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22 October 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, 3 November 2026 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 Democratic 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.

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 6 October 2026 (Item 3)

   (2) To consider any Matters Arising from those Minutes.

4. **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.

5. **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.

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

Agenda Item	Application No.	Description	Page Nos.
6.1	EXM/26/148/FULL	Proposed installation of 16no. ground mounted solar panels, together with associated works – Little Close, Parracombe, Barnstaple, EX31 4QJ.	1 - 11

7. **Application Decisions Delegated to the Chief Executive**: To note the applications determined by the Chief Executive under delegated powers (Item 7).

8. **Site Visits**: To arrange any site visits agreed by the Committee (the next reserve date being Friday, 27 November 2026 (am)

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

Exmoor National Park Authority
Planning Committee
6 October 2026
Agenda Item 3

Minutes of the Planning Committee meeting held on Tuesday, 6 October 2026 at 1.30 pm in the Committee Room, Exmoor House, Dulverton

Present

Mr S J Pugsley (Chairperson)
Dr M Kelly (Deputy Chairperson)
Mr A Bray
Mr T Butt-Philip
Mr W Geen
Mr J Holtom
Mr R Hopley
Mr J Patrinos
Mrs F Smith

33. Apologies for absence

Mrs F Nicholson, Miss L Williams

34. Declarations of interest / Lobbying of Members / Unaccompanied site visits

There were none.

35. Minutes

Confirmation: The Minutes of the Authority's meeting on 1 September 2026 were agreed and signed as a correct record.

Matters arising: None.

36. Business of urgency:

There was none.

37. Public Speaking

See Minute 39 and 40 below for details of public speakers.

38. Appeal Decisions

The Committee noted the decision of the Secretary of State:

- The appeal at Marshwood, Exton, Dulverton, Somerset, TA22 9LD

Development Management

39. **Application No:** EXM/26/135/FULL
Location: Ridgewood Cottage, Wootton Courtenay, Minehead, TA24 8RF
Proposal: Proposed change of use and conversion of part of ancillary building to B&B accommodation

The Committee considered the report of the Head of Climate, Nature and Communities

Public Speaking:

1. Anna Bamford – Applicant

The Committee's consideration

Mr A Bray advised that he was present at the Wootton Courtenay Parish meeting but did not take part in the vote where this application was discussed.

Officers clarified that Condition 3 dealt with the permitted use and that they were satisfied that there was no requirement for an inclusion of a condition to remove internal facilities including a sink.

Members agreed that the development would be permitted to be used as serviced holiday accommodation in association with the host dwelling.

Resolved: To GRANT planning permission subject to the conditions set out in the report.

40. **Application No:** EXM/26/084/FULL
Location: Land at Knappy Piece, Luckwell Bridge, Wheddon Cross
Proposal: Proposed rural dwellings and associated works

The Committee considered the report of the Head of Climate, Nature and Communities

Public Speaking:

1. Mrs Madeline Buttner – Neighbour
2. Molly Hunter – Acorn Rural Property Consultants – Agent
3. Gemma Parry – Applicant

The Committee's consideration

Members discussed the functional and financial viability of the business, in particular to demonstrate sustainability and that this aligns with ENPA policy. They noted that the site already had operational facilities to care for the animals, and the enterprise had been running for over 20 years.

Officers guided that the business enterprise operated as a not-for-profit organisation, supported financially by the applicants outside earnings and legacy investment. A significant proportion of time each year was spent in the preparation and showing of animals, entering multiple per year.

It was highlighted that many horses are kept away from owners in livery in the National Park, at the proposed site foaling takes place outside for 2 months in April and May, Exmoor Ponies are known to be a hardy self sufficient outdoor breed requiring minimal

interventions. Therefore, Officers had recommended that an essential need for a full-time worker to reside at the holding had not been demonstrated.

Furthermore, Officers outlined concerns regarding the design, scale, proportions and siting of the dwelling, which would appear incongruous within the landscape. An option for a temporary mobile home parked on site was suggested by Members, however this would need a separate discussion.

Members concluded that although the application was refused through testing against policy, there was sympathy with the needs of the applicant. The refusal was moved by Dr M Kelly and seconded by Mr W Geen.

Resolved: To REFUSE planning permission for the reasons set out in the report, subject to an amendment to the first reason for refusal to also refer to Policy HO11 of the National Planning Policy Framework.

41. Schedule of Section 106 Agreements

The Planning Committee noted the Schedule of Section 106 Agreements being undertaken by Devon County Council on behalf of Exmoor National Park Authority.

42. Application decisions delegated to the Chief Executive

The Planning Committee noted the decisions of the Chief Executive determined under delegated powers.

43. Site Visits

There were no Site Visits to arrange.

The meeting closed at 2.17pm

EXMOOR NATIONAL PARK

Committee Report

Application Number:	EXM/26/148/FULL
Valid Date:	10 September 2026
Target Determination Date:	5 November 2026
Extension of Time:	N/a
Applicant:	Mr Jeremy Holtom
Agent:	
Case Officer:	Joe White
Site Address:	Little Close Parracombe Barnstaple EX31 4QJ
Proposal:	Proposed installation of 16no. ground mounted solar panels, together with, associated works.
Recommendation:	Approved with Conditions
Reason for bringing before Planning Committee:	The applicant is a Member of Exmoor National Park Authority
Pre-commencement conditions agreed:	N/a

Relevant History

62/50/15/003

Decision: Approved

Decision Date: 10/07/2015

Proposed single storey extension to form a utility room.

Site Description & Proposal

Little Close is a detached dwelling located within the village of Parracombe. The property is accessed from Church Lane on the eastern side of the village.

The dwelling is finished in painted render beneath a clay tile roof. It is set back from the road with an area of off-road parking to the front together with a large rear garden.

Residential properties lie to either side of the application site, with Church Lane forming the front boundary.

The application proposes the installation of 16 solar panels. The panels would be sited at the edge of the field adjoining part of the rear garden, adjacent to the existing boundary hedge.

The field is relatively steeply sloping and has a broadly south-facing aspect. A public footpath passes diagonally across the field, whilst a permitted path runs along its edge, connecting Church Lane with Sunnyside Farm.

The field is recorded on the Exmoor National Park Historic Environment Record as an area of medieval or post-medieval ridge and furrow earthworks.

The application site straddles the boundary of the Parracombe Conservation Area. The position of the solar panels themselves would be located immediately outside, but directly adjacent to the conservation area.

Holwell Castle Scheduled Monument lies to the south of the site.

The site is therefore situated in proximity to a number of designated and non-designated heritage assets, including the Parracombe Conservation Area, Holwell Castle Scheduled Monument and the recorded ridge and furrow remains within the application field.

Consultee Representations

Future Landscapes Officer – Comment
A public footpath enters the field close to where the proposed solar panels would be located, so they will be seen in close proximity on the sloping site above. The footpath route has been fenced around the edge of the field, and the solar panels would be visible for part of this path. They are also likely to be partially visible from first floor, south-west facing windows of the neighbouring property The Summer House. From the wider landscape, the panels would be well screened by vegetation and landform. There appears to be no information on how the PV panels would be mounted onto the ground - is a hard standing required? Given the slope it would be more appropriate to use individual ground anchors and minimise the ground works required. The inclusion of a short section of hedge planting to the western end will help screen the PV panels from where the footpath enters the field. They will be visible from the path further to the east, against the backdrop of the hedgebank. Some clarification on how they would be mounted would give a clearer picture of the proposal. The property does appear to have a large garden so it's surprising there is no suitable location within it for the panels.

Senior Heritage Officer – No objection
The site lies within the conservation area but is largely hidden from wider view. Nearby associated buildings are not of historic singifcance. I have no objection to the proposal.

Parracombe Parish Council – No objection
Based on a meeting of the Parracombe Parish Council on Tuesday, October 6, 2026, the councillors present and entitled to vote agreed that they had no objection to the application. The Councillors did note that there was some concern raised about the visual impact of the panels from where the public footpath enters the field close to where the proposed solar panels would be located, but did not object to the application.

ENPA PROW & Access Officer - No Response
North Devon Council - Planning - No Response

ENPA Conservation Manager - No Response
ENPA Woodlands Officer - No Response
ENPA Ecologist - No Response
Devon Highways Authority - No Response

Representations

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

Planning Context

EXMOOR NATIONAL PARK LOCAL PLAN 2011-2031
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-S4 Cultural Heritage and Historic Environment
CE-D3 Conserving Heritage Assets
CE-S6 Design and Sustainable Construction Principles
CC-S1 Climate Change and Mitigation and Adaption
CC-S5 Low Carbon and Renewable Energy Development
CC-D4 Freestanding Solar Arrays
RT-D12 Access Land and Rights of Way

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

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Local Planning Authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Planning Considerations

The main planning issues are:
- the effect of the proposed development on the character and appearance of the site and the locality; and
- the effect of the proposal upon the character and appearance of Parracombe Conservation Area, the significance of Holwell Castle and the ridge and furrow non-designated heritage asset.

CHARACTER AND APPEARANCE
Policy GP1 of the Local Plan 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.

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.

Local Plan 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 suitably sited and screened to avoid any intrusive visual or landscape impact.

Policy S4 of the NPPF says, amongst other things, that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects.

Policy CC2 of the NPPF says, as well as other things, that substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including solar panels) where this would be achieved through proposals for development. Similarly, NPPF Policy W3 advises that substantial weight should be given to the contribution that small-scale renewable energy projects can make to reducing greenhouse gas emissions, along with their associated economic and social benefits.

Policy N4 of the NPPF requires, amongst other things, that development should avoid harm to the statutory purposes and special qualities of the Protected Landscapes. It also says substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.

The solar panels would be arranged in a single row and would contribute towards meeting the electricity needs of Little Close. They would not be especially tall and positioned close to the property they are intended to serve. Albeit immediately outside its defined garden area.

In terms of visual impacts, the panels would be visible from the public footpath crossing the field and from the permissive path running along its lower edge, as well as from some wider vantage points. However, in these views the panels would be seen in close association with existing residential development and garden boundaries, including a block wall, rather than as an isolated feature within the wider open landscape. Given their modest scale, relatively low profile and dark colour, the panels would form a minor component within the wider landscape and would not unduly draw the eye of users of the nearby paths. The proposed planting of a short section of hedgerow at the western end would provide additional screening.

Drawing these matters together, the siting and scale of the development would minimise its visual effects on the landscape to an acceptable degree. The proposal would not therefore have a materially harmful effect on the character and appearance of the site or the locality, nor would it result in an unacceptable effect on the landscape and scenic beauty of this part of the National Park.

The potential to accommodate the solar panels within the application property garden has been raised. Part of the garden comprises a historic orchard containing a number of trees. There is also a relatively level grassed area, which could in physical terms potentially accommodate solar panels. However, Officers have been advised that this area forms a functional part of the amenity space available to the dwelling.

In any event, the proposal before the Authority must be considered on its own planning merits. The fact that an alternative location may potentially exist does not, in itself, demonstrate that the proposed location is unacceptable. For the reasons set out above, Officers are satisfied that the proposed siting is acceptable in landscape and visual terms.

The roof form of the dwelling is also characterised by several hips and changes in roof plane. Consequently, roof-mounted panels would not necessarily represent a less visually intrusive solution and could have a more pronounced effect on the appearance of the dwelling. Moreover, the applicant has advised that the clay tile roof could not accommodate the panels.

The proposal would also provide environmental benefits by enabling renewable energy generation for the property and thereby contributing towards a reduction in its carbon emissions.

For these reasons, the proposal would not harm the character and appearance of the site and locality. It would therefore comply with Policies GP1, CE-S1, CE-D1, 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.

HERITAGE ASSETS
Policies CE-S4 and CE-D3 of the Local Plan relate 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, amongst other requirements.

Policy HE4 of the NPPF requires, as well as other things, that heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. In accordance with Policy HE6 of the NPPF any harm to a designated heritage asset will be a matter of considerable importance and weight.

Much of the special interest of Parracombe Conservation Area derives from its historic settlement pattern, which developed as four geographically discrete hamlets within an open pastoral landscape in the valley of the River Heddon. The main village developed at a crossing point of the River Heddon and although its origins are obscure it appears to be dominated by the earthwork of the motte and

bailey Holwell Castle. Despite more modern changes, including the construction of a new road parallel to the historic line of the railway, the historic settlement pattern remains readily legible.

The settlement contains a good range of historic buildings in the local vernacular style, which makes a positive contribution to the character and appearance of the Conservation Area.

The significance of Holwell Castle, in part, arises from its age, its contribution to an understanding of the history of this part of Exmoor and its strategic location in relation to the river crossing to the north-west. As a Scheduled Monument, it is a designated heritage asset of the highest significance.

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 field within which the solar panels would be installed contains medieval or post medieval ridge and furrow earthworks, which is identified as a non-designated heritage asset.

The ground-mounted solar panels and associated enclosure would be positioned close to the field boundary adjoining the garden of Little Close. Although situated in an agricultural field, the panels would be closely related to an existing hedge and the garden of the host property and the boundary of the neighbouring property and would, therefore, be experienced in the context of nearby built development.

The development would be visible from Holwell Castle. However, the panels would be seen from a reasonable distance and, given their limited scale and their relationship with existing buildings and boundary features, they would not appear as a prominent feature within its wider setting. Importantly, the panels would be located away from the river crossing to the north-west, towards which the Castle was historically orientated, and which contributes to an understanding of its strategic function.

The Senior Heritage Officer has raised no objection and is satisfied that the proposal would be largely hidden from wider view.

Ground screws would be used to secure the panels in place. This would involve relatively limited ground disturbance and would therefore minimise the potential for disturbance to archaeological deposits associated with the ridge and furrow earthworks.

The maximum height of solar panels would be approximately 1.9 metres above the ground level, and they would have a length of approximately 14.4 metres. They would be positioned close to existing built development and alongside an established hedgerow. Given their modest scale, siting and relationship with existing development, they would not materially erode the open pastoral setting, harm the legibility of historic settlement pattern or historic buildings within the Conservation Area, or adversely affect the significance of Holwell Castle.

Taking these factors together, the proposal would not result in harm to the significance of the designated and non-designated heritage assets. Accordingly, there would be no conflict with Policies CE-S4 and CE-D3 of the Local Plan insofar as they seek to avoid unacceptable adverse effects on heritage assets.

OTHER MATTERS
The Summer House is the closest residential property. Due to the local topography, views towards the proposed panels are likely to be available from that property. Nevertheless, having regard to the modest scale and nature of the development, together with its position at a lower level than the neighboring property, the proposal would not result in an unacceptable loss of outlook or otherwise materially harm the living condition of neighboring occupiers through noise, loss of daylight or loss of sunlight.

Policy CE-S3 of the Local Plan states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight and also that development likely to cause harm to legally protected species, or lead to the loss of or damage to their habitats, will not be permitted unless this can be mitigated or offset so that local populations are at least maintained.

The solar panels would be positioned at the edge of the field and would not require the removal of any trees, hedgerows or other notable habitat features. The hedgerow located next to the site would require some trimming back, although this would be consistent with its ordinary management and maintenance. Having regard to the modest scale of the proposal, its position and the limited groundworks involved, the development would be unlikely to result in material harm to the hedgerow or the wider ecological value of the site.

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 with 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
   ROCKER8-DL-S1N1 Proposed North & South Elevations
   ROCKER8-DL-E1W1 Proposed East & West Elevations
   PLAN LA2 Proposed Elevations
   PLAN LA3 Proposed Landscaping Plan
   PLAN LA1 Proposed Site/Block Plan

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

3. Within the first planting season following the substantial completion of the development hereby approved, a native hardwood hedge shall be planted in accordance with the approved details. The hedge shall thereafter be retained and maintained for a period of at least five years from the date of planting. Any plants which, within that five-year period, die, are removed or become seriously damaged or diseased shall be replaced in the next available planting season with plants of a similar species and size.

   Reason: In the interests of the character and appearance of the development and the surrounding area.

4. If the solar panels hereby approved cease to be required for the generation of electricity, they, together with all associated supporting structures, shall be permanently removed from the land within six months of such cessation. Following their removal, the land shall be restored to its former condition.

   Reason: To ensure the removal of the development when it is no longer required, in the interests of the character and appearance of the locality.

Informatives

1. BIODIVERSITY NET GAIN EXEMPTION
   The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (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. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

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

BNG is not required for sites of less than 0.2ha.

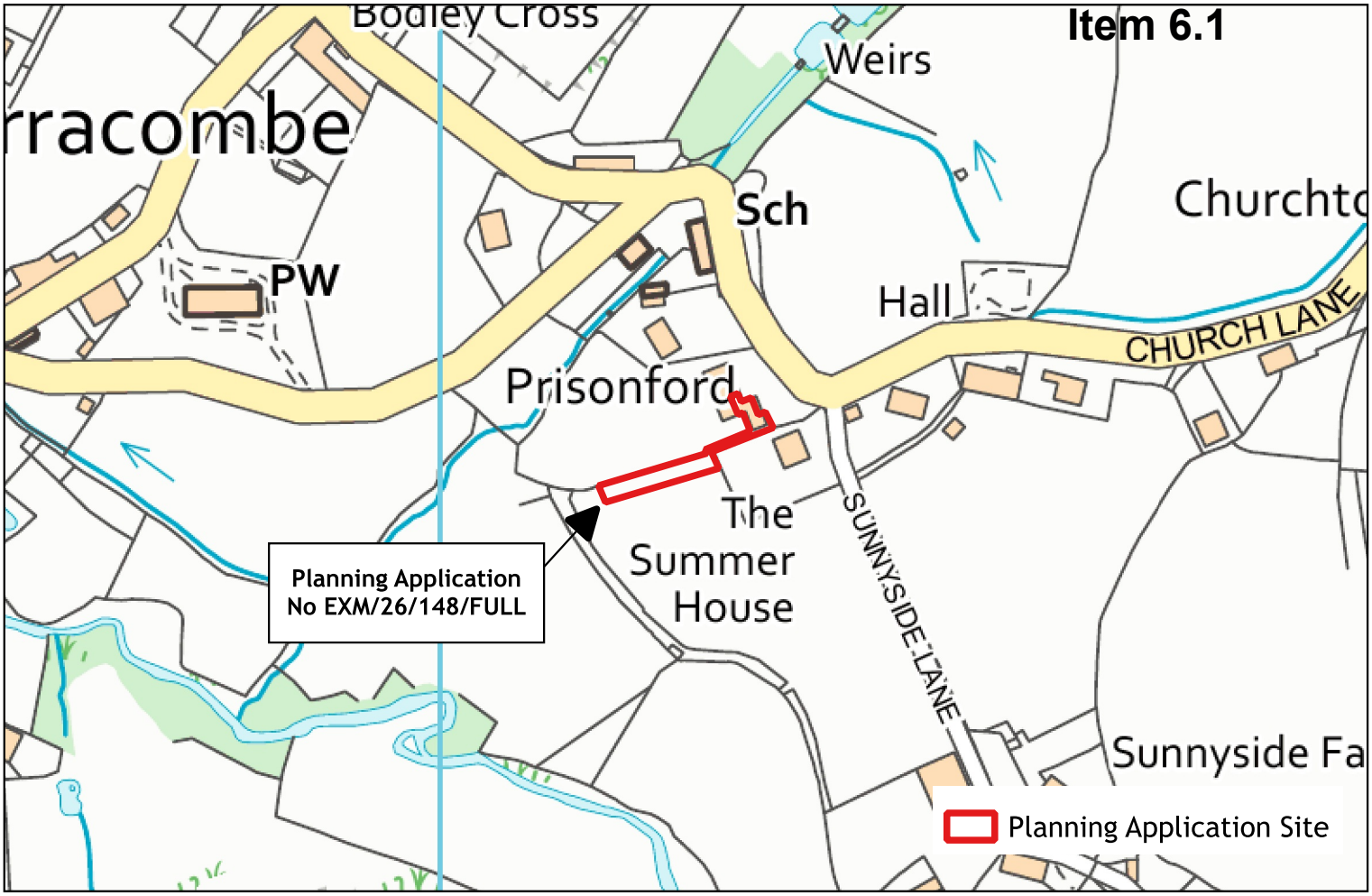
2. CONDITIONS AND INFORMATIVES
Please check all the conditions and informatives attached to this Decision Notice. If there are any conditions which require submission of details and/or samples prior to work commencing on site it is vital than these are submitted and agreed in writing by the Local Planning 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.

3. 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.

4. 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

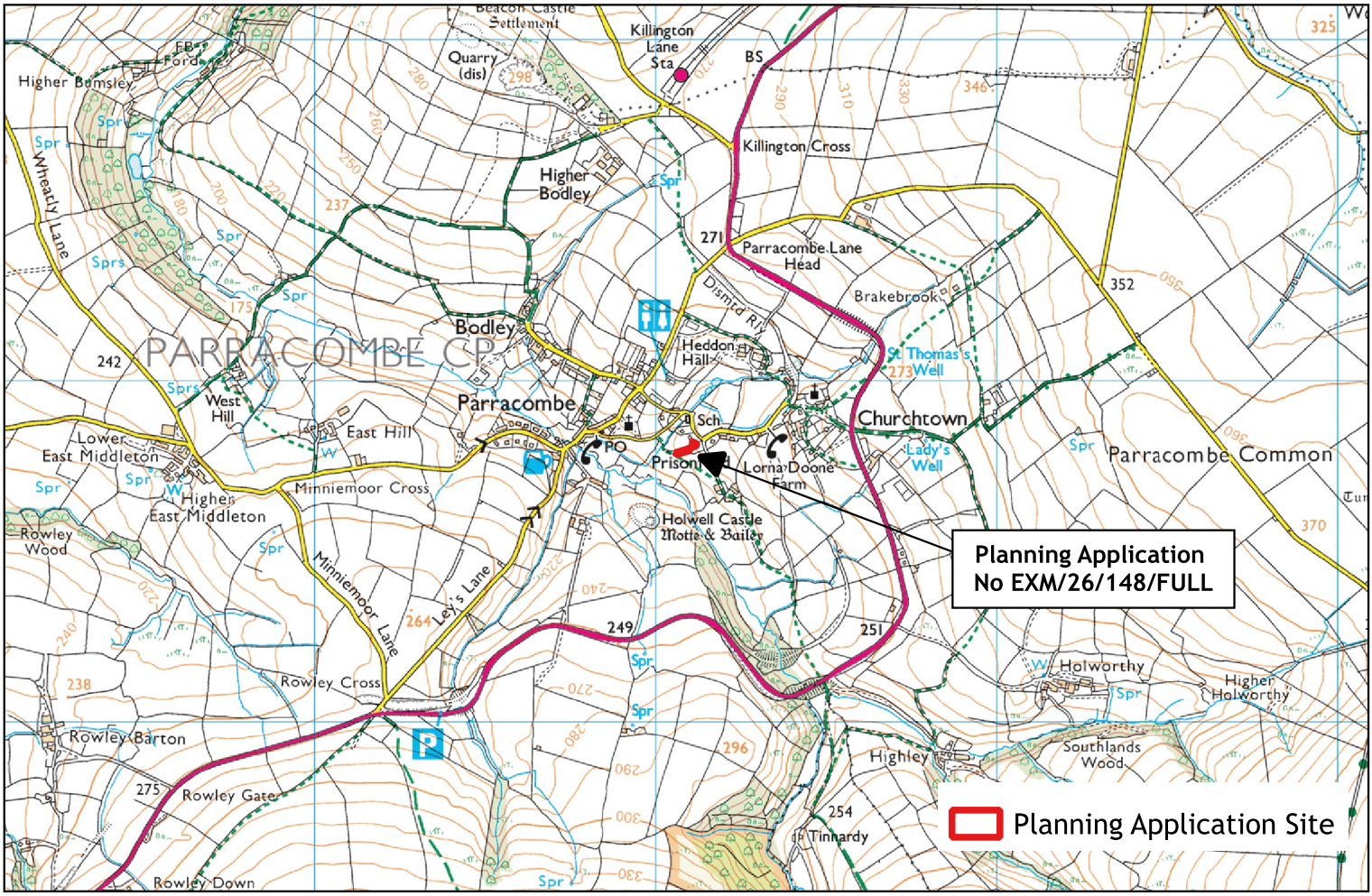
positively and proactively with the agent/applicant, in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed to achieve a positive outcome.



Site Map

Scale 1:2,500

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Overview Map

Scale 1:20,000

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EXMOOR NATIONAL PARK PLANNING MEETING

Application decisions delegated to the Chief Executive

Application	Applicant	Decision Date	Decision
62/11/23/008	Mrs K Wall	22 Sep 2026	Refused

HALL FARM, BRENDON, LYNTON, EX35 6PS

Proposal for erection of 4 gates along road-side boundary, an implement shed by manege and change of use of the manege for agricultural and/or equestrian use. Retrospective

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Application	Applicant	Decision Date	Decision
EXM/26/182/HH	Mr D Rundle	15 Oct 2026	Approved with Conditions

Hunts Gate Bungalow,
Huntscott,
Wootton Courtenay,
Minehead,
TA24 8RR

Proposed extension on south elevation together with replacement of pantiles with natural slate and installation of conservation rooflights (amended description).

Application	Applicant	Decision Date	Decision
EXM/26/183/FULL	Mr Nigel Barker	24 Sep 2026	Approved with Conditions

Millstream Cottage
2 Mill Lane
Dunster
Minehead
TA24 6SW

Proposed change of use from an existing Bed and Breakfast (Class C1) to residential (Class C3).

Application	Applicant	Decision Date	Decision
EXM/26/184/FULL	Dr Nigel Mckee	14 Oct 2026	Approved with Conditions

Clouds
Ranscombe Road
Wootton Courtenay
Minehead
TA24 8QY

Proposed erection of ground mounted solar panels.

Application	Applicant	Decision Date	Decision
EXM/26/186/FULL	Mr and Mrs I & A Poad	07 Oct 2026	Approved with Conditions

Furzemoor
Exford
Minehead
TA24 7NA

Proposed construction of Agricultural Building (18.4m x 9.1m) and associated works

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Application	Applicant	Decision Date	Decision
EXM/26/194/DOC	Mr Alexander Wyndham Ashworth	06 Oct 2026	Approved

The Threshing Barn
Manor Farm
Beggearn Huish
Washford
Somerset
TA23 0LZ

Discharge of conditions 15 (Level 3 Historic Building Recording) & 16 (Post-Investigation Assessment) of approved application 6/24/25/003

Application	Applicant	Decision Date	Decision
EXM/26/195/DOC	Mr C Edwards	06 Oct 2026	Approved

Land off Sanctuary Lane
Brompton Regis
Somerset
TA22 9NN

Discharge of conditions 1 (Time),4 (Cladding),5 (Roofing details),6 (Window & door details),9 (Utilities),14 (access & visibility),16 (Gate details) and 17 (ecology) of approved application 6/3/22/111

Application	Applicant	Decision Date	Decision
EXM/26/198/DOC	Mr John Atherton	09 Oct 2026	Approved

Lyn and Exmoor Museum
Market Street
Lynton
EX35 6AF

Discharge of condition 13 (Lighting Strategy) of approved application 62/41/23/030

Application	Applicant	Decision Date	Decision
EXM/26/210/PNA/CA	Karsten Jaeger	12 Oct 2026	Prior Approval Not Required

Sherracombe
Yarde Down
South Molton
EX36 3HA

Prior notification for the proposed replacement of existing timber pole barn (596sqm) with a steel-frame agricultural storage barn (557sqm).

Application	Applicant	Decision Date	Decision
EXM/26/211/PNA/CA	Mr Karsten Jaeger	12 Oct 2026	Prior Approval Not Required

Sherracombe
Yarde Down
South Molton
EX36 3HA

Prior notification for the proposed installation of ground-mounted solar photovoltaic array panels consisting of 40no. panels.

Application	Applicant	Decision Date	Decision
EXM/26/215/DOC	Mr Mark Pendarves	07 Oct 2026	Approved

Porlock Vale House
Porlock Weir Road
Porlock
Minehead
TA24 8PE

Discharge of condition 5 (Glass details) of approved application EXM/26/061/FULL

Application	Applicant	Decision Date	Decision
EXM/26/227/DOC	Edmund Burton	12 Oct 2026	Approved

Rose Bank
Luxborough
Watchet
TA23 0SR

Discharge of Condition 8 (WSI) of approved application EXM/26/112/VOC
