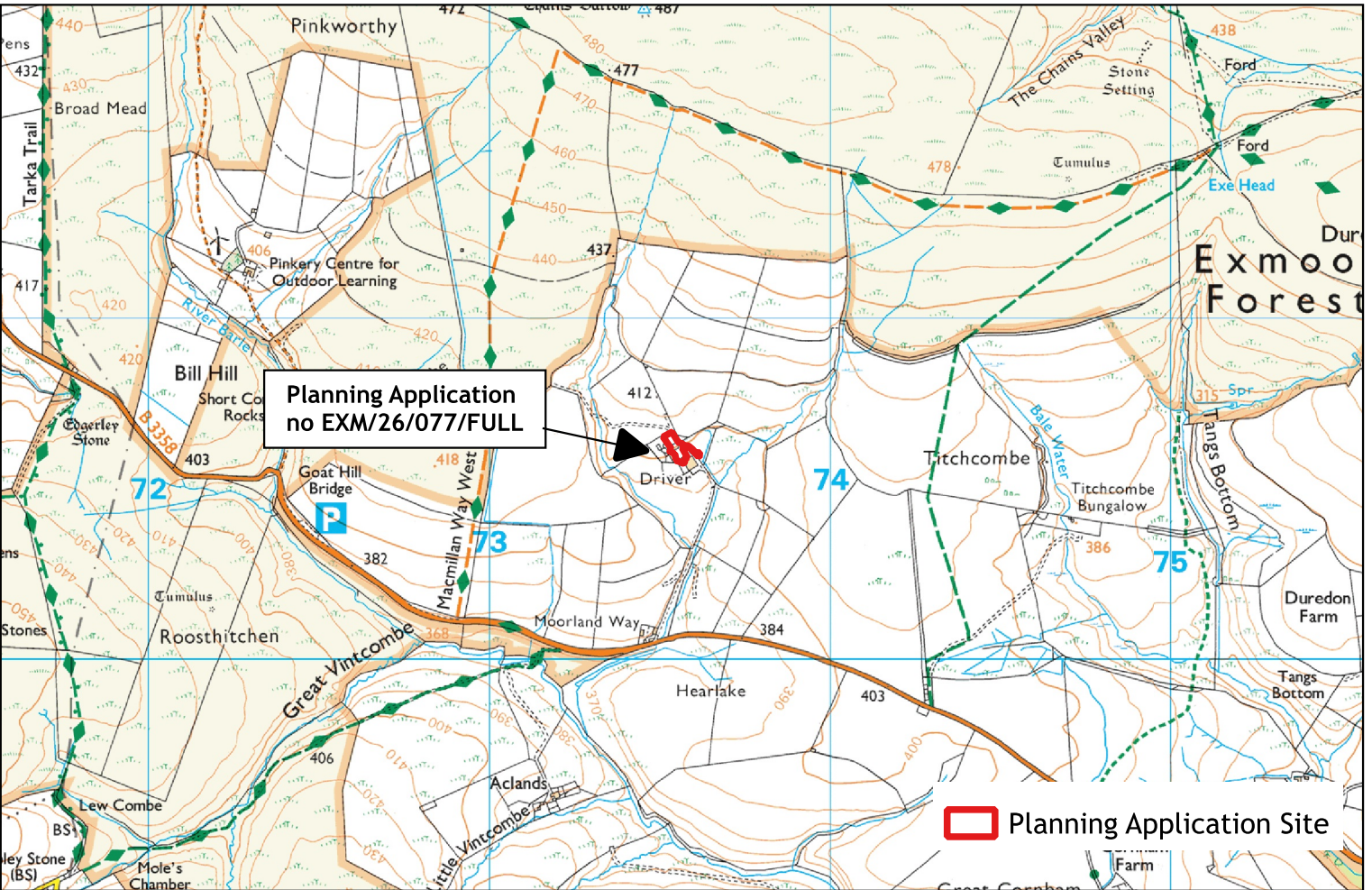
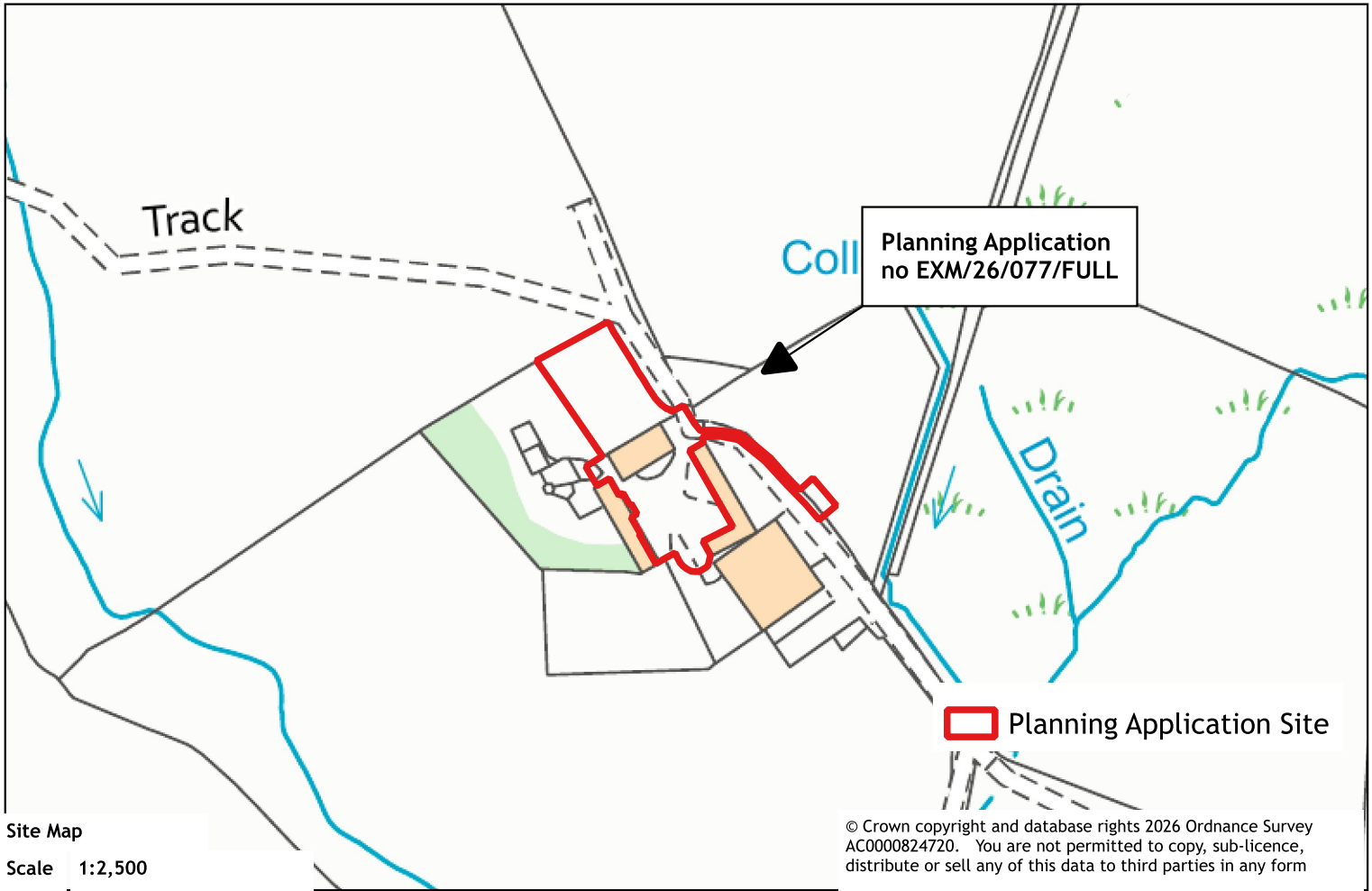
Please also note that due to other decisions of the High Court it is now not normally possible for the Local Planning Authority to agree to minor amendments to approved applications. It will be necessary to adopt a formal approach and that if changes to approved plans are proposed then it will be necessary to make a new planning application. Please ensure that works comply with the approved plans so as to avoid the possibility that works are unauthorised and liable for enforcement action.

4. 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.

5. POSITIVE & PROACTIVE STATEMENT

This Authority has a proactive approach to the delivery of development. Early preapplication 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.



EXMOOR NATIONAL PARK PLANNING MEETING

Application decisions delegated to the Chief Executive

Application	Decision Date	Decision	Applicant
EXM/26/016/LBC	06 May 2026	Approved with Conditions	Zara Blackmore

Exmoor National Park Authority
Exmoor House
Kemps Way
Dulverton
TA22 9HL

Application Under Regulation 3 of The Town & Country Planning General Regulations 1992 for listed building consent for the proposed replacement of existing publicly accessible defibrillator.

Application	Decision Date	Decision	Applicant
EXM/26/019/FULL	08 May 2026	Approved with Conditions	Richard Briden

Shelley's
8 Watersmeet Road
Lynmouth
EX35 6EP

Proposed reinstatement of retaining wall and stone wall. Retrospective.

Application	Decision Date	Decision	Applicant
EXM/26/034/HH	06 May 2026	Approved with Conditions	Mr P Sillitoe

The Old School House
Withiel Florey
Minehead
Somerset
TA24 7DE

Proposed replacement of unstable lime plaster render on one south-west facing gable with natural cedar shiplap cladding.

Application	Decision Date	Decision	Applicant
EXM/26/039/HH	21 Apr 2026	Approved with Conditions	Jane Cobbald & Nigel Thorley
Green Combe Elm Bank Ranscombe Road Wootton Courtenay Minehead TA24 8RD			

Proposed erection of shed (1.83m x 1.83m) and greenhouse (1.83m x 2.44m).

Application	Decision Date	Decision	Applicant
EXM/26/040/FULL	24 Apr 2026	Approved with Conditions	Stephen Houlford

Land at Coulsworthy Lane
Combe Martin
Ilfracombe
EX34 0PD

Proposed planning application to regularise the widening of 3no. existing agricultural field gateways - 2no. off of Coulsworthy Lane and 1no. off of Dene Lane. Retrospective.

Application	Decision Date	Decision	Applicant
EXM/26/043/FULL	24 Apr 2026	Approved with Conditions	Mark Broadwith

Great Nurcott Farm
Nurcott Lane
Winsford
Minehead
TA24 7HR

Proposed reinstatement of shed.

Application	Decision Date	Decision	Applicant
EXM/26/044/LBC	24 Apr 2026	Approved with Conditions	Mark Broadwith

Great Nurcott Farm
Nurcott Lane
Winsford
Minehead
TA24 7HR

Listed building consent for the proposed reinstatement of shed

Application	Decision Date	Decision	Applicant
EXM/26/048/PNA/CA Lower Ley Luxborough Watchet TA23 0SU	06 May 2026	Prior Approval Approved	Mr N Gregory

Prior approval for the proposed erection of agricultural building (21.3m x 13.2m)

Application	Decision Date	Decision	Applicant
EXM/26/058/CLE Huntsgate Bungalow Huntscott Wootton Courtenay Minehead Someset TA24 8RR	17 Apr 2026	Certificate Of Lawfulness Granted	Mr D Rundle

Lawful development certificate for the existing use of dwelling as full time residential use.

Application	Decision Date	Decision	Applicant
EXM/26/061/FULL Porlock Vale House Porlock Weir Road Porlock Minehead TA24 8PE	24 Apr 2026	Approved with Conditions	Mr & Mrs Pendarves

Proposed single storey extension on NE elevation to provide pool house and pump room together with remodelling of the ground floor apartment

Application	Decision Date	Decision	Applicant
EXM/26/062/FULL White Rose Cottage Queen Street Lynton EX35 6AA	05 May 2026	Refused	Mr & Mrs Graham

Proposed formation of roof garden on existing flat roof together with access hatch. Retrospective.

Application	Decision Date	Decision	Applicant
EXM/26/063/FULL Lower Withymead Chapel Lane Withypool Dulverton TA24 7QP	29 Apr 2026	Refused	Mr John Winter

Proposed change of use from ancillary living accommodation to holiday let.

Application	Decision Date	Decision	Applicant
EXM/26/066/TCA Dunster Castle Castle Hill Dunster Minehead TA24 6SL	01 May 2026	Approved	Mr James Cordingley

Works to trees in a conservation area: reduction of 1 x Normway Maple, 1 x Sycamore, 1 x Alder & 1 x Unknown

Application	Decision Date	Decision	Applicant
EXM/26/068/FULL Land adjoining B3224 at Treborough Common Treborough Watchet	06 May 2026	Approved with Conditions	Sarah Weatherlake

Proposed temporary change of use of agricultural land for timber storage and associated wood chipping operations, including a defined operational area, maximum stack height of 3.5 metres, and associated temporary works (10 year permission).

Application	Decision Date	Decision	Applicant
EXM/26/069/TCA Garson House Care Home 7 Lee Road Lynton EX35 6HU	01 May 2026	Approved	Charles Boundy

Works to trees in a conservation area: removal of 6 -7 branches from 4no. Beech trees.

Application	Decision Date	Decision	Applicant
EXM/26/070/TCA St Georges Church Church Street Dunster Minehead TA24 6SH	01 May 2026	Approved	Huw Morgan

Works to trees in a conservation area: Felling of 1 x Judas Tree, Pruning of 1 x Yew Tree

Application	Decision Date	Decision	Applicant
EXM/26/072/FULL Dolobran, Flat 1 Sparkhayes Lane Porlock Minehead TA24 8NE	28 Apr 2026	Approved with Conditions	Mr & Mrs Broadhead

Proposed erection of side extension and replacement garage.

Application	Decision Date	Decision	Applicant
EXM/26/073/HRN Field near Chibbet Post Exford Somerset TA24 7NE	21 Apr 2026	Approved	Mr D Urion

Hedgerow removal notice for the proposed removal of 10 feet (3.05 m) of hedgerow and erection of field gate.

Application	Decision Date	Decision	Applicant
EXM/26/080/HH Cranford Furzeland Road Porlock Minehead TA24 8NF	07 May 2026	Approved with Conditions	Mr Zak Mayo

Proposed erection of a detached single garage

Application	Decision Date	Decision	Applicant
EXM/26/092/DOC Swincombe Farm, Challacombe, EX31 4TU	14 May 2026	Approved	Mr Mark Roberts

Discharge of condition 12 (HMMP) and Statutory Biodiversity Gain Plan condition of approved application 62/13/25/002.

Application	Decision Date	Decision	Applicant
EXM/26/093/PNA/CA Land at Praunsley Twitchen South Molton Devon EX36 3LP	06 May 2026		Katherine Emmett

Prior notification for the proposed creation of slurry lagoon (16.1m x 16.1m x 6m).

Application	Decision Date	Decision	Applicant
EXM/26/097/PNA/CA South Heasley Heasley Mill South Molton EX36 3LE	08 May 2026	Prior Approval Required	Mr Cole

Prior notification for the proposed erection of General Purpose Agricultural Storage Barn (32m x 22m)
