



**EXMOOR**  
**NATIONAL PARK**

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24 October 2024

**EXMOOR NATIONAL PARK AUTHORITY  
PLANNING COMMITTEE**

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

A meeting of the Planning Committee will be held in the **Committee Room, Exmoor House, Dulverton** on **Tuesday, 5 November 2024 at 1. 30pm.**

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

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

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

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

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

Sarah Bryan  
Chief Executive

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

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

## A G E N D A

### 1. Apologies for Absence

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

Members are asked to declare:-

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

### 3. Minutes

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

### 4. Public Speaking:

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

### 5. Appeal Decision:

To note the decision of the Secretary of State to allow the following appeal:

Land adjacent to Bidgoods, Bury, Dulverton, Somerset TA22 9ND - Proposed building for storage ancillary to the use of land for horticultural (application no. 6/3/23/008) (Item 5).

### 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	WTPO 24/01	Proposed works to trees subject to a Tree Preservation Order- 4 no. Beech trees (T0019 - T0022) - crown reduction works to all 4 trees of up to 3m in height and 3m in spread – Exmoor National Park Car Park, Blackmoor Gate, Devon.	1-4
6.2	6/9/24/017DC	Proposed Discharge of Condition 3 (materials) of approved application 6/9/24/006LB – Exmoor National Park Authority, Exmoor House, Dulverton TA22 9HL.	1-4

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

To note the applications determined by the Chief Executive under delegated powers (Item 7).

### 8. Schedule of Section 106 Agreements:

To note the Schedule of Section 106 Agreements being undertaken by Devon County Council on behalf of Exmoor National Park Authority (Item 8).

### 9. Site Visits:

To arrange any site visits agreed by the Committee (the reserve date being Friday, 29 November 2024 (am)).

### 10. Any Other Business of Urgency

## ITEM 3

### EXMOOR NATIONAL PARK AUTHORITY PLANNING COMMITTEE

**MINUTES** of the Meeting of the Planning Committee of Exmoor National Park Authority  
held on Tuesday, 3 September 2024 at 1.30pm in the Committee Room,  
Exmoor House, Dulverton.

#### PRESENT

Mr S J Pugsley (Chairperson)

Mr D Elson

Mr B Geen

Mr J Holtom

Mrs C Lawrence

Mrs F Nicholson

Mr J Patrinos

Mrs F Smith

Miss E Stacey

Mr J Yabsley

Apologies for absence were received from Dr M Kelly and Mr A Bray.

- 37. DECLARATIONS OF INTEREST/LOBBYING OF MEMBERS/  
UNACCOMPANIED SITE VISITS:** There were no declarations of interest,  
lobbying or unaccompanied site visits.

**38. MINUTES:**

- i. **Confirmation:** The **Minutes** of the Committee's meeting held on  
2 July 2024 were agreed and signed as a correct record.
- ii. **Matters arising:** There were no matters arising.

- 39. PUBLIC SPEAKING:** See Minute 41 below for details of public speakers.

#### DEVELOPMENT MANAGEMENT

**40. Application No: 6/25/24/003**

**Location:** Badgworthy Cottage, Oare, Lynton EX35 3NU

**Proposal:** Proposed siting of 28 no. ground mounted solar panels for domestic  
use within agricultural field.

The Committee considered the **report** of the Development Manager.

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

Members agreed that the proposed ground mounted solar panels were of a scale  
suitable for the domestic use of the dwelling house and noted that the panels would  
also serve an electric vehicle charger.

While outside the domestic curtilage of the dwelling, the proposed siting of the panels  
was considered acceptable, being close to the dwelling and visually well related. The  
proposed planting of a beech hedge in the interests of ecological enhancements and  
visual amenity was welcomed.

If approved, it was noted that planning permission would be subject to conditions,  
including that the solar panels should be removed within 6 months of the cessation of  
use. It was also noted that if the condition of a panel were to deteriorate over time

and require like for like replacement, this could be achieved without a further planning application being required.

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

**41. Application No: 62/11/24/005**

**Location:** Lorna Doone Farm, Oare, Lynton EX25 6NU

**Proposal:** Proposed removal of existing visitor shed and replacement of new visitor hut in new location.

The Committee considered the **report** of the Development Manager.

**Public Speaking:**

1. Nigel Webber, local resident
2. Karen Wall, Brendon & Countisbury Parsh Council
3. Katherine Smith, National Trust (applicant)

**The Committee's Consideration**

Members were advised that if approved, planning permission would be subject to a further condition requiring the installation of bird or bat boxes on the proposed building or the nearby mature tree in accordance with Government policy for the enhancement of biodiversity and in accordance with policy CE-S3 (Biodiversity and Green Infrastructure) of the Exmoor National Park Local Plan 2011-2031.

The removal from the application of a proposed dog washing station was noted, as was the ecological undesirability of washing dogs in rivers.

The Committee acknowledged representations from local residents that the current visitor hut was adequate; that a replacement hut might be achieved by conversion of one of the existing structures on the site; and that the need for a replacement visitor hut stemmed from the applicant's re-siting of the car park entrance, resulting in adverse safety implications for pedestrians using the visitor hut in its current location.

Nevertheless, Members confirmed it was their role to consider the application before them and to determine whether the proposal complied with the relevant planning policies.

The Committee welcomed the re-use of sustainable materials from another site and agreed with the Planning Officer's assessment that the proposed structure was of a suitable scale and compatible with the wider landscape setting and heritage assets, and that the application complied with local and national planning policy.

**RESOLVED:** To approve planning permission subject to the following conditions:

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

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

2. The development hereby approved shall not be carried out accept in complete accordance with the details, as amended, and shown on the following list of plans: Date stamped by ENPA on the 12th March 2024: Ms. R Borkowski 1 The Chase Honiton Devon EX14 1QB Certificate to: 62/11/24/005 LDPH-001 (A) Location Plan

LDPH-002 B Site Plan Date stamped by ENPA on the 20th June 2024: LDPH-004 C Proposed visitor building.

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

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

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

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

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

5. Prior to the first use of the building hereby approved details of and for the installation of bird or bat boxes to be installed on the building or nearby mature tree shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed, the bird and bat boxes shall be installed in accordance with the agreed details within one month of the written approval of the details by the Local Planning Authority.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 180 of the National Planning Policy Framework and in accordance with policy CE-S3 (Biodiversity and Green Infrastructure) of the Exmoor National Park Local Plan 2011-2031.

- 42. APPLICATION DECISIONS DELEGATED TO THE CHIEF EXECUTIVE:** The Committee noted the **decisions of the Chief Executive determined under delegated powers**.
- 43. SITE VISITS:** There were no Site Visits to arrange.
- 44. ANY OTHER BUSINESS OF URGENCY:** It was noted that future Planning Committee meetings would receive updates on the status of Section 106 Planning Agreements.

The meeting closed at 2.25pm

(Chairperson)

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## Appeal Decision

Site visit made on 10 September 2024

**by Laura Cuthbert BA(Hons) MSc MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 27 September 2024**

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**Appeal Ref: APP/F9498/W/24/3340990**

**Land adjacent to Bidgoods, Bury, Dulverton, Somerset TA22 9ND**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Melanie Grimaldi against the decision of Exmoor National Park Authority.
- The application Ref is 6/3/23/008.
- The development proposed is building for storage ancillary to the use of land for horticultural purposes.

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### Decision

1. The appeal is allowed and planning permission is granted for building for storage ancillary to the use of land for horticultural purposes at Land adjacent to Bidgoods, Bury, Dulverton, Somerset TA22 9ND in accordance with the terms of the application, Ref 6/3/23/008, subject to the following conditions:
  - 1) The development hereby permitted shall be carried out in accordance with drawing no A-2101-01.
  - 2) Within 6 months of the date of this permission, the building approved herein shall be completed with a pitched corrugated steel roof and clad in untreated larch or cedar timber as specified in the approved plans. The building shall be maintained in this condition thereafter.
  - 3) Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the development hereby approved unless details have first been submitted to and approved in writing by the local planning authority. The external lighting shall thereafter be installed and operated fully in accordance with the approved scheme.
  - 4) Within 12 months of the date of this permission, a scheme of landscaping shall be submitted to and approved in writing by the local planning authority. The landscaping scheme shall include: -
    - i. a plan(s) showing details of all existing trees and hedges on the application site.
    - ii. a plan(s) showing the layout of proposed tree, hedge and shrub planting.

- iii. a schedule of proposed planting - indicating species, sizes at time of planting and numbers/densities of plants.
- iv. a written specification outlining cultivation and other operations associated with plant and grass establishment.
- v. a schedule of maintenance, including watering and the control of competitive weed growth, for a minimum period of five years from first planting.

All planting and seeding/turfing shall be carried out in accordance with the approved details in the first planting and seeding/turfing seasons following the approval of the landscaping scheme.

The planting shall be maintained in accordance with the approved schedule of maintenance. Any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification), express planning permission shall be obtained for any development under Class R of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.

### **Preliminary Matter**

- 2. At the time of my site visit, I saw that the development described in the banner heading above was substantially complete. However, I also note that the application has been submitted, in part, retrospectively, with part of the proposal involving the modification of the storage unit and the incorporation of landscaping. I have therefore dealt with the appeal on that basis.

### **Main Issues**

- 3. The main issues in this appeal are:

- whether it has been demonstrated that there is a functional agricultural need for the building; and
- the effect of the proposal upon the character and appearance of Exmoor National Park.

### **Reasons**

#### *Functional Agricultural Need*

- 4. The appeal site relates to a parcel of land situated to the east of the dwelling known as Bidgoods. The land area served by the building is approximately 0.3Ha. It is used for the storage of horticultural and bee keeping equipment in association with the horticultural operations on the land, as well as its general maintenance. The floor area of the building is 8sqm.
- 5. Policy SE-E4 of the Exmoor National Park Local Plan 2011 – 2031 (Local Plan) (adopted 2017) relates to agricultural and forestry development. It states that permission will be granted for new buildings required for agricultural purposes



where it can be demonstrated there is a functional need for the building, and its size and scale is commensurate with the demonstrated need.

6. The Authority accept that the definition of 'agriculture' in the Town and Country Planning Act 1990 (as amended) includes horticulture. The appellant has set out the horticultural uses on the site. They have planted several rare apple species that would be used by the local cider makers, when the trees have matured. The honey produced in the 6 hives on site would also be sold. The appeal scheme would therefore support these horticultural activities.
7. However, whilst I acknowledge the concern of the Authority, there is no policy requirement for the appellant to demonstrate a horticultural 'business'. Consequently, there is no obligation for the appellant to establish that the scale or nature of the activities on site would 'constitute a viable business' nor does the site need to be 'operated as a recognised agricultural or horticultural enterprise' in order to benefit from the building.
8. I am satisfied that the land requires regular maintenance, and that equipment is necessary for the horticultural uses. The size and scale of the development, which the appellant states is 'approximately 50% of the size of a domestic garage' is commensurate with the demonstrated need, to support the functional need of the small scale horticultural uses on the appeal site.
9. Concerns have been raised that the occupants of Bidgoods already benefit from 3 sheds in their private garden which could be 'repurposed for garden/bee-keeping equipment'. However, my site visit confirmed that due to the different levels within the private garden at the appeal property, it would not be practical to store the small tractor or other larger equipment in these sheds. The changes in levels would prevent access to the land in question. I also noted that one of these other buildings is currently used as a home office and another as a separate laundry/utility room for the main dwelling. Therefore, I am persuaded that the functional need could not be fulfilled by an existing suitable or available building.
10. Therefore, based on the evidence before me, I am satisfied that there is a functional agricultural need for the building. The development is in accordance with Policy SE-E4 of the Local Plan which supports new agricultural buildings where it can be demonstrated there is a functional need for the building and its size and scale is commensurate with the demonstrated need.

#### *Character and Appearance*

11. The appeal development is located along the southern boundary of the parcel of land within which the horticultural activities take place. It is positioned to the east of Bidgoods, away from any of the existing buildings on site. The design of the modified building would result in a small storage building, with timber cladding on the side elevations, and a pitched dark grey corrugated steel roof. The site lies within Exmoor National Park (ENP).
12. Rather than being an 'open' space as described by the Authority, the site of the development is actually relatively contained within the wider parcel of land. An existing fence, mature tree and hedgerow runs along the south boundary, along with a 5 bar field gate. There is also a cluster of smaller trees



and vegetation to the west of the building. In an otherwise sloping topography, the building is sited on a relatively level parcel of land.

13. The development is a new building where there was previously no built form so it would 'alter the landscape', as argued by the Authority. I also acknowledge that Policy SE-E4 of the Local Plan discourages new isolated buildings 'unless it can be demonstrated that there are exceptional circumstances relating to an overriding functional need for a more isolated location'.
14. However, whilst the appeal building is located away from other buildings, its siting utilises the sloping topography to reduce its visual impact and takes advantage of the screening afforded by the existing field boundaries. Furthermore, the slope of the field extends further up beyond the building, which softens its impact, both visually and on landscape character. Its siting allows it to relate well to its functional need, taking in to account the sloping topography as well as ensuring that the setting, and consequently the significance, of Bidgoods, a Grade II Listed Building is preserved. Therefore, taking in to account the functional need of the horticultural use and the sites other constraints, the location of the building is appropriate in these circumstances.
15. I accept that the building is visible within the site itself, as alleged by the Authority. However, due to its appropriate siting and small scale, I did not see the building as being particularly prominent or significantly incongruous in the landscape. The corrugated steel roof and timber cladding would reflect the local landscape character. In addition, the proposed landscaping scheme, which could be secured via a suitably worded condition, would help to anchor the building into the surrounding landscape and would mitigate any wider views of the building, especially when viewed from the north. There would be no external lighting and a suitably worded condition would control the specific details of any lighting required. In my mind, taking into account the special characteristics of the area, the proposal would conserve the high quality, diverse and distinct landscapes of ENP.
16. Therefore, for the above reasons, I conclude that the development would not harm the character and appearance of ENP. It would be in accordance with Policies CE-S1, CE-D1 and SE-S4 of the Local Plan. In combination, these policies seek to ensure that the high quality, diverse and distinct landscapes and seascapes of ENP will be conserved and enhanced, through ensuring that the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials, and colour. New isolated buildings will not be permitted unless there are exceptional circumstances.

### **Other Matters**

17. As mentioned above, Bidgoods is a Grade II Listed Building. It dates from the early 18<sup>th</sup> Century. It has a thatched roof hipped to east and is rendered over cob. Its significance for the purposes of this appeal lies primarily within its architectural details, and historical value and built form. The setting of the listed building includes those areas in close proximity to it, which are part of the surroundings in which the heritage asset is experienced. Given that I have found no harm to the character and appearance of the area, I consider that

the development avoids harm to the setting of the listed building, and thus the significance of the designated heritage asset is preserved. Notably, the Authority has not raised an objection to the development on the grounds of the listed building and based on the information before me, I have no reason to come to a different conclusion on the matter.

**Conditions**

18. The standard time limit condition is not required as the development permitted has already been implemented. A condition requiring compliance with the relevant plans is however considered necessary in the interests of certainty. A condition which requires the modifications to the existing structure to be carried out is also necessary in the interests of the character and appearance of ENP.
19. As already alluded to, to ensure ENP's special landscape qualities are conserved, conditions are both reasonable and necessary to secure a suitable landscaping scheme, as well as a condition to control any external lighting.
20. The appellant has queried the requirement to restrict the use of the building to agriculture as set out in the Authority's suggested condition 4. I agree that it would not be reasonable or necessary to include this condition as if the building was no longer being used for agriculture, a new planning permission would be required, as an alternative use would not be permissible under this permission.
21. However, I am satisfied that a condition to remove permitted development rights, as suggested by the Authority's condition 5, is reasonable and necessary as this is a requirement of criterion 3 of Policy SE-S4 of the Local Plan.

**Conclusion**

22. For the above reasons, the appeal is allowed, and planning permission hereby granted, subject to the conditions set out above.

*Laura Cuthbert*

INSPECTOR



### Committee Report

Application Number:	WTPO 24/01
Registration Date:	02-Feb-2024
Target Determination Date:	21-Mar-2024
Extension of Time:	
Applicant	Mr G McVittie
Agent:	
Case Officer:	Bettina Broadway-Mann, Woodlands Officer
Site Address:	Exmoor National Park Car Park, Blackmoor Gate, Devon
Proposal:	Works to trees subject to a tree preservation order: 4no. Beech trees (T0019 - T0022) - crown reduction works to all 4 trees of up to 3m in height and 3m in spread.
Recommendation:	Approve.
Reason for bringing before Authority Committee:	ENPA are the landowner.

### Relevant History

WTPO 17/07 Works to trees subject to Tree Preservation Order: Crown reduction of four beech Approved 11/07/2017

### Site Description & Proposal

The application proposes works to four late mature/veteran Beech trees that are subject of a Tree Preservation Order (TPO). The trees lie on a remnant hedge bank near the junction of the A39 and A399 at the Blackmoor Gate to the western boundary of the National Park.

The proposal is for crown reduction works to all four trees of up to 3m in height and 3m in spread.

The trees lie within the 'picnic' area next to the public car park and are within the ownership of the National Park Authority.

The trees have been surveyed, which has led to proposals to carry out works to the crown of the trees. The proposals require consent because the trees are protected under a TPO and, because the trees are within the ownership of the National Park

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Authority and the Authority is the 'applicant', the proposal comes before the Authority Committee for consideration in accordance with the agreed scheme of delegation.

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**Consultee Representations**

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**Parracombe Parish Council** – Support for safety reasons.

**Kentisbury & Trentishoe Parish Council** – Support

**North Devon Council - Planning** – No observations.

**ENPA - Wildlife Officer** – as follows – if you are minded to permit this, please remind the landowner and their contractor of their duties to avoid impacts on protected species, principally roosting bats and nesting birds in this instance, which are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

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**Representations**

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No neighbour representations were received.

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**Policy Context**

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N/A.

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**Planning Considerations**

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Kentisbury and Trentishoe Parish Council recommend approval and Parracombe Parish Council support the proposal for safety reasons.

The trees in the application are a line of four mature to over-mature common beech that are growing on a section of remnant hedge bank. The four trees stand on a bank that is unconnected from other hedgebanks and this contributes to the obvious and striking appearance of the trees in the immediate locality. The trees are visible to members of the public both from the busy highways, the A39 and A399, and from the car park they adjoin.

The trees were surveyed in December 2023 in accordance with the Exmoor National Park Authority (ENPA) Tree Risk Assessment procedure. Subsequent to the annual survey, these trees had also been examined in July 2023 following a significant limb failure off the tree at the North Eastern end of the group following a storm event, in which a very large limb had torn out and brought down 2 smaller limbs with it. Photographs from July and December 2023 were provided to support the application.

The trees are covered by TPO no. F14/3/2 (1976) and listed as Group 1 therein. As well as the ENPA annual inspections, these trees have been regularly assessed by external contractors in 2006, 2014, 2016 and 2017, and a previous application (WTPO 17/07) was approved for crown reduction works to the whole group. In

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addition, the area around the trees has been fenced off to discourage people from being beneath the crown spread of the trees.

These four veteran trees have grown together in harmony with each other and produced a co-dependent overall crown shape with a distinctive curved shape. Therefore, the group must be treated as a whole united entity and its collective crown managed as one unit. The group are a significant visual amenity feature in the local landscape, and it is intended by ENPA to try and retain them for as long as possible through sympathetic management techniques. They are also a valuable ecology and biodiversity habitat and will become more so as they continue into the veteran age category over time.

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### **Human Rights**

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

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### **Conclusion**

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There is a need to carry out work to the four trees to minimise the risk they pose resulting from the highlighted defects. Due to the contribution these trees make to the local amenity, their retention is desirable and the minimum work necessary is intended to be carried out. The proposal to reduce the crowns of all four trees is sound as, combined with cordoning off an area around the trees, the risk posed by them will be reduced whilst maintaining their amenity value. To retain the formation of the crown over the four trees, it is important that all of the trees are reduced at the same time to the same extent to ensure the continuity of the group's visual appeal. It is therefore recommended that the proposals are approved.

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### **Recommendation**

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Approve as proposed.

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### **Informatives**

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The landowner and their contractors are reminded of the legal protection afforded to bats and bat roosts and nesting birds under legislation including the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

In the event that bats are encountered during implementation of this permission it is recommended that works stop, and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.



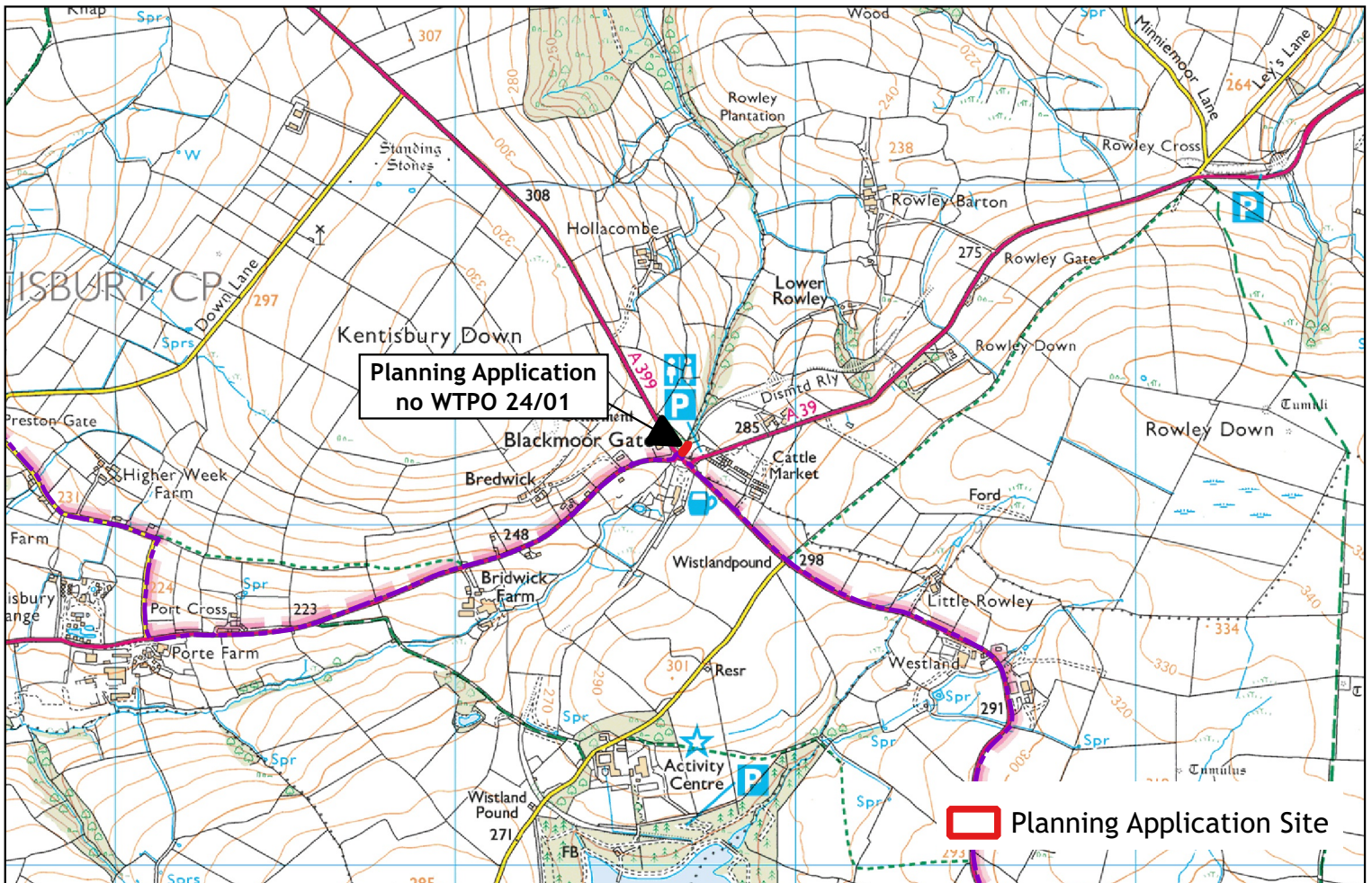
# ITEM 6.1



Site Map

Scale 1:2,500

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Overview Map

Scale 1:20,000



### Committee Report

Application Number:	6/9/24/017DC
Registration Date:	03-Oct-2024
Target Determination Date:	25-Nov-2024
Extension of Time:	
Applicant	Mr. D James, EXMOOR NATIONAL PARK AUTHORITY,
Agent:	
Case Officer:	Yvonne Dale
Site Address:	EXMOOR NATIONAL PARK AUTHORITY, EXMOOR HOUSE, DULVERTON, TA22 9HL
Proposal:	Discharge of Condition 3 (materials) of approved application 6/9/24/006LB
Recommendation:	Approve formal discharge of Condition 3 of approved application 6/9/24/006LB
Reason for bringing before Authority Committee:	The application site is owned by Exmoor National Park Authority

### Relevant History

6/9/24/006LB Application Under Regulation 3 of The Town & Country Planning General Regulation Approved with Conditions 07/03/2024

### Site Description & Proposal

Exmoor House is a Grade II listed building and was built as the Dulverton Union Workhouse in 1855. It is now the headquarters of the Exmoor National Park Authority. The property is located next to the River Barle, within a flood risk area. It lies to the east of Dulverton within the Conservation Area. The building has a formal façade with the front central section jutting forward slightly of the bays at either side.

Listed Building Consent was recently granted under application reference 6/9/24/006LB to alter the layout of the reception area, which is accessed via the front central door on the south elevation. The proposal included enlarging the space by removing existing internal walls. Four external signs were also proposed to be installed on the building together with the installation of a defibrillator on an external wall (east gable end). The consent was granted subject to conditions, including the condition that prior to installation on the building, precise details, including the design,



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appearance and materials to be used, of the external signage be submitted to and agreed by the local planning authority.

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### Consultee Representations

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ENPA - Senior Heritage Officer Support

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### Representations

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N/A

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### Policy Context

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The works proposed under the Listed Building application must be considered under the Planning (Listed Buildings and Conservation Areas) Act 1990. Under Section 16, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.

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### Planning Considerations

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This discharge of condition application seeks to formally discharge condition 3 of approved application 6/9/24/006LB.

Condition 3 states:

Prior to installation on the building, precise details, including the design, appearance and materials to be used, of the external signage hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the agreed details.

Reason: In the interests of the character and appearance of the works and its impact on the character and appearance of the host building.

The submitted details show the proposed installation of 4 new signs including:

Sign A: A right angled information sign. 350mm x 350mm with a dark green background and a beige 'I'.

Sign B: A timber framed with magnetic insert information panel. 720mm x 1150mm with a dark green background with beige and white lettering.

Sign C: Timber framed with magnetic insert interpretation Panel. 1650mm x 720mm with a dark green background with beige and white lettering.

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Sign D: Updated Window label. 260mm x 180mm with a dark green background with opaque lettering. The existing window label will be replaced.

The Authority's Senior Heritage Officer has commented on the application and states that he *'supports the proposals and recommends the condition is discharged. The signage will be reversible so no long-term harm will be caused to the listed building. In all of the views the signage meets the requirements of policy CE-D5 (Advertisements and Private Road Signs) and CE-D3 (Conserving Heritage Assets).'*

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### Human Rights

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

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### Conclusion

It is considered that the details submitted in relation to the proposed signage is acceptable as the signage will be reversible, and no long-term harm will be caused to the listed building. Consequently, the proposal would conserve the character and appearance of the building and any features of special architectural interest.

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### Recommendation

That the Authority formally discharge condition 3 of approved application 6/9/24/006LB.



**Planning Application  
no 6/9/24/017DC**

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Scale  1:2,500

**Planning  
Application  
no 6/9/24/017DC**

Scale 1:20,000



## EXMOOR NATIONAL PARK AUTHORITY MEETING

**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
GDO 24/18	Mr N Webber - Prior notification for the proposed erection of agricultural building (13.5m x 6.5m). (Prior Approval - Part 6 - Buildings (Agri/Forestry) ) - Land North of Leeford Lane, West of Combe Lawn, Easting: 277388, Northing: 148190, Brendon, EX35 6PS	30-Sep-2024 Prior Approval Required
GDO 24/17	Mr. S Rawle, DN & PR Rawle - Prior notification for the proposed erection of a steel portal frame roof to cover loafing yard areas (660sqm). (Prior Notification - Agricultural/Forestry (GDO) ) - HOLWORTHY FARM, PARRACOMBE, BARNSTAPLE, EX31 4RL	26-Sep-2024 Prior Approval Not Req'd
GDO 24/16	Mr J Buckingham - Prior notification for the proposed creation of agricultural/forestry track (991m x 3m)  (Prior Notification - Agricultural/Forestry (GDO) ) - LYNCOMBE FARM, BROMPTON REGIS, DULVERTON, TA22 9NH	19-Sep-2024 Prior Approval Not Req'd
GDO 24/15	Mrs. C Dehaini, Squirrels Architecture - Prior notification for erection of 2no. Polytunnels (27.43m x 7.92m). (Prior Notification - Agricultural/Forestry (GDO) ) - Higher Barn Farm, Slade Lane, Old Cleeve, Watchet, TA23 0LY	16-Sep-2024 Prior Approval Not Req'd
6/10/24/009DC	Mr R Pearce - Discharge of conditions 4 (ecology) & 5 (ecology) of approved application 6/10/23/016 (Discharge of Condition ) - 1, PARK STREET, DUNSTER, MINEHEAD, TA24 6SR	29-Aug-2024 Approved
62/43/24/004DC	Mr. R May, May Brothers - Discharge of conditions 4 (slate) & 5 (brick) of approved application 62/43/23/007LB (Discharge of Condition ) - TOWN FARM, MARTINHOE, PARRACOMBE, BARNSTAPLE, EX31 4QT	27-Aug-2024 Approved
62/43/24/003DC	Mr. R May, May Brothers - Discharge of conditions 4 (slate) & 5 (brick) of approved application 62/43/23/006 (Discharge of Condition ) - TOWN FARM, MARTINHOE, PARRACOMBE, BARNSTAPLE, EX31 4QT	27-Aug-2024 Approved
WTCA 24/14	Mrs T Gemmell - Works to tree in a conservation area: T1 (Yew) – to pollard at the main branch /	19-Sep-2024 Approved

## EXMOOR NATIONAL PARK AUTHORITY MEETING

**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
	trunk union at a height of 3m to 4m. (WTCA ) - Combe View, The Drang, Porlock, Somerset, TA24 8LF	
GDO 24/14	Mr W Wilcox - Prior notification for the change of use of existing commercial office (use class E) to mixed use commercial (use class E) and residential (1no. flat). (Prior Approval - Part 3 - Class G ) - Woodton Lodge, 37 High Street, Dulverton, TA22 9ES	24-Sep-2024 Prior Approval Required-Prior Approval Approved
6/10/24/008	S Harris - Proposed variation of condition 2 (plans) of approved application 6/10/23/002 for change of roof design. (Alteration/Lift Condition ) - GRABIST HOUSE, WEST STREET, DUNSTER, MINEHEAD, TA24 6SN	24-Sep-2024 Refused
62/50/24/013LB	Ms E Duncan - Listed building consent for the proposed new access off stairway, removal of Mill room stair. Lowering of existing WC beneath staircase, new kitchen units to gable end and formation of new shower room off of the landing. (Listed Building Consent ) - The Mill House, Parracombe, Devon, EX31 4PE	09-Sep-2024 Approved with Conditions
6/26/24/005	K MacGilchrist - Proposed erection of a single storey attached timber frame outbuilding to the north-east elevation of the dwelling. (Householder ) - LOWER HOOK HILL, ROADWATER, WATCHET, TA23 0QP	23-Sep-2024 Approved with Conditions
6/26/24/004	Ms K MacGilchrist - Proposed installation of 8 no. ground mounted solar panels. Retrospective (Householder ) - LOWER HOOK HILL, ROADWATER, WATCHET, TA23 0QP	23-Sep-2024 Approved with Conditions
62/41/24/012	Mr L Rogers-Duffield - Lawful development certificate for the proposed alterations to a side boundary wall together with creation of new gateway. (CLOPUD ) - 1, LONGMEAD, LYNTON, EX35 6DQ	22-Aug-2024 Approved
6/20/24/002DC	Ms A Murphy - Proposed discharge of conditions 4 (lighting), 5 (Ironmongery), 6 (Door/Window sections) & 7 (Brick sample) of approved application 6/20/23/002 (Discharge of Condition ) - The Old Blacksmiths Shop, Luxborough, Watchet, Somerset, TA23 0LF	27-Aug-2024 Approved

## EXMOOR NATIONAL PARK AUTHORITY MEETING

**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
6/27/24/009DC	Mr Senior - Proposed discharge of conditions 6 (Survey), 9 (Materials), 14 (Bollard Lighting), 16 (SuDS), 17 (Foul Drainage) & 20 (Soffits & Fascias) of approved application 6/27/22/117 (Discharge of Condition ) - Little Footprint, Porlock, Minehead, TA24 8NW	25-Sep-2024 Approved
WTCA 24/13	Mr W Lange - Works to trees in a conservation area: Fell three Ash groups threatening nearby property (Hednacott) - G1T1, G1T2, G1T3. (WTCA ) - Old Parracombe railway line running above houses - x:267380, y:144997, Parracombe, Barnstaple	04-Sep-2024 Approved
6/3/24/004	Wimbleball Fly Fishery Limited - Proposed change of use of Public House and 6 bedrooms with ensuite bathrooms to self-contained holiday accommodation (use class C3). (Full ) - GEORGE INN, BROMPTON REGIS, DULVERTON, TA22 9NL	12-Sep-2024 Refused
62/50/24/012	Mr Marshall - Proposed change of use of shop, post office and sorting room to residential, together with, installation of 6no. solar panels to roof. Retrospective. (Full ) - SUNFLOWERS, PARRACOMBE, BARNSTAPLE, EX31 4PE	29-Aug-2024 Approved with Conditions
6/10/24/007LB	Mr & Mrs Quick - Listed building consent for the proposed subdivision of existing bedroom to form shower room. (Listed Building Consent ) - 1 THE BALL, DUNSTER, MINEHEAD, TA24 6SD	03-Sep-2024 Approved with Conditions
62/41/24/009	Mr Bissett - Proposed first floor rear extension with roof terrace. (Full ) - 2 The Esplanade, Lynmouth, Devon, EX35 6EQ	03-Sep-2024 Approved with Conditions
6/29/24/004	Mr M Dorrell - Proposed installation of electric vehicle charging point. (Householder ) - PACKHORSE COTTAGE, ALLERFORD, MINEHEAD, TA24 8HW	03-Sep-2024 Approved with Conditions
6/3/24/003	Mr J Vincent - Proposed single storey extension. (Householder ) - LOWER VENN FARM, BROMPTON REGIS, DULVERTON, TA22 9NS	19-Sep-2024 Approved with Conditions
6/10/24/006LB	Mr S Hayes - Listed building consent for the proposed replacement the existing Oak wheelshaft with a decay resistant Greenheart timber axle of the same dimensions. (Listed Building Consent ) -	30-Aug-2024 Approved with Conditions

## EXMOOR NATIONAL PARK AUTHORITY MEETING

**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
	DUNSTER WORKING WATER MILL, 7, MILL LANE, DUNSTER, MINEHEAD, TA24 6SW	
6/15/24/002	Mr & Mrs R Norman - Certificate of lawfulness for dwellinghouse(use class c3) with unrestricted occupancy (dwellinghouse free from the encumbrance of the planning conditions attached to planning permission 6/15/08/102). Resubmission of refused application 6/15/23/001. (CLEUD ) - MARSHWOOD, EXTON, DULVERTON, TA22 9LD	16-Sep-2024 Refused
6/13/24/003	Mr N Hill - Proposed installation of replacement septic tank. Retrospective. (Full ) - HUNTERS MOON, EXFORD, MINEHEAD, TA24 7PP	28-Aug-2024 Approved with Conditions
6/27/24/008LB	Mr. T Blaythwayt, C/O Richard Wedgewood at Savills - Listed building consent for the proposed internal alteration and refurbishment together with new external staircase & terrace, replace 1 no door to window, replace external railing and installation of electric car charging points. Retrospective. (Listed Building Consent ) - WORTHY BARN, PORLOCK WEIR, MINEHEAD, TA24 8PG	22-Aug-2024 Approved with Conditions
6/27/24/007	Mr. T Blaythwayt, C/O Richard Wedgewood at Savills - Proposed internal alteration and refurbishment together with new external staircase & terrace, replace 1 no door to window, replace external railing and installation of electric car charging points. Retrospective. (Householder ) - WORTHY BARN, PORLOCK WEIR, MINEHEAD, TA24 8PG	22-Aug-2024 Approved with Conditions
6/8/24/001	G & A Edwards - Certificate Of Lawfulness for Dwelling with Unrestricted Occupancy (Free From The Encumbrance Of The Planning Conditions Attached To Planning Permission Reference 6/8/80/004) (CLEUD ) - SUMMERINGS, WHEDDON CROSS, MINEHEAD, TA24 7AT	23-Aug-2024 Approved
62/11/24/004LB	Mr Halliday - Listed building consent for the proposed replacement of side plastic sheet roof for natural slate, internal alterations to formation of first floor bathroom, new central heating system, insulation and secondary glazing. (Listed Building	21-Aug-2024 Approved with Conditions



## EXMOOR NATIONAL PARK AUTHORITY MEETING

**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
	Consent ) - GLENTHORNE LODGE, COUNTISBURY, LYNTON, EX35 6NQ	
62/11/24/003	Mr Halliday - Proposed replacement of side plastic sheet roof for natural slate, internal alterations to formation of first floor bathroom, new central heating system, insulation and secondary glazing. (Householder ) - GLENTHORNE LODGE, COUNTISBURY, LYNTON, EX35 6NQ	21-Aug-2024 Approved with Conditions
6/27/23/016	Mr R Martin - Proposed change of use from public house (sui generis) to mixed use – Shooting Lodge, Public House & Private Hire Venue (sui generis). (Full ) - THE CULBONE, PORLOCK, MINEHEAD, TA24 8JW	27-Sep-2024 Approved with Conditions
62/50/23/018LB	Ms J. de Falbe - Listed building consent for the proposed replacement of 2no. windows and blocking up of internal doorway in Coach House, installation of 2no. toilets in the Garden Room, re-roofing and roof repairs to Ballroom roof, removal of chimney stack to Heddon Hall, re-roofing of stables with corrugated iron and creation of block hen house within stable block. Retrospective. (Listed Building Consent ) - HEDDON HALL, PARRACOMBE, BARNSTAPLE, EX31 4QL	23-Aug-2024 Final Disposed of
6/13/23/004	Mr & Mrs Taylor - Outline application with all matters reserved for proposed agricultural workers dwelling. (Outline ) - Newland Farm, Newland Lane, Exford, Somerset, TA24 7NF	16-Sep-2024 Final Disposed of
GDO 23/06	Mr C Lerwill - Prior notification for erection of agricultural barn. 54.84m x18.21m (Prior Approval - Part 6 - Buildings (Agri/Forestry) ) - HOLDSTONE FARM, COMBE MARTIN, ILFRACOMBE, EX34 0PE	09-Sep-2024 Prior Approval Approved
6/34/22/107	Mr R D Masters - Proposed reinstatement of boundary wall. Part retrospective. (Householder ) - BRAMLEYS, GREAT HOUSE STREET, TIMBERSCOMBE, MINEHEAD, TA24 7TQ	20-Sep-2024 Approved with Conditions

**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
62/49/24/003DC	Ms A Creed - Discharge of condition 3 (slate details) of approved application 62/49/23/006. (Discharge of Condition ) - HEASLEY HOUSE, HEASLEY MILL, SOUTH MOLTON, EX36 3LE	16-Oct-2024 Approved
6/9/24/015DC	Mr J Pugsley - Discharge of condition 4 (WSI) of approved application 6/9/23/016 (Discharge of Condition ) - 23, HIGH STREET, DULVERTON, TA22 9HB	02-Oct-2024 Approved
62/49/24/002DC	Ms A Creed - Discharge of conditions 3 (floor finishes) and 4 (slate details) of approved application 62/49/23/007LB. (Discharge of Condition ) - HEASLEY HOUSE, HEASLEY MILL, SOUTH MOLTON, EX36 3LE	16-Oct-2024 Approved
GDO 24/19	Mrs S Luxton - Prior notification for proposed new barn (30.48 x 12.19m). (Prior Notification - Agricultural/Forestry (GDO) ) - OATWAY FARM, BROMPTON REGIS, DULVERTON, TA22 9NQ	16-Oct-2024 Prior Approval Not Req'd
6/9/24/014DC	Jonathan Turk - Discharge of conditions 3 (ecology) & 4 (windows) of approved application 6/9/24/010 (Discharge of Condition ) - 3 ADDLEMEAD, LADY STREET, DULVERTON, TA22 9DD	16-Oct-2024 Approved
6/10/24/014	Mr E Stenner - Proposed re-siting of stone wall to allow access to new pedestrian door to garage and to widen vehicle access. (Householder ) - PRIORY GATE HOUSE, DUNSTER, MINEHEAD, TA24 6SD	17-Oct-2024 Approved with Conditions
WTCA 24/17	Mrs S McCanlis - Works to trees in a conservation area: T1 - Holly -to Fell, T2 - Holly - to remove two limbs which encroach over the entrance to the Recreation Ground. (WTCA ) - Porlock Recreation Ground, Parsons Street, Porlock, Minehead, Somerset, TA24 8QJ	16-Oct-2024 Approved
6/10/24/013LB	Mr E Stenner - Listed Building Consent for the proposed re-siting of stone wall to allow access to new pedestrian door to garage and to widen vehicle access. (Listed Building Consent ) - PRIORY GATE HOUSE, DUNSTER, MINEHEAD, TA24 6SD	17-Oct-2024 Approved with Conditions
62/41/24/013	Mr C Boundy - Proposed internal alterations to form new shower facility and bedroom. Part conversion of	07-Oct-2024 Withdrawn

**Application decisions delegated to the Chief Executive**

Application Ref	Applicant & Location	Decision and Date
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existing Managers Flat. (Full ) - GARSON HOUSE  
CARE HOME, 7, LEE ROAD, LYNTON, EX35 6HU

WTCA 24/16	<p>Ms A Dallaway - Works to trees in conservation area: T1 - Yew. Trimming, via hedgecutter, of historic yew tree by approximately 10cm. T2 - Yew. 2m reduction of select limbs that are encroaching/damaging the guttering to the back of the church.</p> <p>(WTCA ) - St Dubricius Church, Parsons Street, Porlock, Minehead, Somerset, TA24 8QJ</p>	<p>10-Oct-2024 Approved</p>
WTCA 24/15	<p>Rev A Tolson - Works to trees in conservation area: T1 - Yew. Crown raise, on eastern side only, by way of limb reduction (approximately 2m). T2 - Lawson Cypress reduction in height of the tree by half.</p> <p>(WTCA ) - Church of All Saints, Selworthy, TA24 8TR</p>	<p>10-Oct-2024 Approved</p>
6/36/24/002	<p>Mr A Sutor - Proposed erection of garden shed (5mx3m) (Householder ) - LYDDONS COTTAGE, UPTON, TAUNTON, TA4 2JE</p>	<p>14-Oct-2024 Approved with Conditions</p>
6/3/24/006LB	<p>Mr N Williams - Listed building consent for the proposed removal of rear conservatory and veranda, construction of rear extension and minor internal reordering to dwelling. (Listed Building Consent ) - Shircombe Farm, Brompton Regis, Dulverton, Somerset, TA22 9LQ</p>	<p>02-Oct-2024 Approved with Conditions</p>
6/3/24/005	<p>Mr N Williams - Proposed removal of rear conservatory and veranda, construction of rear extension and minor internal reordering to dwelling. (Householder ) - Shircombe Farm, Brompton Regis, Dulverton, Somerset, TA22 9LQ</p>	<p>02-Oct-2024 Approved with Conditions</p>
6/43/24/008	<p>Mr J Crossley - Proposed replacement of earth bank with wall. Amended description. (Householder ) - Croft Cottage, BURROW, TIMBERSCOMBE, MINEHEAD, TA24 7UD</p>	<p>15-Oct-2024 Approved with Conditions</p>
6/27/24/010	<p>Mr D Russell - Proposed single storey rear extension, alterations to lengthen driveway, adjustments to front wall, landscaping of rear garden together with installation of bridge from cottage to new patio.</p>	<p>15-Oct-2024 Approved with Conditions</p>

**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
	(Householder ) - DUNNS, WEST PORLOCK, MINEHEAD, TA24 8NX	
6/10/24/012LB	Ms J Copeland Sloan - Listed building consent for the proposed conversion of store to dining/sitting room with new double doors, wood burner and redirection of flue, together with, internal alterations. (Listed Building Consent ) - 6, HIGH STREET, DUNSTER, MINEHEAD, TA24 6SG	21-Oct-2024 Approved with Conditions
6/10/24/011	Jane Copeland Sloan - Proposed conversion of store to dining/sitting room with new double doors, wood burner and redirection of flue, together with, internal alterations. (Householder ) - 6, HIGH STREET, DUNSTER, MINEHEAD, TA24 6SG	21-Oct-2024 Approved with Conditions
6/10/24/010LB	Mr E Stenner - Listed building consent for the proposed removal of masonry surround to AGA in kitchen. (Listed Building Consent ) - PRIORY GATE HOUSE, DUNSTER, MINEHEAD, TA24 6SD	03-Oct-2024 Approved with Conditions
6/15/24/004LB	Mr. O Robins, Bateman Hosegood - Listed building consent for the retrospective Installation of four UPVC windows on the listed property (Listed Building Consent ) - WIDLAKE FARM, BRIDGETOWN, DULVERTON, TA22 9JE	02-Oct-2024 Refused
62/49/24/001LB	R Osberg - Listed building consent for the proposed alterations to existing windows and installation of secondary glazing, replacement of existing roof lights, replacement of existing external timber single glazed doors and single with double glazed timber doors, installation of internal timber door and repairs to existing render and plaster with lime render. (Listed Building Consent ) - HEASLEY HOUSE, HEASLEY MILL, SOUTH MOLTON, EX36 3LE	04-Oct-2024 Approved with Conditions
6/43/24/007	Mr & Mrs Van Den Berg - Proposed replacement of rooflights with dormer window and creation of balcony on North elevation. (Householder ) - WILLSFIELD HOUSE, WOOTTON COURTENAY, MINEHEAD, TA24 8RD	03-Oct-2024 Approved with Conditions
6/3/21/118	Mr S Luxton - Proposed change of use of redundant workshop to dwelling (retrospective). (Full ) - Old Workshop, Brompton Regis, TA22 9NU	18-Oct-2024 Approved with Conditions

**Application decisions delegated to the Chief Executive**

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
6/27/19/114	Mrs. S Southam, Falcon Rural Housing Ltd - Proposed erection of 3 no. local needs affordable dwellings (Full ) - Porlock Picnic Site, High Bank, Porlock, Somerset, TA24 8ND	01-Oct-2024 Withdrawn

**ITEM 8**

**SCHEDULE OF SECTION 106 AGREEMENTS BEING UNDERTAKEN BY DEVON COUNTY COUNCIL ON BEHALF OF EXMOOR  
NATIONAL PARK AUTHORITY 5 November 2024 (completed agreements not included)**

**KEY: AH = AFFORDABLE HOUSING****AT = AGRICULTURAL/RURAL WORKER****OA = OTHER AGREEMENT**

APPLICATION REFERENCE	SITE	TYPE	Committee decision/Officer instruction	CURRENT POSITION	UPDATE COMMENTS	APP CASE OFFICER
6/8/21/105	Lower Cleeve Barns, Cutcombe	AH – x1 or holiday let	Committee decision 05/04/22	Draft Agreement	Officer instruction 05/04/22. Subsequent discussion regarding rental value with applicant – Draft now with applicant 07/10/24	Y Dale
6/3/22/111	Sanctuary Lane, Brompton Regis	AH – x1	Officer instruction 15/06/23	Draft Agreement	Draft agreement with applicant to consider. Chased 30/09/24	J Rose
6/8/22/106	Thorne Farm, Wheddon Cross	AH – x2 or holiday let	Officer instruction 14/07/23	Draft Agreement	Draft agreement to be consistent with Lower Cleeve case	A Parsons
62/50/23/002	Land West of Parracombe Lane, Parracombe	AH – x6	Committee decision 03/10/23	Draft Agreement	Draft with applicant – 24/07/24. Discussions on-going	J White
6/27/22/115	Land West of Sparkhayes Lane, Porlock	AH – x1	Officer instruction 30/11/23	Draft Agreement	Instructions received by DDC – DCC awaiting confirmation when s106 is to be progressed	A Parsons
62/62/22/005	Land at Lower Glebe House, Trentishoe	AH – x1	Officer instruction 01/03/24		Letter sent to applicant's solicitor requesting undertaking for costs and title documents on 11/03/24. Chased on 14/05/24 and 04/06/24.	C Spiers
62/49/23/008	Roundhouse to the west of Bentwitchen House, South Molton	AH – x1	Officer instruction 13/05/24	Draft Agreement	Draft with applicant – 30/09/24	C Spiers
6/40/24/005	Long Garden Plot, Ash Lane, Winsford	OA – Deed of Variation	Officer instruction 09/08/24	Draft Agreement	Draft agreement sent – further party needs to be added – 11/10/24	J White
6/34/24/002	Knowle Farm, Timberscombe	OA – Deed of Variation	Officer instruction 03/10/24		Initial letter sent to application – 09/10/24	J White

**Note: Section 106 Agreements resolved since 1 February 2024:**

- Tarr Cottage, Castle Hill, Lynton – x1 local needs affordable dwelling (62/41/20/023)
- Barn at Malmsmead, Lynton – x1 local needs affordable dwelling (62/11/22/007)
- Keal Rise, Hawkcombe, Porlock – Deed of Variation in connection with amendments to conditions of previous permission (6/27/22/118)
- 24 Cross Street, Lynton – x1 local needs affordable dwelling (62/41/22/040)
- Land adjacent to Red Cross Farm, Brompton Regis – x1 local needs affordable dwelling (6/3/23/001)
- Old Workshop, Brompton Regis – x1 local needs affordable dwelling (6/3/21/118)