



EXMOOR

NATIONAL PARK

EXMOOR NATIONAL PARK AUTHORITY
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20th November 2025

EXMOOR NATIONAL PARK AUTHORITY PLANNING COMMITTEE

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

A meeting of the Planning Committee will be held in the **Committee Room, Exmoor House, Dulverton** on **Tuesday, 2nd December 2025 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).

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

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

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

Sarah Bryan
Chief Executive

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

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

AGENDA

1. 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 4th November 2025 (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. Appeal Decisions

6.1 To note the decision of the Secretary of State to dismiss the appeal against the refusal of planning permission for the erection of 3 no. farm sheds (retrospective) - Sloecombe, Timberscombe, Minehead, Somerset.

6.2 To note the decision of the Secretary of State to allow the appeal and grant planning permission, with revised conditions, for application Ref 62/62/15/001 - Middle Dean Farm, Trentishoe, Parracombe, Barnstaple, EX31 4PJ

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

Agenda Item	Application No.	Description	Page Nos.
7.1	6/9/25/017	Proposed conversion of existing double garage and storage areas into 1no 1 bedroom ancillary accommodation with single garage – at Allandale, Pixton Park, Dulverton, TA22 9HW	1 - 16
7.2	6/24/25/003	Proposed conversion of redundant agricultural barn to a camping barn for non-serviced holiday-let use together with replacement of existing store to proposed oak-framed bin, bicycle and wood store – at Manor Farm, Beggearn Huish, Washford, TA23 0LZ	17 - 40

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|-----|--------------|--|---------|
| 7.3 | 62/62/25/003 | Proposed conversion of part of barn to residential holiday unit. Retrospective – at The Glebe, Trentishoe, Parracombe, Barnstaple, EX31 4QD | 41 - 59 |
| 7.4 | 6/14/25/006 | Application Under Regulation 3 of the Town & Country Planning General Regulations 1992 for the variation of condition 8 of application reference 6/14/10/110 to permit an alternative management plan for the tree shelter belt in connection with the approved 15kw wind turbine (approximately 19.25 m total in height) – at Pinkery Centre, Simonsbath, Somerset, TA24 7LL. | 60 - 69 |
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8. **The Local List of Requirements for the Submission of Planning and Other Applications** To consider the report of the Head of Climate, Nature & Communities (Item 8)
 9. **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 10).
 10. **Application Decisions Delegated to the Chief Executive:** To note the applications determined by the Chief Executive under delegated powers (Item 9).
 11. **Site Visits:** To arrange any site visits agreed by the Committee (the reserve date being Friday, 2nd January (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

ITEM 3

EXMOOR NATIONAL PARK AUTHORITY PLANNING COMMITTEE

MINUTES of the Meeting of the Planning Committee of Exmoor National Park Authority held on Tuesday, 4 November 2025 at 1.30pm in the Committee Room, Exmoor House, Dulverton.

PRESENT

Mr S J Pugsley (Chairperson)	
Mr M Kelly (Deputy Chairperson)	
Mr A Bray	Mrs F Nicholson
Mr D Elson	Mr J Patrinos
Mr B Geen	Mrs F Smith
Mr R Hopley	Mrs E Stacey

Apologies for absence were received from Mr T Butt Phillip and Mr J Holtom.

The Chair congratulated the Planning team who had processed an impressive 99% of applications within the statutory or agreed timescales. The efforts and success under the leadership of Joe White and the whole team were commended by the Committee.

33. DECLARATIONS OF INTEREST / LOBBYING OF MEMBERS / UNACCOMPANIED SITE VISITS: There was none

34. MINUTES:

- i. **Confirmation:** The **Minutes** of the Committee's meeting held on 7th October 2025 were agreed and signed as a correct record. Note that Mike Ellicott was incorrectly listed as Deputy Chairperson, who was deputising for Mike Kelly.
- ii. **Matters arising:** There were no matters arising.

35. BUSINESS OF URGENCY: There was none.

36. PUBLIC SPEAKING: See item below.

DEVELOPMENT MANAGEMENT

37. Application No: 62/41/25/009LB

Location: Car Park at Barns Close Industrial Estate, Dulverton, Somerset, TA22 9EA. Proposed construction and operation of a micro energy storage project.

Public speaking:

- 1) Miss A Boyce, Applicant AMP Clean Energy (written submission tabled)

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

The Committee's Consideration

Officers advised the application was brought to the Committee in accordance with the Approved Scheme of Delegation because the recommendation of the Officer is contrary to the view of Dulverton Town Council who objected to the proposed development (not Lynton Town Council as incorrectly stated on page 1 of the report)

Members raised concerns on the loss of hedge sections, the proposal should include additional planting to mitigate what is lost and a condition added to not interfere with bird nesting season between March – September.

Clarification was provided in relation to background decibel levels, which Officers confirmed were very low, this would be strengthened by an addition to condition 4 following a sound assessment. Members were pleased to see an application for green energy and reducing carbon footprints on Exmoor.

Members noted that the application should not interfere with business use on the industrial estate and the availability of car parking spaces. Officers responded that the changes would cause a small reduction in parking, but would not compromise highway safety. Members were happy to recommend the application for approval subject to the addition of a 'bird nesting season' condition.

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 except in complete accordance with the details submitted and as shown on the following schedule of plans received on the 23rd of June 2025:

Plan 1 Location Plan
Plan 7 Plans and elevations
Plan 4 Plans and elevations
Plan 5 Plans and elevations
Plan 6 v2 Plans and elevations

Received 27th of August 2025:

Plan 2 Site Layout Plan Rev. A

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

3. In the event that the use of the development, hereby approved, ceases, the batteries, equipment, housing and fencing enclosure shall be removed within six months of the cessation of the use of the battery bank.

Reason: In the interests of the visual amenity of the area in accordance with policies CE-S1, CC-S5 and CE-D1 of the Local Plan.

4. For the avoidance of doubt, the noise levels emitted by the proposed development shall not exceed 32.6 decibels when measured from the nearest noise sensitive receptor, as indicated on the submitted noise impact assessment.

Reason: To ensure that the proposal does not cause an unacceptable impact upon the amenity of neighbouring properties through noise emissions.

5. Prior to the commencement of the development hereby approved, the applicant shall submit to the Local Planning Authority for written approval, a soft landscaping plan covering the following details:

- The species to be planted and a timeline for when this will take place;
- The number and spacings of plants;
- The size of plants at planting stage;
- A 5 year management specification;

Once agreed, it shall be implemented in first planting season and the trees shall be left to mature in accordance with the 5 year management specification and will be retained thereafter.

Reason: To ensure that the planting is carried out to minimise any harm to the character and appearance of the surrounding area and to ensure that the trees to be planted are suitable and remain protected thereafter in accordance with Policies CE-S1 and CE-D1 of the Exmoor National Park Local Plan (2011-2031).

6. Within 6 months from the date of this permission hereby granted, the applicant shall install one ecological enhancement in line with Local Plan Policy CE-S3 and Appendix 1 of the Exmoor Biodiversity Net Gain Technical Guidance Note within the application site. The specific location of the enhancement is to be agreed in writing by the Local Planning Authority. Once installed, the enhancement shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of conservation of protected species and habitats

7. Notwithstanding the information contained provided on plan 7, the proposed fence which surrounds the batteries and equipment shall be constructed from green wire mesh fencing as indicated on Plan 4, received by ENPA on 23 June 2025.

Reason: In the interests of visual amenity.

8. The development hereby approved shall not commence between 1st March and 31st September inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the works to the buildings commences and provides written confirmation to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. In no circumstances shall netting be used to exclude nesting birds.

Reason: In the interest of safeguarding protected species and their habitats, and in accordance with Policy CE-S3 of the Exmoor National Park Local Plan 2011–2031.

38. Application No: 62/41/25/009LB

Location: Lime Kilns, The Esplanade, Lynmouth, Devon, EX35 6EQ. **Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for Listed Building Consent for proposed works to include repointing, stainless steel ties to masonry, replacement of lintel and redecoration.**

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

The Committee's Consideration

Members recommended the application for approval and were satisfied that historic elements and structure would be preserved. Officers confirmed replacement joints would be obscured by mortar.

RESOLVED: To approve listed building consent subject to the conditions set out in the report.

39. Application No: 6/9/25/018LB

Location: Exmoor National Park Authority, Exmoor House, Dulverton, TA22 9HL. **Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for Listed Building Consent for the removal of partition walls to enable re-organisation of rooms without complying with condition 2 (approved plans) of approved application 6/9/24/020LB.**

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

The Committee's Consideration

Officers advised that a variation on permission had already been granted by the Committee. Members were reassured that although Exmoor House is on a flood plain, transfer to an electronic storage of database documents was nearly complete. There was an interim arrangement to hold paper documents on the ground floor, many are located on the second floor.

RESOLVED: To approve listed building consent subject to the conditions set out in the report.

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

41. SITE VISITS: If there were any site visits to arrange, these would take place on the morning of Friday 28th November 2025.

The meeting closed at 2.10pm

(Chairperson)



Appeal Decision

Site visit made on 17 October 2025

by **O Marigold BSc DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 24 October 2025

Appeal Ref: APP/F9498/W/25/3368975

Sloecombe, Timberscombe, Minehead, Somerset

- 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 David Gurnett against the decision of Exmoor National Park Authority.
 - The application Ref is 6/43/23/011.
 - The development proposed is erection of 3 No. farm sheds (10.5m x 5m tractor shed, 10x4m implement shed and 10 x 2m log shed) (retrospective).
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. I have used the description of the appeal development as set out in the Decision Notice, which is more concise than that used in the application form. Insufficient information was provided with the application to clearly identify the site. Further detail was sought from the appellant. However, interested parties have not been able to comment on the additional plans provided. I have therefore based my determination on the plans considered by the Authority. I am satisfied that no party would be prejudiced as a result.
3. The appeal development is located within the Exmoor National Park, and I have had regard to my duties under the National Parks and Access to the Countryside Act 1949, and the Environment Act 1995, as amended, to further the purposes for which the National Park has been designated. These include conserving and enhancing natural beauty, wildlife and cultural heritage.
4. The application is described as being retrospective. That said, during my visit, I observed that the form and shape of the buildings erected on site do not accord with the submitted plans. As such, I have made my determination on the basis of the plans considered by the Authority, as a proposal, rather than for the development as built.

Main Issue

5. The main issue is whether the proposal would comply with the spatial strategy of the Development Plan, including in respect of its effect on the character and appearance of the area.

Reasons

6. The appeal site consists of two parcels of agricultural land, located in attractive countryside. Locally, settlement is limited to scattered farms and houses, giving it a

remote character. I understand that the land is being used as a farm and as a base for forestry and woodworking. It is accessed via a steeply-sloping track. One of the proposed buildings, adjacent to the site entrance, would be for a log store. Two other buildings, a tractor shed and an implements shed, would be located further into the site close to another barn, which is outside the scope of this appeal, and which contains living accommodation.

7. Policy SE-S4 of the Exmoor Local Plan (ELP), adopted July 2017, only permits new buildings for agricultural or forestry purposes where its size and scale is commensurate with the demonstrated need, and where they have been designed for these purposes. The policy also requires that their siting and design is appropriate to the landscape. ELP policies GP1, CE-S1, CE-D1 and CE-S6 make similar requirements, including that proposals conserve and enhance the landscape.
8. The structures as built are described by the Authority as being ramshackle in appearance. However, for the reasons already given, I am considering the proposal based on the submitted plans. These show buildings with a simple design and a relatively low profile. The buildings would be seen against a backdrop of rising land and dense vegetation, and the tractor and implements sheds would be located close to an existing barn.
9. That said, even if not visible from publicly obtainable viewpoints, the buildings would have a utilitarian appearance, and would add to the amount of built form in the surrounding rolling and open landscape. As a result, they would undermine and diminish the remote, undeveloped character hereabouts.
10. Moreover, ELP policy SE-S4 requires a functional need for each of the buildings to be demonstrated. The agricultural use is said to have been established for many years. The machinery kept on site and used as part of the operation includes tractors, trailers and loaders, and equipment for timber moving and cutting. The sheds are said to be necessary to farm the current holding, for machinery that would not fit inside the old barn.
11. Nevertheless, I have little substantive evidence of the size, extent or type of agricultural and forestry enterprise here, or what has changed to mean that the proposed buildings are now required. Consequently, on the evidence available to me, I cannot be satisfied that there is a sufficient functional justification for them, necessary to comply with policy SE-S4.
12. The proposed buildings may well be smaller than those used for other intensive agricultural businesses, but such enterprises are not under consideration here. Reference has been made to other approved buildings in the area, but I have few details of these or their justification, preventing me from making any useful comparison.
13. The appellant has suggested that the development could be amended so that the log store, which as built is formed of two livestock boxes, could be put back on their trailer axles, to be mobile. Even so, this is not the proposal before me, which relates to permanent structures, and as shown on the plans.
14. For the reasons given above, the proposal would not comply with the spatial strategy of the Development Plan, and would have a harmful effect on the

character and appearance of the area. As such it would conflict with ELP policies SE-S4, GP1, CE-S1, CE-D1 and CE-S6. I give this harm and conflict great weight.

Other Matters

15. The Authority states that ecological enhancements would need to be formalised, but have not been forthcoming. However, I understand that measures including bat and bird boxes have been or could be installed at the site, secured by the suggested planning condition. I have little evidence of harm to species, and the Wildlife Conservation Officer did not object to the planning application. For these reasons, the proposal would not be unacceptable in respect of its ecological effects, but this does not overcome my concerns above. In the absence of further details of the enterprise, I can give the economic benefits of the development only limited weight.

Conclusion

16. For the reasons given, there would be conflict with the Development Plan, read as a whole. No material considerations have been shown to have sufficient weight to warrant a decision other than in accordance with it. I therefore conclude that the appeal should be dismissed.

O Marigold

INSPECTOR



Appeal Decision

Site visit made on 17 October 2025

by **O Marigold BSc DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 4 November 2025

Appeal Ref: APP/F9498/W/25/3359279

Middle Dean Farm, Trentishoe, Parracombe, Barnstaple EX31 4PJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 (as amended) for the development of land without complying with conditions subject to which a previous planning permission was granted.
- The appeal is made by Ms Virginia Kingshotte against the decision of Exmoor National Park Authority.
- The application Ref is 62/62/24/001.
- The application sought planning permission for 'proposed conversion of agricultural barn to form dwelling with full residential use together with the change of use of existing farmhouse dwelling to be used as holiday accommodation. As per amended plans and additional information 19.03.15' without complying with conditions attached to planning permission Ref 62/62/15/001, dated 27 March 2015.
- The conditions in dispute are Nos 14 and 15 which state that:
 Condition 14: *Within one month of the completion or first occupation of the development hereby approved, whichever is the sooner, the building and curtilage shaded and outlined in blue on drawing number ENPA1 shall not be used otherwise than for the provision of short let holiday accommodation. The holiday letting unit shall not be occupied as a permanent dwelling and shall not be occupied by any person for a period exceeding 28 days in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.*
 Condition 15: *The holiday letting unit hereby approved, shaded and outlined in blue on drawing number ENPA1, shall be operated in conjunction with the farm house, known as "Middle Dean Farm", shaded and outlined red on drawing number ENPA1, and the wider farm unit shown on the submitted plans and shall not be separated from that unit without the prior approval in writing of the Local Planning Authority.*
- The reasons given for the conditions are:
 Condition 14: *To ensure that the building is retained for holiday use in accordance with the terms of the permission.*
 Condition 15: *To protect the amenities of nearby residents.*

Decision

1. The appeal is allowed and planning permission is granted for 'proposed conversion of agricultural barn to form dwelling with full residential use together with the change of use of existing farmhouse dwelling to be used as holiday accommodation. As per amended plans and additional information 19.03.15' at Middle Dean Farm, Trentishoe, Parracombe, Barnstaple EX31 4PJ in accordance with the application Ref 62/62/24/001, without compliance with condition numbers 1 to 16 previously imposed on planning permission Ref 62/62/15/001 dated 27 March 2015 but subject instead to the conditions at the attached Schedule at the end of this Decision.

Preliminary Matters

2. I have taken the address of the site from the appeal form, which better reflects the location than that used in the application form. I am satisfied that no party would be prejudiced as a result.
3. The appeal proposal is located within the Exmoor National Park, and so I have had regard to my duties under the National Parks and Access to the Countryside Act 1949, and the Environment Act 1995, as amended, to further the purposes for which the National Park has been designated. These include conserving and enhancing cultural heritage.
4. Since the decision of the Authority to refuse planning permission, a revised National Planning Policy Framework (the Framework) has been published. The main parties have had the opportunity to comment on this, and I have determined the appeal based on the current planning policy position.

Background and Main Issues

5. The site consists of a farmstead including a range of buildings, located within a small hamlet. As set out above, in 2015 planning permission was granted to convert an existing barn behind the original Middle Dean Farmhouse (the Farmhouse), to form a new dwelling, now known as The Dairy. As part of that permission, condition 14 was imposed preventing occupation of the Farmhouse other than for holiday purposes. Condition 15 further requires this holiday unit to be occupied in conjunction with the surrounding farmstead, including The Dairy.
6. The appellant now seeks to remove both conditions 14 and 15, to allow the farmhouse to revert to an unrestricted, separate dwelling, and that it should not have to be occupied in conjunction with The Dairy and the wider farmstead.
7. The main issues are:
 - whether the spatial strategy of the Authority means that it is necessary for the Farmhouse to be restricted in its occupation to holiday purposes, and
 - whether it is necessary, in the interests of the living conditions of the occupiers of the Farmhouse and The Dairy, with regard to privacy and outdoor space, to restrict occupation of the Farmhouse to be only in conjunction with the surrounding farmstead, including The Dairy.

Reasons*Spatial Strategy*

8. The development approved in 2015 was justified partly because of the health needs of family members, for whom the Farmhouse was unsuitable. The creation of The Dairy was designed to help meet these needs, as well as being closer to working areas of the farm. The holiday use condition was imposed on the Farmhouse to ensure that there would be no net increase in new unrestricted dwellings. Some of these health needs no longer apply, and the holiday letting business is now said not to be viable, following a large increase in the number of rental units in the area, and increased costs.
9. Policy HC-DC13 of the Exmoor Local Plan (ELP), adopted July 2017, relates to the replacement of holiday occupancy conditions. It states that permission will be

granted where occupancy is limited to local persons in affordable housing need, or to meet the requirements of extended family accommodation. Policy RT-D4(4) relates to non-serviced holiday accommodation and makes similar requirements when this is no longer needed or viable. As a result, neither policy requires evidence that holiday use is no longer viable, but instead provides flexibility for the specified alternative uses.

10. In accordance with the Framework, ELP policies generally seek to meet the housing needs of local communities. More specifically, to ensure affordability in perpetuity, ELP Policy HC-S2 requires local need affordable housing and extended family dwellings to have a gross internal area of 93 square metres (sqm) or less. There is no dispute that the Farmhouse has a floorspace that significantly exceeds this amount, with five bedrooms providing accommodation for up to 11 people.
11. The supporting text¹ to policy RT-D4 recognises that some non-serviced accommodation units may be over 93sqm in size and used for local affordable needs, albeit requiring further controls. Even so, policy RT-D4 itself permits use as an extended family dwelling only in accordance with policy HC-DC13, which in turn requires compliance with policy HC-D5. This requires the size of extended family accommodation to be in accordance with policy HC-S2, and thus no larger than 93sqm. Consequently, given its size, use of the Farmhouse as an extended family dwelling would be incompatible with the ELP.
12. In respect of affordable housing, under policy HC-S2(7) an exception is made to the 93sqm limit, where the dwelling would be operated by a Registered Provider, and where there is a proven need for a larger dwelling. Nonetheless, the Authority does not argue that the Farmhouse would be suitable on this basis as a large, single dwelling. Instead, its position is that the Farmhouse (or alternatively The Dairy) could be divided into two dwellings as either affordable housing, holiday accommodation or a combination of the two.
13. However, whilst policy GP4 broadly encourages the efficient use of buildings, no policy has been drawn to my attention that actively requires an appellant to undertake alterations or subdivision works to a building, to achieve compliance. I have little evidence to suggest how these works might take place, or that they would be straightforward, as stated by the Authority, or viable.
14. Moreover, ELP paragraph 6.68 makes an exception to the 93sqm limit for the use of a converted building as affordable housing, but not where the building would be large enough to accommodate more than one dwelling, based on the Nationally Described Space Standard. The Authority accepts that the Farmhouse would have a floorspace large enough for two dwellings. As such, the exception at paragraph 6.68 does not apply. For these reasons, and given the unusual background to this case, I am not convinced that it would be reasonable to require the subdivision of the Farmhouse to provide affordable housing.
15. Use of the Farmhouse as a Principal Residence market dwelling has also been suggested. That said, under policy HC-S4, the site is not within an acceptable location for this type of accommodation, such as a Local Service Centre or Village. Accordingly, a condition limiting occupation as a Principal Residence would not be justified to ensure compliance with the ELP.

¹ Paragraph 8.42.

16. In the absence of any suitable alternative use, I conclude that the spatial strategy of the Authority means that it is no longer necessary for the Farmhouse to be restricted in its occupation to holiday purposes. On this basis, I find no conflict with ELP policies HC-S2, HC-D5, HC-D13 and RT-D4. In light of this conclusion, the proposal would also not conflict with ELP policy HC-S3, which provides the local occupancy criteria for affordable housing. As a result, I see no requirement for condition 14 to be retained.

Living Conditions

17. The Dairy is located close behind the rear boundary of the Farmhouse and its associated outside area, which is used for parking and as amenity space. The Dairy has a large number of windows on its elevation facing the Farmhouse. The relative site levels mean that these windows look down towards windows serving habitable rooms within the Farmhouse, and its rear outdoor area, at close proximity.
18. Windows serving bedrooms at the lower level of The Dairy are screened by existing fencing. The glazing of windows serving the main dining, living and kitchen areas of The Dairy have already been obscured to a certain height, helping to ensure a degree of privacy. Occupiers of these rooms have alternative outlook to the north.
19. However, the obscure glazed windows appear to be openable, meaning that some overlooking would still occur. Furthermore, an unobscured rooflight serving a mezzanine level within The Dairy provides views down into the rear windows and area of the Farmhouse. As such, there would remain some degree of mutual overlooking between the two properties, particularly given their close position.
20. That said, the relationship between the Farmhouse and The Dairy has now become established. There is no dispute that the scheme as originally granted resulted in mutual overlooking. Condition 15 sought to provide a measure of control by requiring the holiday use of the Farmhouse to be operated in conjunction with the new dwelling, and the wider farm unit.
21. Even so, it is difficult to see how such control would prevent overlooking from taking place. Those occupying the Farmhouse as holidaymakers would cause a loss of privacy to occupiers of The Dairy, and vice-versa, potentially to the same or a greater extent as occupiers of the Farmhouse as an unrestricted dwelling. Consequently, the proposal would not worsen the current situation, especially if mitigating conditions are imposed securing the long-term provision of the boundary fencing and obscure glazing.
22. In respect of outdoor space, I understand that no specific area was defined under the 2015 application for occupiers of the Farmhouse. Nevertheless, the application site includes land to the side of the Farmhouse which would provide a reasonable degree of private outside space for future occupiers of the property as a separate dwelling.
23. Consequently, for the reasons given above, it is not necessary, with regard to privacy and outdoor space, to restrict occupation of the Farmhouse to be only in conjunction with the surrounding farmstead, including The Dairy. Removal of condition 15 would therefore accord with ELP policies GP1 and CE-S6, which

require acceptable levels of amenity to surrounding properties and occupiers, as well as with the similar requirements of the Framework.

Conditions

24. Notwithstanding that conditions 14 and 15 were the subject of this appeal, the planning permission was subject to other conditions. Condition 1 required that development must begin no later than five years from the date of the permission. As the development has been built and is now established, this condition is no longer required. Condition 2 related to the plans approved. This remains necessary to define the consent, and I have reworded this condition to reflect the fact that development has been undertaken.
25. Conditions 3, 4 and 5 related to the approval of samples of roofing slates, timber boarding, and natural stone used in the development. As these have on-going requirements, I have imposed a condition requiring their retention, in the interest of the character and appearance of the area. Condition 6 required the implementation of a landscaping scheme. As this has no ongoing effects, I see no need for this condition to be retained.
26. Condition 7 made clear that enhancements for wildlife should be carried out and retained thereafter. I have re-imposed this condition, to ensure that the enhancement measures are kept in place. Condition 8 only sought that wildlife precautions were observed during development. I have little reason to believe that it made ongoing requirements, and so I see no need for the condition to be retained.
27. In the interests of the character and appearance of the area, I have reworded condition 9 to ensure that the doors, window frames and units are retained in timber. Condition 10 related to the installation of doors, windows and boarding with insets. As development has taken place, this condition is no longer necessary. Condition 11 required rainwater goods to be black and of specific materials, whilst condition 12 required conservation-type rooflights. In the interests of the character and appearance of the area, I have retained but reworded these conditions to reflect the as-built situation.
28. Condition 13 required The Dairy and its curtilage to only be used as a dwelling, to ensure compatibility with the surrounding land uses. However, bearing in mind the controls that already generally apply to changes of use, I see little reason why additional restrictions are necessary and so I have not re-imposed this condition.
29. Condition 16 requires planning permission for additions or extensions to The Dairy, any outbuildings within the area identified on drawing number ENPA1, or for any additional windows or openings. In the interests of the character and appearance of the building and the wider area, such a condition is necessary. I have reworded it to reflect current legislation.
30. To ensure a degree of privacy for the occupiers of both dwellings, a condition is necessary for the details of the obscure glazing at The Dairy, and of the screening boundary treatments, and their permanent retention. The Authority has suggested that a Principal Residence condition should be imposed. For the reasons I have already given, I have found that this would not be appropriate or necessary.

Conclusion

31. For the reasons given above, I have found that the disputed conditions 14 and 15 are not necessary and so should be deleted. I have also amended or deleted the other conditions as referred to above. The appeal is therefore allowed.

O Marigold

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted is that carried out in accordance with drawings 14/358/04 and 14/358/05 date stamped 2nd February 2015 and drawings 14/358/02 and ENPA1 date stamped on 19th March 2015.
- 2) The roofing slates, timber boarding, and natural stone used on The Dairy and previously approved by the Local Planning Authority in respect of conditions 3, 4 and 5 of planning permission 62/62/15/001 shall be retained for the lifetime of the development.
- 3) The enhancements for wildlife previously approved in respect of condition 7 of planning permission 62/62/15/001 shall be retained for the lifetime of the development.
- 4) The doors, window frames and units shown on the approved plans for The Dairy shall be retained in timber for the lifetime of the development.
- 5) Notwithstanding the details shown on the approved plans, the rainwater downpipes used for The Dairy shall be retained as black painted cast iron or aluminium and shall be permanently fixed directly to the walls without fascia boards for the lifetime of the development
- 6) The rooflights at The Dairy shall be retained as flush-fitting and of “conservation” design and materials. Any subsequent replacement rooflight shall be to the same specification and design.
- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development permitted by virtue of Classes A to F of Part 1 of Schedule 2 to the Order, shall be undertaken.
- 8) Middle Dean Farmhouse shall not be occupied other than as a holiday let unit until details of the permanent obscure glazing of the south-facing windows (as opposed to rooflights) serving the kitchen and living room areas of The Dairy, and of the permanent boundary treatments between Middle Dean Farmhouse and The Dairy, have been submitted to and approved, in writing, by the Local Planning Authority, and the approved details installed. The approved obscure glazing and boundary treatments shall be retained thereafter.

End of Conditions



Committee Report

Application Number:	6/9/25/017
Registration Date:	01-Sep-2025
Target Determination Date:	22-Oct-2025
Extension of Time:	09-Dec-2025
Applicant	Ms. D Morrison
Agent:	N/A
Case Officer:	Joseph Rose
Site Address:	Allandale, Pixton Park, Dulverton, TA22 9HW
Proposal:	Proposed conversion of existing double garage and storage areas into 1no 1 bedroom ancillary accommodation with single garage.
Recommendation:	Refusal
Reason for bringing before Authority Committee:	This application is brought before Committee in accordance with the Approved Scheme of Delegation because the recommendation of the Officer is contrary to the views of Dulverton Parish Council who support the application.

Relevant History

None relevant.

Site Description & Proposal

Allandale is a sizable two-storey, four-bedroom detached dwelling located within the parish of Dulverton. The property occupies a relatively isolated position approximately 200 metres to the east edge of the main built-up area of Dulverton, surrounded by open countryside and with Pixton Park lying immediately to the east and south.

The proposal seeks planning permission for the conversion of the existing double garage and adjoining storage areas to create a one-bedroom unit of ancillary accommodation, while retaining a single garage space within the existing building.

Although the application is described as a conversion of the existing outbuilding, officers consider it important to note that the extent of the proposed works is substantial. The scheme would involve a complete replacement of the existing roof structure with a higher pitched roof, new domestic fenestration and internal reconfiguration to create a fully self-contained unit of accommodation. These changes go significantly beyond

minor alteration and would materially alter both the form and function of the current building.

Consultee Representations

ENPA Ecology – No Objection:

Based on the proposal it is good to have received a Preliminary Roost Assessment: Acer Ecology, dated August 2025. The reports detail the findings of a preliminary roost assessment survey (carried out 15/08/2025). The methods, presentation of results and recommendations within the reports are satisfactory.

The survey concluded that the buildings provide negligible suitability for roosting bats and therefore no further surveys are required. However, due to the opportunistic behavior of bats, along with the site's location close to habitats that will support bats. Please attach the following informative to any planning permission granted: The applicant and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during works it is recommended that works stop and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity. Please add an informative note to any permission granted.

No evidence of breeding birds was recorded during the survey. However, the applicant and their contractors are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during works it is recommended that works stop until the young have fledged and advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity. Please add an informative note to any permission granted.

I would like to see enhancements in line with Local Plan Policy CE-S3 and Appendix 1 of the Exmoor Biodiversity Net Gain Technical Guidance Note. Appendix 1 provides some suggestions for the applicant to consider those appropriate for their site. I am happy to advise on the suitability and siting of these, if required. For a development of this size we would expect to see 5 enhancements, these could include bat and bird boxes, a rainwater butt and tree planting. Please secure by condition once agreed.

The proposal includes two external lights, either side of the door. To be more dark sky friendly I would suggest reducing the number of lights to one, which should be sufficient, this could go over the door to aid illumination. In accordance with our dark sky friendly lighting guidance any external lighting should:

- Be downlights with no lightspill above the horizontal plane
- Warm light (2700K or less)
- 500 lumens or less

-
- PIR sensor controlled

Also, please remind the owner of the importance of the use of blackout blinds/curtains on windows and glass doors to prevent light spill.

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

- The development hereby approved shall be carried out in strict accordance with all ecological measures as set out in Section 5 of the Preliminary Roost Assessment (Acer Ecology, August 2025).
- The development hereby approved shall only install external lighting which meets the following specification: downlights with no lightspill above the horizontal, warm light (2700K or less), 500 lumens or less and sensor controlled with a timer set to one minute or less.
- Prior to the installation of any additional external lighting (not included in the plans) on site, a “lighting design strategy for bats” shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places, foraging habitat and commuting routes; and b) show how and where external lighting will be installed (for example through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their resting places. all external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

ENPA Woodlands Officer – Objection:

I have reviewed all the submitted information and set out my comments below. The application is to convert an existing double garage and storage area into 1 no. 1 bedroom ancillary accommodation and single garage. The existing structure is set to the Southwest of the main dwelling and is tucked up against a dense area of semi-mature trees and shrubs to its immediate South and West sides. The photographs provided show this vegetation to be overhanging the roofline of the existing single storey buildings. No tree related information has been provided, other than a sentence within the planning statement saying that ‘all surrounding trees and landscape will remain in-situ’. While I have no objection to the building being used as ancillary accommodation, I do have concerns on how the conversion could be achieved without damaging any of the surrounding trees, and have set these concerns out below. 1) The proposed floorplan layout shows the bathroom and kitchen to the South corner and West side of the building respectively. Both of these will require new service runs for water, drainage and foul sewage, most likely requiring excavation works around the outside of the building, which in turn would damage any tree roots in that area. 2) The

existing building has a low single pitch corrugated metal roof, and it is proposed to have a double pitch slate roof. Construction of the new roof will require scaffolding to be erected around the outside of the building, which requires approx. 1.5m of clearance to be erected. This will require any existing vegetation to be cut back / down to provide the necessary working space. Based upon the very limited tree related information that has been provided, I object to the proposals and ask that the applicant provides further information as follows: A plan showing where the new service runs for water, drainage and foul sewage will be in relation to the new bathroom and kitchen, and how connecting this to the existing drainage layout will not damage any roots of adjacent trees. An Arboricultural method statement in accordance with BS5837: 2012 clearly setting out how the proposed works in 1 and 2 above can be achieved without significant vegetation loss or damage to roots of adjacent trees.

Somerset Council – Rural Housing Enabler – No Objection:

Updated Comments:

Having had a quick look through the documents listed on the planning portal it seems that there are amended plans, but I cannot see that the issue I raised in my original consultee response has been affected by these. Unless I have missed something, it would seem that my original comments are germane.

Original Comments:

The applicant seeks permission to create a 'ancillary accommodation' intended for a family member by converting a double garage and storage areas. My understanding is that this is not an 'annex' as it is not part of a building which is connected to the main. As illustrated by the photograph supplied by the applicant, the double garage and storage in question is not connected in any way to the existing dwelling so the proposed conversion would create a new detached bungalow within the curtilage of the 'host'. Whilst the intention may be to house an extended family member, I cannot see how this could be easily monitored in the short term and in the longer term it would inevitably lead to use by a different household

In the event that permission is granted, I would strongly recommend restrictions on future use if/when no longer needed by an extended family member. An entirely new dwelling would not normally be approved except to meet identified local affordable housing need and an appropriately worded s106 Agreement would restrict occupancy to those with a suitable local connection, let at a rent that they can afford with long term security of tenure or sold at a significant discount from the market rate for a principal occupancy dwelling.

As at 15th July 2025 there were 66 households registered on Homefinder Somerset citing a local connection to the parish of Dulverton, of whom 39 required a single dwelling. I am unable to cite how many of the 39 might require a bungalow due to limited mobility but I can say that 6 were above the current state pension age. I would therefore

suggest that any s106 Agreement refers, in the first instance, to the parish of Dulverton and all immediately adjacent parishes when defining 'local connection'.

There are no other material observations.

South West Water – No Objection:

South West Water has no comment.

Somerset Highways – Standing Advice:

Updated Comments:

Standing Advice – The issue of the red line has not be addressed.

Original Comments:

Standing Advice – The red line of the site does not extend to any public highway, therefore it is unknow if there is a right of access in perpetuity.

Dulverton Town Council – Support:

Updated Comments:

Members support this Planning Application.

Original Comments:

Members of the Planning Committee support this application.

Representations

None received.

Policy Context

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

- GP1 - Achieving National Park Purposes and Sustainable Development
- GP4 - The Efficient Use of Land and Buildings
- CE-S1 - Landscape and Seascape Character
- CE-D1 - Protecting Exmoor's Landscapes and Seascapes
- CE-S2 Protecting Exmoor's Dark Night Sky
- CE-S3 - Biodiversity and Green Infrastructure
- CE-S5 - Principles for the Conversion or Structural Alteration of Existing Buildings
- CE-S6 - Design and Sustainable Construction Principles

- CC-S1 - Climate Change Mitigation and Adaptation
- HC-D15 - Residential Extensions
- HC-D16 – Outbuildings

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

Planning Considerations

The primary planning considerations in this particular case are the principle of development (ancillary accommodation to the main dwelling), the effect of the proposal on the character and appearance of the host dwelling and the surrounding area, neighbouring amenity and ecology and biodiversity.

Policy GP1 of the Exmoor National Park Local Plan 2011-2031 outlines how the development plan seeks to achieve and adhere to the National Park Purposes and states that Sustainable development for Exmoor National Park will conserve and enhance the National Park, its natural beauty, wildlife and cultural heritage and its special qualities; promote opportunities for their understanding and enjoyment by the public, and in so doing, foster the social and economic wellbeing of local communities.

Policy GP4, then goes on to set the principles on the National Park for achieving the efficient use of land and buildings and states that development proposals will be encouraged which demonstrate the efficient use of land and buildings including through: the redevelopment of brownfield land located within the built extent of the named settlements that does not have a high ecological value; or the re-use of existing buildings within the built extent of the named settlements, or within or well related to hamlets and farmsteads. The policy then goes on to outline that development within or adjoining the named settlements should reflect the historic form and pattern of the settlement and make best use of land on the site in terms of the density of buildings and green infrastructure provision.

Policy HC-D16 establishes the principles for outbuildings within the National Park. Although the outbuilding in question already exists, the extent of the proposed alterations is such that the policy remains applicable in assessing the modifications. The policy states that proposals for ancillary outbuildings within the domestic curtilage of a dwelling will be permitted where: in terms of scale and massing they are proportionate to the dwelling they are to serve; there is no unacceptable adverse impact on the character, appearance or setting of the existing dwelling, the surrounding landscape, or the amenity of neighbouring occupiers by reason of their siting and design in accordance with policy CE-S6 Design and Sustainable Construction Principles; in the case of the conversion of an existing building, the character and appearance of the building is conserved in accordance with policy CE-S5 Principles for the Conversion or Structural Alteration of Existing Buildings; and private amenity space around the dwelling will not be reduced to an unacceptable level.

The policy also crucially states that any element of the proposal that pertains to primary living accommodation should accord with the requirements of policy HC-D15 Residential Extensions.

Further to this, Policy HC-D15 of the Local Plan outlines the requirements for residential extensions specifically within the National Park. As such, it is important to emphasise that whilst the principle of residential extensions is supported, this is subject to set criteria. Officers also note that, while Somerset's Rural Housing Enabler has questioned whether the proposed development can be considered ancillary, the authority is required to determine the application on the basis of the proposal as submitted.

Clause 1 of the Policy states that proposals for residential extensions will be permitted where, they firstly accord with the design principles set out in Policy CE-S6 (of which are considered further into the report), where they ensure that there is sufficient space within the existing curtilage to accommodate the extension without resulting in the overdevelopment of the site or adversely impacting on residential amenity space. Clause 1 also requires residential extensions to be proportionate to the original dwelling and specifies that in any case, any proposed extension will not exceed 35% of the original dwelling (considering any previous extensions including those carried out under permitted development rights).

It is important to note as per paragraph 6.173 of the Local Plan, for the purposes of implementing the Policy, floorspace shall be measured externally and shall include enclosed porches and conservatories. The 'original dwelling' is the dwelling as it existed on 1 April 1974 or as constructed if this was a date after 1 April 1974 (this being the date when the discharge of planning responsibilities was transferred to the National Park Committee of Somerset County Council).

Officers are persuaded that the existing garages form part and parcel of the established residential planning unit of Allendale and therefore serve an ancillary function to the main dwelling.

Officers have not been furnished with any existing floor plans of the main dwelling and are therefore unable to confirm whether the proposal would comply with the 35% floorspace limit set out in Policy HC-D15 of the Exmoor National Park Local Plan (2011–2031). However, based on the floor area stated in the estate agent's particulars and acknowledging what is detailed within the applicant's planning statement whilst having undertaken a detailed review of the four-bedroom dwelling, officers are satisfied that the proposal would not likely exceed a 35% increase in floor space of the existing dwelling.

With regard to design and visual impacts, policies CE-S5 and CE-S6 would also be applicable.

Policy CE-S5 of the local plan sets out the principles for the conversion or structural alteration of existing buildings and states that, the conversion or structural alteration of

any existing building will be permitted where the proposal; accords with the relevant policies in this Plan in terms of the intended use; clearly demonstrates that the building is capable of conversion without substantial reconstruction and is suitable for the existing building in terms of the intended use and the intensity of that use, in relation to its capacity, structure and character without substantial alteration. Clause 4 of the policy then states that; In addition to clause 1, proposals for the conversion or structural alteration of non-traditional buildings, will only be permitted if traditional buildings are demonstrated to be incompatible with the intended use or no such buildings are present, and where: the building is of permanent and substantial construction; and environmental and visual enhancement to the building and/or its setting are incorporated into the proposals where necessary to deliver an overall acceptable scheme.

Furthermore, Policy CE-S6 of the Local Plan outlines the requirements for design and sustainable construction principles for all development within the National Park. The Policy states under clause 1 that development proposals should deliver high quality sustainable designs that conserve and enhance the local identity and distinctiveness of Exmoor's built and historic environment. In doing so, applicants will be expected to demonstrate several design principles.

Clause 1(a) of Policy CE-S6, requires all new development to positively contribute to its setting in terms of siting, massing, scale, height, orientation, density and layout whilst clause 1(b) of the Policy requires that the materials and design of new buildings or conversions complement the local context, with a focus on traditional, natural, and sustainable building materials.

Furthermore, with regard to wider landscape impacts, policy CE-S1 outlines that the high quality, diverse and distinct landscapes and seascapes of Exmoor National Park will be conserved and enhanced whilst policy CE-D1 states that development will be permitted where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor's landscapes and seascapes 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; and the cumulative and/or sequential landscape and visual effects of development do not detract from the natural beauty of the National Park and the experience of tranquillity.

Officers consider that, although the existing outbuilding is not of a traditional design, it remains a plain and unassuming structure that is clearly subservient to the host dwelling in both form and function, currently serving as a garage. Its visual presence is modest, aided by its low roofline and simple construction. However, the proposed alterations — including the introduction of a new pitched roof, domestic-style fenestration, increase in height, and external lighting — would materially alter its character. These changes would result in a structure that visually competes with the host dwelling, giving the impression of a second, independent residential unit rather than ancillary accommodation.

This concern is reinforced by the scale of the internal floorspace, which at approximately 68 sqm, would meet the nationally described space standards for a two-bedroom, three-person single-storey dwelling. In this context, the proposal would have the appearance and functionality of an independent unit of accommodation, rather than accommodation incidental to the enjoyment of the main dwelling.

To achieve the proposed form, the building would also require substantial reconstruction, including the replacement of the entire roof structure and the insertion of multiple new openings. Taken together, these factors demonstrate that the proposal goes beyond what could reasonably be regarded as an alteration to an existing outbuilding.

Additionally, officers consider that while the use of materials such as painted render, exposed brick and timber would, in principle, be acceptable in accordance with Policy CE-S6 (Design and Sustainable Construction Principles), the inclusion of man-made slate roofing and aluminium-framed windows and doors would not accord with the policy's requirement for the use of high-quality, natural and locally characteristic materials.

Due to a combination of its height, scale and design, including the extensive fenestration, the whole effect is a scheme which would lack a sense of subtleness, and it would overpower the existing dwelling causing harm to its character and appearance, with consequent harm to the surrounding area.

For the reasons set out above, the proposal as a whole does not represent a subservient or ancillary form of development and would harm the character and appearance of the host dwelling and the surrounding area. Therefore, it fails to comply with Policies CE-S1 (Landscape and Seascape Character), CE-D1 (Protecting Exmoor's Landscapes and Seascapes), CE-S2 (Protecting Exmoor's Dark Night Sky), HC-D15 (Residential Extensions), HC-D16 (Outbuildings), CE-S5 (Principles for the Conversion or Structural Alteration of Existing Buildings) and CE-S6 (Design and Sustainable Construction Principles) of the Exmoor Local Plan.

With regards to impacts on neighbouring amenity, the site is not directly adjacent to any neighbouring residential properties, and as such the proposal would not give rise to overlooking, loss of privacy, overbearing impact, or loss of light to any adjoining occupier. Furthermore, no local residents have raised any objections to the scheme. Therefore, in this regard, the development would not conflict with Clause 1(g) of Policy CE-S6.

With regard to ecology and biodiversity, Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 states that: "Without prejudice to the preceding provisions, a competent authority, in exercising any of its functions, must have regard to the requirements of the Directives so far as they may be affected by the exercise of those functions."

As such, the Local Planning Authority consults its internal ecologist where appropriate to ensure that any implications under the Conservation of Habitats and Species Regulations 2017 are properly assessed and addressed as part of the decision-making process.

Furthermore, 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 then offset so that local populations are at least maintained.

Officers note that the Exmoor National Park Authority's Ecologist has reviewed the proposals and raised no objections to the scheme stating that the submitted preliminary roost assessment prepared by Acer Ecology, dated August 2025 was satisfactory including the methods, presentation of results and recommendations.

The submitted ecological survey concluded that the building offers negligible potential for roosting bats and that no further survey effort is therefore required. Furthermore, no evidence of breeding birds was recorded during the site assessment. The Authority's ecologist has, however, recommended a number of conditions aimed at securing biodiversity enhancement measures, in accordance with Local Plan Policy CE-S3 (Biodiversity and Green Infrastructure) and Appendix 1 of the Exmoor Biodiversity Net Gain Technical Guidance Note. The full list of recommended conditions is set out within the consultation response from the ecologist above.

Officers concur with the recommendations of the Authority's ecologist, particularly given the site's location within a relatively open expanse of countryside where the restriction of external lighting is important to avoid harm to Exmoor's internationally recognised Dark Sky Reserve. Limiting light spill would also ensure compliance with Policy CE-S2 (Protecting Exmoor's Dark Night Sky), which seeks to maintain and enhance the tranquillity and dark sky experience of the National Park, and requires that development proposals minimise and, where possible, eliminate unnecessary external lighting.

However, as officers are recommending refusal of the scheme for the reasons set out above, such conditions are not proposed to be attached to any decision in this instance.

Other Matters:

Officers have given due regard to the Public Sector Equality Duty contained in Section 149 of the Equality Act 2010, which sets out the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it.

However, in weighing the personal circumstances in the balance, this has to be considered against the unacceptable effect the development has on the character and appearance of the area. No evidence has been put before officers to conclude that the proposed development is the only option for providing accommodation and care for an elderly family member, or that the protection of the public interest cannot be achieved by means that are less interfering of the applicant and their family member's human rights. Therefore, only moderate weight is afforded to the personal circumstances put forward. However, as identified above, the development causes significant harm to the character and appearance of the area and, as such, these personal circumstances do not outweigh the unacceptable effect of the development. In this regard, a refusal of planning permission is a proportionate and necessary approach to the legitimate aim of ensuring that developments are visually attractive and respond positively to local character. Therefore, while these are material considerations that weigh in favour of the scheme, they do not outweigh the harm identified previously.

Officers note that the internal conversion of the garage could, in principle, be undertaken without the need for express planning permission, as it already serves an ancillary function to the main dwelling and would not introduce a new material change of use. However, the external alterations necessary to make the building suitable for habitable accommodation would constitute development under Section 55 of the Town and Country Planning Act 1990 and therefore require planning permission.

In line with the Court of Appeal judgment in *Mansell v Tonbridge and Malling Borough Council* [2017], a fallback position will only carry material weight where there is a real prospect—as opposed to a merely theoretical possibility—of it being implemented. In this instance, the fallback is not regarded as a realistic or deliverable prospect due to the external works required and therefore attracts little weight in the determination of this application.

Accordingly, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 2 of the National Planning Policy Framework, there are no material considerations, individually or cumulatively, indicating otherwise that would justify a departure from the development plan and must therefore be determined in accordance with it.

Officers also note that Somerset Highways, while raising no objection to the proposal, have commented that the red line boundary does not extend to the public highway, and therefore it is unclear whether a right of access exists in perpetuity. However, as the proposal is for accommodation ancillary to the existing dwelling and would form part and parcel of the same planning unit, officers consider this matter to be of negligible relevance in this case.

With regards to nearby trees, the Authority's Woodland Officer has reviewed the submitted information and raised concerns regarding the potential impact of the proposed works on surrounding trees and vegetation, which are situated immediately to the south and west of the outbuilding and overhang the existing roofline. The proposal would include the installation of new service runs for water, foul drainage and

sewage, as well as the likely erection of scaffolding to facilitate the construction of a new pitched roof. These works are likely to necessitate excavation and vegetation clearance within the root protection areas of nearby trees.

No arboricultural information has been submitted to demonstrate how such works could be undertaken without resulting in harm to the retained trees and their roots. In the absence of an Arboricultural Method Statement and plans showing the location of new service runs, the Authority is unable to conclude that the development could be carried out without significant vegetation loss or damage to the roots of adjacent trees, which could, in turn, adversely affect the character and appearance of the site and the wider landscape, noting that the existing trees and vegetation contribute to this character. In the absence of arboricultural information, officers cannot be satisfied that no likely significant effects on landscape character would arise, as required under Policies CE-S1 and CE-D1.

Officers in this case, have not considered it necessary or appropriate to pursue the additional arboricultural information requested by the Woodland Officer, given that the application is already recommended for refusal on other substantive policy grounds. However, if the proposal were supportable officers consider that this information would be necessary prior to the determination of the application, and as such it would still constitute a valid reason for refusal in this case.

Human Rights

The provisions of the Human Rights Act 1998 and the Equality Act 2010 have been taken into account in reaching the recommendation contained in this report. In particular, the Authority has had due regard to the requirements of the Public Sector Equality Duty under Section 149 of the Equality Act 2010, including the need to eliminate discrimination, advance equality of opportunity, and foster good relations between persons who share a protected characteristic and those who do not.

Conclusion

Taking into account the issues noted above and all other relevant material considerations, it is considered that the proposed development, by virtue of its overall design, scale and appearance, would result in a building that competes visually with the host dwelling and would fail to continue to be read as a subservient outbuilding. The proposal would introduce domestic features, such as fenestration and a pitched roof, that would fundamentally alter its current subdued and subservient character and create the impression of an independent dwelling rather than ancillary accommodation. While the proposal would not give rise to unacceptable impacts on neighbouring amenity, and the personal circumstances and protected characteristics of the applicants have been carefully considered in the assessment of the application, these matters do not outweigh the identified harm or justify a departure from established policy. The development would also necessitate substantial reconstruction of the existing building to enable it to provide the proposed accommodation.

Furthermore, insufficient arboricultural information has been submitted to demonstrate that the development could be implemented without resulting in harm to nearby trees and vegetation situated immediately to the south and west of the building. The Authority's Woodland Officer has raised concerns that the works, including new service runs and the erection of scaffolding, would likely result in excavation and vegetation clearance within the root protection areas of adjacent trees. Officers have not considered it necessary or appropriate in this case to pursue the additional arboricultural information requested, given that the application is already recommended for refusal on other substantive policy grounds.

Taking these factors into account, officers consider that the proposed development is contrary to Policies CE-S1, CE-D1, CE-S2, HC-D15, HC-D16, CE-S5 and CE-S6 of the Exmoor National Park Local Plan 2011–2031. Consequently, the case officer recommends that planning permission be refused for the following reason(s).

Recommendation

Refusal for the following reasons:

1. Design, Scale, Massing, Subservience and Landscape Character

The proposed development, by reason of its design, increased height, scale, massing and appearance, would result in a building that no longer reads as a simple, subservient outbuilding ancillary to the host dwelling. The introduction of a new pitched roof, domestic-style fenestration and associated alterations would fundamentally change the plain and understated character of the existing structure, giving rise to a form and appearance that fails to conserve or enhance the character and appearance of the site and its surroundings.

In addition, insufficient arboricultural information has been submitted to demonstrate that the works, including new service runs and the construction of the pitched roof, could be undertaken without resulting in harm to nearby trees and vegetation, which may contribute to the character of the site and wider landscape. As such, the Local Planning Authority cannot be satisfied that no adverse landscape impacts would arise.

Accordingly, the proposal conflicts with Policies CE-S1, CE-D1, CE-S5, CE-S6, HC-D15 and HC-D16 of the Exmoor National Park Local Plan 2011–2031.

Informatives

Appeals to the Secretary of State:

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your Local Planning Authority's decision, then you must do so within 12 weeks of the date of the decision notice.

Positive and Proactive Statement:

This Authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application, Exmoor National Park Authority has endeavoured to work positively and proactively with the agent/applicant, in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed to achieve a positive outcome. However, in this instance the relevant planning considerations have not been addressed and the application has therefore been refused.

BIODIVERSITY NET GAIN:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for 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 planning permissions granted retrospectively under section 73A of the Town and Country Planning Act 1990. This means that developments that have already been completed or are in the process of being modified do not need to meet BNG requirements at this time.

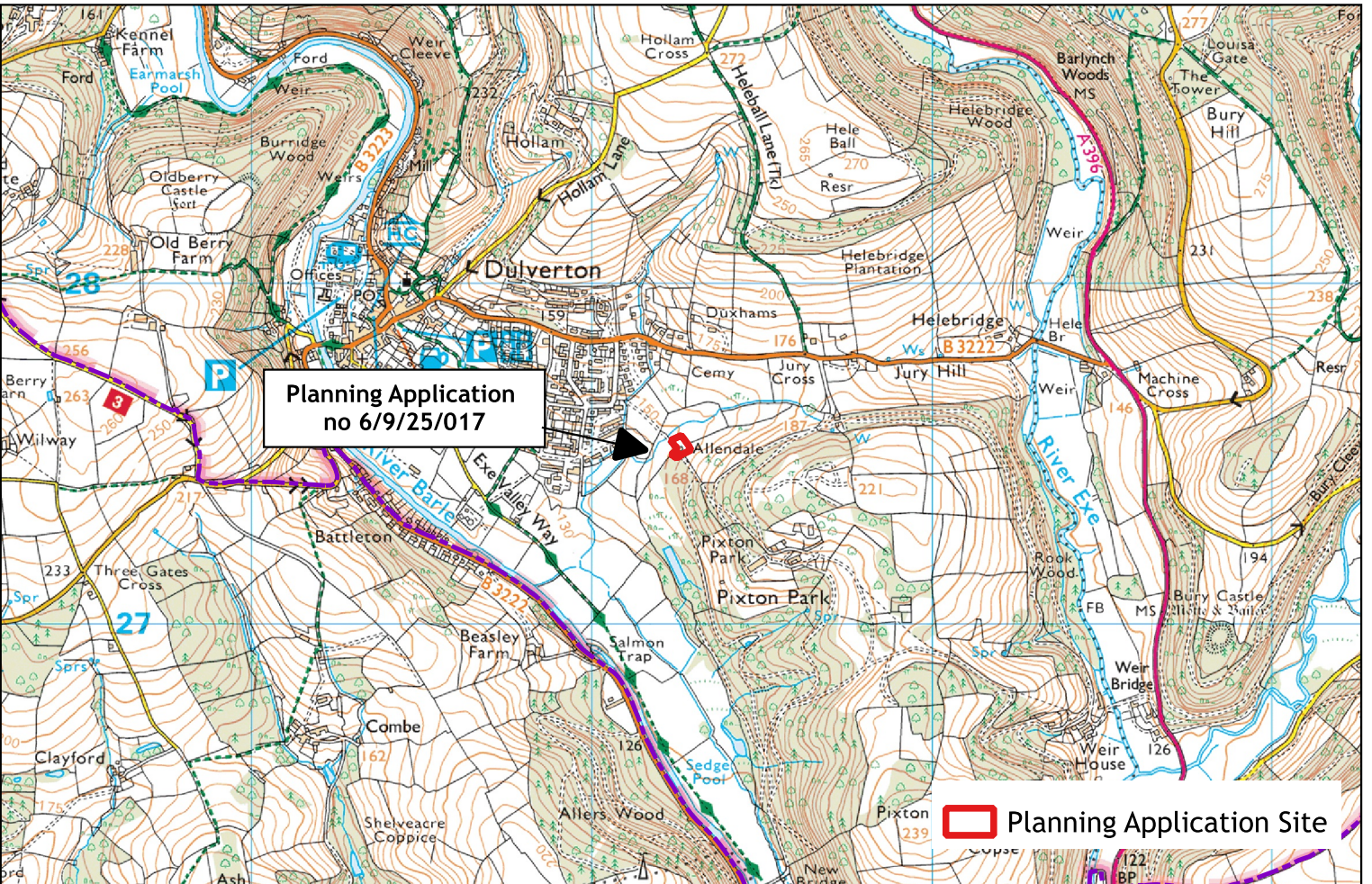
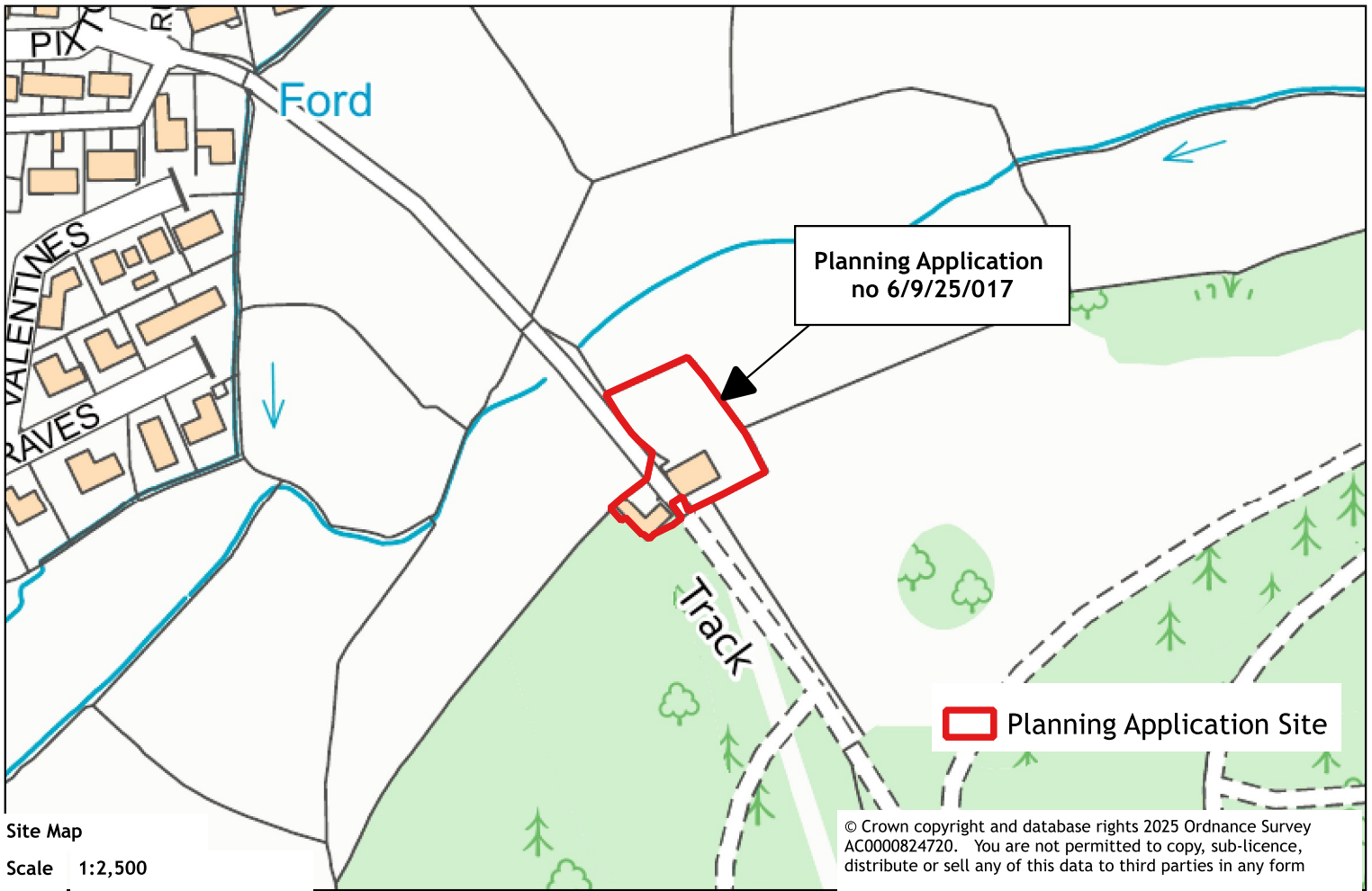
Regulation 4 – De minimis exemption.

4.3 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permission.

ITEM 7.1





Committee Report

Application Number:	6/24/25/003
Registration Date:	14-Aug-2025
Target Determination Date:	07-Oct-2025
Extension of Time:	09-Dec-2025
Applicant	Mr A Wyndham Ashworth
Agent:	N/A
Case Officer:	Joseph Rose
Site Address:	Manor Farm, Beggearn Huish, Washford, TA23 0LZ
Proposal:	Proposed conversion of redundant agricultural barn to a camping barn for non-serviced holiday-let use together with replacement of existing store to proposed oak-framed bin, bicycle and wood store
Recommendation:	Approve with conditions
Reason for bringing before Authority Committee:	This application is brought before Committee in accordance with the Approved Scheme of Delegation because the recommendation of the Officer is contrary to the views of Nettlecombe Parish Council who object to the application.

Relevant History

No planning history.

Site Description & Proposal

The application site comprises a traditional group of former farm buildings located within the hamlet of Beggearn Huish, in the Parish of Nettlecombe. The buildings form a courtyard group and are understood to have historically operated as a small farmstead. Although no dwelling is currently present, it is likely that a farmhouse once accompanied the buildings but was demolished at an early date, with some later structures appearing to post-date its removal.

The threshing barn, which is the subject of this application, is constructed of cob, rubble stone and some later blockwork. The original roof structure survives, although the former thatched roof has long since been replaced with corrugated tin sheeting, which has evidently been in place for a considerable period. Based on historic mapping and the carpentry of the roof, the building likely dates from the eighteenth century, with the

potential for earlier fabric to be present. The building is therefore regarded as a non-designated heritage asset.

The application seeks planning permission for the conversion of the redundant agricultural barn to a camping barn for non-serviced holiday-let use. The proposal also includes the replacement of an existing outbuilding with a new oak-framed structure to provide a secure bin, bicycle and wood store.

Consultee Representations

ENPA Senior Heritage Officer – No Objection:

The buildings are an interesting group of traditional farm buildings which appear to be without a dwelling. It seems likely that there was once a house associated with the buildings which has long since been demolished. Some of the buildings likely date from after its removal. The structures form a courtyard and reflect the farming practices of the time. The threshing barn is the building that is subject to this application. The building is of cob, rubble and some blockwork. The original roof structure is present. The building was formally thatched but now has a tin roof which has clearly been in place for a significant amount of time. Based on historic mapping and the roof carpentry the building likely dates from the 18th century but may contain earlier fabric. It is considered to be a non-designated heritage asset. The building is in a poor condition and it is likely its condition will rapidly worsen without intervention. I have been involved in the pre-application discussions along with the Senior Planning Officer. The protection of the heritage asset is my priority but there are policy hurdles in finding a new use for the site which is the hope of the applicant. These policy hurdles must be balanced against the desire to protect the heritage asset.

In relation to the historic environment, policy CE-S5 (Principles for the Structural Alteration of Existing Buildings), requires it to be clearly demonstrated that the building is capable of conversion without substantial reconstruction; is suitable for the existing building in terms of the intended use and the intensity of that use, in relation to its capacity, structure and character without substantial alteration. In addition to clause 1, proposals for the conversion or structural alteration of traditional buildings, should also: a) ensure the historic fabric, and architectural interest of the building and its setting including the retention of existing traditional and historic features are conserved and enhanced; and b) reflect the character and significance of the building and conserve its traditional appearance through sensitive design and the use of traditional materials, detailing and construction principles.

The structural report included in the application indicates that a significant amount of work is required to the building but suggests the vast amount of the building structure does not require demolition and reconstruction. I was very keen to see the original roof structure retained and am pleased this is shown in the application. If possible, I would ask that the retention of the original roof structure is made a condition of any possible approval. The excavation of the floor to install underfloor heating has the potential to

be quite disruptive to the building and I would advise against it but as the building is not listed I am aware this would be permitted development.

There are some external changes proposed which include a new window opening, some new external joinery the replacement of the roof covering and fitment of rooflights. Given the non-designated status of the building none of these are problematic and I view these as being fairly minor. The use of COR-TEN steel is supported under policy. I would ask the applicant to ensure that details such as historic ironmongery are retained and that historic joinery is repaired rather than replaced. The retention of such features will make a considerable difference to the success of the scheme.

RT-D6 (Camping Barns) states that: Proposals for the change of use and necessary alteration of a traditional building to a camping barn or hostel accommodation will be permitted where it complements the historic character and appearance of the building. This is caveated by two clauses.

I understand that in the pre-application advice that the Senior Planning Officer determined that the site does lie within the hamlet of Beggearn Huish. Therefore it must comply with clause 2 of RT-D6. This is a lower threshold to clause 3 which relates to isolated structures and has stricter policy around alterations to buildings.

While my preferred solution would be for the building to have a lighter level of intervention, I am keenly aware that buildings of this nature have limited viability. Without a viable use its complete loss seems likely which would be a great shame. Therefore, have no objection to the proposal.

Given there will be a considerable amount of intervention to the fabric and new internal finishes, opportunity should be taken to record the existing features before they are obscured or removed. I therefore suggest that the following conditions are applied to any subsequent approval.

No development shall take place until the developer has secured the implementation of a programme of a Level 3 Historic Building Recording in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme as agreed in writing by the Local Planning Authority.'

Reason 'To ensure, in accordance with Local Plan policy CE-S4 and paragraph 218 of the National Planning Policy Framework, that an appropriate record is made of archaeological evidence that may be affected by the development.'

And

'The development shall not be occupied/brought into its intended use until the post investigation assessment has been completed in accordance with the approved Written Scheme of Investigation. The provision made for analysis, publication and

dissemination of results, and archive deposition, shall be confirmed in writing to, and approved by, the Local Planning Authority.'

Reason 'To comply with Paragraph 218 of the NPPF, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure that the information gathered becomes publicly accessible.'

In addition, I would like it conditioned that the roof lights are flush fitting and of the conservation style.

ENPA Ecology – No Objection:

Based on the proposal it is good to have received the Bat Survey – Preliminary Roost Assessment report, Quantock Ecology dated 6th November 2024 and the Bat Emergence Survey Report, Quantock Ecology, ref: QE2631, dated 9th July 2025. The reports details the findings of a desk study, field survey (carried out 01/10/24) and two emergence surveys (carried out 12/05/25 and 02/06/2025) The methods, presentation of results and recommendations within the reports are satisfactory.

Although the PRA concluded that the barn had moderate suitability for roosting bats, no bats were recorded emerging from the building during the dusk surveys. There was however lots of bat activity recorded across the site. Due to the opportunistic behavior of bats, along with the site's location close to habitats that will support bats. Please attach the following informative to any planning permission granted: The applicant and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during works it is recommended that works stop and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

There was evidence of recent use of the barn by barn owls and due to the presence of likely barn owl chick feathers, it seems possible that the barn has been used for nesting. Prior to the commencement of works the building should be inspected by a licenced barn owl ecologist and then a mitigation plan should be produced and implemented. Feathers and egg fragments thought to be stock dove were also found. Because of this, the works should be carried out outside of the breeding bird season (which is March to September inclusive). If this is not possible, then the site should be surveyed by a suitably qualified ecologist immediately prior to works. If active nests are found, then works cannot continue until young have fledged.

The ecology report recommends installing a bat box and a barn owl box. In the plans the barn owl box is on the building but the ecology report recommends a tree mounted barn owl box, I suggest that there should be one on the building and on a tree. These suggested enhancements are good but we would expect to see enhancements in line with Local Plan Policy CE-S3 and Appendix 1 of the Exmoor Biodiversity Net Gain Technical Guidance Note; for a development of this size, this would be at least 5 enhancements. Appendix 1 of the Exmoor Biodiversity Net Gain Technical Guidance

Note provides recommendations and other suggestions for the applicant to consider those appropriate for their site. I am happy to advise on the suitability and siting of these, if required. Please secure by condition once agreed.

It is good to see that considerations have been made to make external lighting Dark Sky friendly with the proposed low lux, hooded downlighters with PIR sensors. The lights should be warm light (2700K or less), 500 lumens with the PIR sensor controlled with a timer kept to one minute or less. This specification should be secured by condition. Also, please remind the owner of the importance of the use of blackout blinds/curtains on windows, particularly the proposed rooflights, and glass doors to prevent light spill.

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

- The development hereby approved shall be carried out in strict accordance with all ecological measures as set out in the Bat Survey – Preliminary Roost Assessment report (Quantock Ecology, November 2024) and the Bat Emergence Survey Report (Quantock Ecology, July 2025).
- The works hereby approved shall not commence until a suitably qualified person has undertaken a barn owl survey and produced a mitigation plan, which must then be implemented.
- The works hereby approved shall not take place between 1st March and 30th September inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the works to the buildings commences and provides written confirmation to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. In no circumstances shall netting be used to exclude nesting birds.
- The development hereby approved shall only install external lighting which meets the following specification: downlights with no lightspill above the horizontal, warm light (2700K or less), 500 lumens or less and sensor controlled with a timer set to one minute or less.
- Prior to the installation of any additional external lighting (not included in the plans) on site, a “lighting design strategy for bats” shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places, foraging habitat and commuting routes; and b) show how and where external lighting will be installed (for example through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their resting places. all external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Somerset Highways – Standing Advice:

Updated Comments:

Standing Advice continues to apply.

Original Comments:

Standing Advice Applies.

Nettlecombe Parish Council – Objection:

The Nettlecombe Parish Council is not able to support this current application and makes the following points for consideration by the Planning Authority:

We acknowledge that without some action these buildings which are of historical interest will decay further and eventually be lost to wildlife. The application is for a change of use from an agricultural building to one designated for recreation and tourism purposes. However all are aware of HC-D13 and possible implications for future development.

The current application seems to be for accommodation for five people although this is not clearly stated. We would wish to see conditions limiting both the number of occupants of the barn and the number of weeks or days, per annum, that the facility can be used enabling the facility to be restricted to use by bona fide holiday makers.

The application states the barn will be unserviced. In order to fully understand how the facility will function we would like to see details of the proposed management of the site with regard to the cleaning and removal of rubbish. We would like to understand who will be responsible for checking in campers and trouble shooting in the event of any issues arising.

The information relating to rubbish removal for instance states "as per council services" This would mean that some rubbish would be collected every three weeks which is not acceptable.

Most camping barns are attached to an existing farm stead and under fairly regular observation. As this one is not, what provision will be made to minimalise fire risk both inside and outside the barn.

Whilst much is made in the application of the protection of the current wild inhabitants some aspects of the building will impact on the bats and owls at the site. We note a further owl survey is required before work commences. The requirement for a succession of visitors to always close doors and draw blinds at night is unlikely to be complied with. Some bats recorded are rare and vulnerable. A lot of visitors to the area arrive in large vehicles with bicycles tied on the back rather than biking in with a pack of cheese sandwiches and a bottle of lemonade.

There seems to be a wide variation in what constitutes a camping barn in the Park. Whilst a stone tent alluded to in RT-D6 is the starting point many appear to be of a similar standard to a residential dwelling. The diagram in this application (found within the bat survey appendage) indicates the provision of large comfortable sofas and a full range of domestic facilities. There are details within the application of the provision of a heat source pump, a woodburner and internal wall insulation indicating that the "campers" will be housed in some degree of comfort.

There appear to be challenges in the renovation and construction of the project that are still to be decided and the appearance of the barns will be changed. The council therefore felt there were too many unanswered questions to support the application at this time.

Representations

Seven letters of objection and/or concern have been received by the Local Planning Authority (some of which were submitted by the same individuals during the re-consultation). The basis of these representations is summarised below:

- Reference to historic maps indicating the buildings have historically been agricultural rather than residential
- Concern that the level of facilities proposed exceeds what would ordinarily be expected of an "un-serviced" camping barn.
- Queries about how the camping barn would operate in practice, including visitor numbers, waste management and the absence of on-site management.
- Concerns about impacts on bats, barn owls and the wider ecological value of the site.
- Potential light pollution from proposed glazing and external lighting within a dark-sky area.
- Assertion that the access track is shown wider than at present, with concerns the adjacent lime kiln or pond could be affected.
- Fears that the proposal could act as a stepping stone toward conversion to a dwelling.
- Concerns about noise, disturbance, barbeque/fire risk and general amenity impacts arising from visitor use.
- Comments regarding water supply arrangements and refuse collection practicalities.

Policy Context

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

- GP1 - Achieving National Park Purposes and Sustainable Development
- GP4 - The Efficient Use of Land and Buildings
- CE-S1 - Landscape and Seascape Character

- CE-D1 - Protecting Exmoor's Landscapes and Seascapes
- CE-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-S5 - Principles for the Conversion or Structural Alteration of Existing Buildings
- CE-S6 - Design and Sustainable Construction Principles
- CC-S1 - Climate Change Mitigation and Adaptation
- CC-D2 – Water Conservation
- CC-S6 – Waste Management
- CC-D5 - Sewerage Capacity and Sewage Disposal
- CC-S7 – Pollution
- SE-S1 - A Sustainable Exmoor Economy
- RT-S1 - Recreation and Tourism
- RT-D6 - Camping Barns
- AC-S2 - Transport Infrastructure
- AC-D1 - Transport and Accessibility Requirements for Development
- AC-D2 - Traffic and Road Safety Considerations for Development

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

Planning Considerations

The main material planning considerations in this case are considered to be the principle of development (conversion of an agricultural building to a camping barn), design, construction, and use of materials, the impacts on the character and appearance of the landscape, neighbouring amenity, ecology and biodiversity and highway safety.

Policy GP1 of the Exmoor National Park Local Plan 2011-2031 outlines how the development plan seeks to achieve and adhere to the National Park Purposes and states that Sustainable development for Exmoor National Park will conserve and enhance the National Park, its natural beauty, wildlife and cultural heritage and its special qualities; promote opportunities for their understanding and enjoyment by the public, and in so doing, foster the social and economic wellbeing of local communities.

Policy GP4, then goes on to set the principles on the National Park for achieving the efficient use of land and buildings and states that development proposals will be encouraged which demonstrate the efficient use of land and buildings including through: the redevelopment of brownfield land located within the built extent of the named settlements that does not have a high ecological value; or the re-use of existing buildings within the built extent of the named settlements, or within or well related to hamlets and farmsteads. The policy then goes on to outline that development within or

adjoining the named settlements should reflect the historic form and pattern of the settlement and make best use of land on the site in terms of the density of buildings and green infrastructure provision.

Policy RT-S1 of the Local Plan sets out the overarching principles for recreation and tourism on the National Park, and states that opportunities to provide a high quality, inclusive visitor experience on Exmoor through a diverse range of recreation and tourism facilities that actively enhance the understanding and enjoyment of the National Park's special qualities will be encouraged in accordance with the following principles:

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

Policy RT-D6 of the Local Plan which more specifically covers the principles for the change of use and necessary alteration of traditional buildings to camping barns or hostels, states that such development will be permitted where it complements the historic character and appearance of the building, biodiversity interests, and its setting within the landscape.

The policy then states that where the existing building is located: in a farmstead or hamlet in close association with an existing dwelling, parking and access arrangements should be incorporated within the building group without detrimentally impacting on landscape character and visual amenity; or in a named settlement, parking and access arrangements are consistent with policies AC-D1 and AC-S3.

Furthermore, clause 3 of the policy then outlines that the change of use and conversion of a traditional barn or building in an isolated location to provide basic shelter in a camping barn (stone tent) with limited facilities for walkers, will be permitted where it can be demonstrated that: the building can be managed effectively without new access provision; the proposal does not involve alterations to the external fabric and surroundings of the building that would materially affect the character or appearance of the building and its setting; the building is well related to the rights of way network or

access land; and any bat and barn owl roosts that may be present are maintained or replaced.

Officers consider that the agricultural building is within the hamlet of Beggearn Huish. The Exmoor National Park Local Plan 2011–2031 defines hamlets as “an established, closely grouped number of dwellings within a contiguous built form, and separate from other named settlements.” Although positioned on the fringe, the building remains visually and functionally part of the closely grouped cluster of dwellings and farmsteads that form the hamlet. On this basis, the site is appropriately considered to lie within the hamlet, rather than as an isolated building.

It is important to note, however, that as set out in the Local Plan, hamlets do not constitute named settlements and are instead treated as part of the open countryside, alongside farmsteads and other building groups, as described within the spatial strategy context of the Local Plan. As such, officers consider that the relevant clauses of Policy RT-D6 of which the proposals must be determined against are clauses 1 and 2, which do not require the camping barn to be a basic shelter with limited facilities, and does allow for parking and access arrangements. This point is considered prudent to highlight, as it directly relates to several of the objections received.

Officers consider, on the basis of the above assessment, that the principle of converting the barn to a camping barn is acceptable in policy terms, subject to compliance with all other relevant material considerations as discussed below.

Policy CE-S4 of the Local Plan states that Exmoor National Park’s local distinctiveness, cultural heritage, and historic environment will be conserved and enhanced to ensure that present and future generations can deepen their knowledge, awareness, and enjoyment of these special qualities.

The policy also outlines that proposals should contribute positively to the local distinctiveness of the historic environment. Additionally, development proposals should reinforce the historic character of Exmoor’s settlements by reflecting traditional vernacular architecture and enhancing local distinctiveness.

Policy CE-D3 of the Local Plan adds to this and states that development proposals affecting a heritage asset and its setting should demonstrate: a positive contribution to the setting through sensitive design and siting; the promotion of the understanding and enjoyment of the heritage asset and its setting or better reveal its significance and appreciation of the setting; and avoidance of unacceptable adverse effects and cumulative visual effects that would impact on the setting.

Policy CE-S5 of the local plan sets out the principles for the conversion or structural alteration of existing buildings and states that, the conversion or structural alteration of any existing building will be permitted where the proposal; accords with the relevant policies in this Plan in terms of the intended use; clearly demonstrates that the building is capable of conversion without substantial reconstruction and is suitable for the

existing building in terms of the intended use and the intensity of that use, in relation to its capacity, structure and character without substantial alteration.

Furthermore, Policy CE-S6 of the Local Plan outlines the requirements for design and sustainable construction principles for all development within the national park. The Policy states under clause 1 that development proposals should deliver high quality sustainable designs that conserve and enhance the local identity and distinctiveness of Exmoor's built and historic environment. In doing so, applicants will be expected to demonstrate several design principles.

Clause 1(a) of Policy CE-S6, requires all new development to positively contribute to its setting in terms of siting, massing, scale, height, orientation, density and layout whilst clause 1(b) of the Policy requires that the materials and design of new buildings or conversions complement the local context, with a focus on traditional, natural, and sustainable building materials.

The existing building is of cob, rubble and some blockwork. The original roof structure is present. The building was formally thatched but now has a tin roof which has clearly been in place for a significant amount of time. Based on historic mapping and the roof carpentry the building likely dates from the 18th century but may contain earlier fabric. It is considered to be a non-designated heritage asset. The building is in a poor condition, and it is likely its condition will worsen without intervention.

The structural report included in the application indicates that a significant amount of work is required to the building but suggests the vast amount of the building structure does not require demolition and reconstruction. In any case, officers consider that whilst there is need for a significant amount of work required, it will be to the benefit of a non-designated heritage asset and as such, officers place significant weight to this in the overall planning balance in favour of the scheme this as it directly responds to policies CE-S4 and CE-D3.

Furthermore, ENPA's Senior Heritage Officer has responded with no objection to the application and has stated within their response that they were very keen to see the original roof structure retained and are pleased that this is shown in the application, subject to the roof structure being retained thereafter. Officers are satisfied with this approach and are satisfied that such a condition can be secured through the removal of certain permitted development rights.

There are some external changes proposed which include a new window opening, some new external joinery the replacement of the roof covering and fitment of rooflights. ENPA's Senior Heritage Officer is of the view that given the non-designated status of the building none of these are problematic and views these as being fairly minor. Officers agree with this assessment and would add that the existing building would not be extended and given the roof-pitch will be retained, it will be of an identical scale, and massing when compared to the existing building.

Regarding materials, the applicant proposes the use of Corten standing seam steel sheeting on the roof, which will weather to a rusted finish and replace the existing rusted corrugated iron sheeting. Repairs to the rubble stone walls will be carried out using local red sandstone (partly sourced on site), bedded and pointed in lime mortar, while repairs to the cob will be undertaken using cob, followed by renewed lime rendering in an earthy local red. Areas of twentieth-century blockwork will be replaced with local red sandstone bedded and pointed in a lime-rich mortar. Two new window openings are proposed, each to be fitted with fixed metal-framed double/triple-glazed units with internal oak shutters. However, notwithstanding the submitted details, officers consider it necessary to require the two new window openings to be constructed with timber frames, secured by condition, in accordance with Policies CE-S6, CE-S4 and CE-D3, in order to ensure a traditional appearance and to preserve the character and setting of the building. The existing elm half-door and frame on the north elevation will be retained, with a new hand-made elm upper door section added to match, including hand-forged hinges replicating those on the lower door.

The proposed glazing to the existing openings comprises one metal-framed sliding door with a large glazed area on the south elevation, designed to retain the appearance of the traditional threshing door when the oak barn doors are open; one further metal-framed large glazed sliding door to the west; and three large metal-framed glazed sliding doors to the north elevation. All glazed doors will be paired with outward-opening oak gates. While this proposed glazing will utilise metal frames, their slim profiles will ensure that the visual prominence of the frames remains minimal and allows the original openings to remain legible when glazed. In any case, the outward-opening oak gates will screen the glazing, preserving the traditional external appearance of the building. A black metal chimney flue is also proposed.

In addition, the scheme includes a secure bin, bicycle and wood store, which will be oak-framed with Corten standing seam roof panels. This structure will replace an existing building of similar size and roof pitch. Officers consider that the proposed palette of materials, taken as a whole, is acceptable and that it complies with Policies CE-S4, CE-D3 and CE-S6, as it would preserve the character and appearance of the non-designated heritage asset.

ENPA's Senior Heritage Officer has also requested a number of conditions be imposed to any permission granted which officers endorse. The full list of suggested conditions can be viewed within the Senior Heritage Officers comments and within the suggested conditions within this report.

With regard to landscape impacts, officers reiterate that the proposed development would not alter the footprint of any existing buildings in relation to the camping barn, and the proposed bin, bike and wood store would occupy the same position as the existing structure it replaces, with a comparable height and roof pitch. Combined with the proposed use of materials—which are considered to reflect, protect and conserve the character of the existing building—the development is expected to result in a

neutral, if not enhanced, visual impact owing to the repair and reinstatement works to the heritage asset. Consequently, its effect on the wider landscape will be neutral.

The proposal therefore conserves the high-quality, diverse and distinctive landscapes of Exmoor National Park in accordance with Policy CE-S1. Furthermore, the visual impact of the development—both in its immediate setting and within the wider landscape—is minimised through a high-quality design that reflects local landscape character, particularly in respect of scale, siting, materials and colour, and as such will not detract from the natural beauty of the National Park, in accordance with Policy CE-D1.

With regards to impacts on neighbouring amenity, the site is not directly adjacent to any neighbouring residential properties, and as such the proposal would not give rise to overlooking, loss of privacy, overbearing impact, or loss of light to any adjoining occupier. Therefore, in this regard, the development would not conflict with Clause 1(g) of Policy CE-S6.

With regard to ecology and biodiversity, Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 states that: “Without prejudice to the preceding provisions, a competent authority, in exercising any of its functions, must have regard to the requirements of the Directives so far as they may be affected by the exercise of those functions.”

As such, the Local Planning Authority consults its internal ecologist where appropriate to ensure that any implications under the Conservation of Habitats and Species Regulations 2017 are properly assessed and addressed as part of the decision-making process.

Furthermore, 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 then offset so that local populations are at least maintained.

Officers note that the Exmoor National Park Authority’s Ecologist has reviewed the proposals and have outlined that it is good to have received the Bat Survey – Preliminary Roost Assessment report, Quantock Ecology dated 6th November 2024 and the Bat Emergence Survey Report, Quantock Ecology, ref: QE2631, dated 9th July 2025. The reports detail the findings of a desk study, field survey (carried out 01/10/24) and two emergence surveys (carried out 12/05/25 and 02/06/2025). The methods, presentation of results and recommendations within the reports are satisfactory.

Although the PRA concluded that the barn had moderate suitability for roosting bats, no bats were recorded emerging from the building during the dusk surveys. There was however lots of bat activity recorded across the site. As such, ENPA’s Ecologist has asked that an informative be added to any permission granted reminding the applicant

and their contractors of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017.

There was evidence of recent use of the barn by barn owls and due to the presence of likely barn owl chick feathers, it seems possible that the barn has been used for nesting. As such, ENPA's Ecologist has suggested a number of suitable conditions to mitigate any impacts on such species, of which officers endorse.

With regard to lighting, consideration has been made to make external lighting Dark Sky friendly with the proposed low lux, hooded downlighters with PIR sensors in accordance with policies CE-S2 and CE-S3 of the Local Plan. However, given that it is located within the open countryside, officers agree with the ecologists suggestion that the lights should be warm light (2700K or less), 500 lumens with the PIR sensor controlled with a timer kept to one minute or less. This specification is recommended to be secured by condition.

Further enhancement measures have also been suggested in accordance with Policy CE-S3 of the Local Plan as well as Appendix 1 of the Exmoor Biodiversity Net Gain Technical Guidance Note.

With regard to Highways Safety Impacts, policy AC-D2 of the Local Plan states that development, which will cause unacceptable levels of traffic in terms of the environmental or physical capacity of the local road network, or would prejudice road safety interests, will not be permitted.

Officers note that the visibility splays detailed are not in accordance with the advice provided by Somerset Highways Standing Advice document in that it was requested that the visibility splays be measured 2.4m back from the carriageway edge on the centre line of the access, extending to a point on the nearside carriageway edge 25m either side of the access. Instead, the visibility splay plan submitted shows a line drawn 2.0m back from the highway edge, on the centre line of the access, to points on the far-side of the highway (37m in one direction and only 19m in the other).

However, whilst officers must give weight to highway safety considerations, it is noted that the road onto which the site connects is a single-track country lane where vehicle speeds are typically lower than on wider rural roads. Although the access is positioned close to a slight bend where visibility is partially restricted, the nature and geometry of the lane mean that vehicles would reasonably be expected to approach this section with caution, and the photographs submitted confirm that the access is not situated on a blind bend. On this basis, the proposal is not anticipated to give rise to adverse highway safety concerns.

It is further noted that the access is existing—albeit historically used for agricultural purposes—and that its width is sufficient to allow two vehicles to pass, which will reduce the likelihood of congestion. Adequate space is also available within the site to enable vehicles to turn and leave in a forward gear, removing the need for vehicles to reverse onto the public highway.

Officers also observe that the existing access surface consists of grass and bare ground, whereas the proposal seeks to introduce a hard surface. A condition would be attached to require the first 6 metres of the access to be consolidated (i.e., not loose stone or gravel), thereby helping to prevent debris being carried onto the highway. This would represent an improvement over the current unconsolidated surface, which has a greater potential to result in mud entering the carriageway.

Accordingly, officers are satisfied that the proposal would not adversely affect the safety of highway users and therefore complies with Policy AC-D2 of the Exmoor National Park Local Plan.

Other Matters:

Seven letters of objection and/or concern have been received from local residents, along with a letter of objection from Nettlecombe Parish Council, summarised above. The majority of the matters raised are addressed within the main body of this report; however, the remaining points not already covered are addressed as follows.

Regarding the concerns raised as to how the camping barn and the surrounding field would be used, it is prudent to note that no physical works or changes are proposed outside those shown on the submitted plans.

Concerns about potential demolition of the lime kiln to widen the access are however noted; whilst, no such works form part of the proposal, officers consider it reasonable to recommend a condition to ensure that the Lime Kiln is not demolished or altered as part of this permission, in the interests of the historic character and interest of the site, in accordance with policies CE-S4 and CE-D3 of the Local Plan.

Comments suggesting that the proposal either constitutes, or would inevitably lead to, a change of use to a dwelling are not material to the determination of this application. Any future proposal to convert the building to a dwellinghouse would require a separate planning application, the merits of which would be assessed at that time against the relevant policies. In this case, the Authority must consider only the acceptability of the camping barn use as applied for, and cannot speculate beyond the scope of the application before it.

Furthermore, while the detailed design and delivery of a potable water supply is not regulated through the planning system, Policy CC-D2 (Water Resources and Water Quality) requires the Authority to be satisfied that adequate provision can be made to serve the development. In this case, the applicant has confirmed that Wessex Water has advised that a mains connection could be achieved via an extension from Routleys, with all reasonable costs met by the applicant. On this basis, there is no evidence before the Authority to indicate that an appropriate water supply could not be provided, noting that the technical approval and installation of any connection would be a matter for the statutory undertaker outside the planning process.

With regard to refuse, the proposal includes a secure, purpose-built bin store, and the applicant states that bins would be housed within galvanised, rodent-proof containers (drawing CB/021). The applicant has further stated that, if the Authority considers the standard council collection to be insufficient, they would instruct the non-resident cleaners—who would already attend between stays—to remove refuse from the site and dispose of it responsibly elsewhere. While these operational arrangements ultimately fall outside the remit of the planning system, the Local Planning Authority's consideration is limited to ensuring that suitable on-site storage provision is made. Officers in this instance are satisfied that the applicant has justified that suitable on site storage has been provided in accordance with policies CC-S6 and CC-S7 of the Local Plan. In addition, in accordance with Policy CC-D5, the applicant has provided further information at the Authority's request demonstrating provision for a proposed sewage treatment plant, positioned at a 7-metre clearance from habitable buildings, within the application site.

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.

Conclusion

Taking into account the issues noted above and all other relevant material considerations, it is considered that the proposed development is, in principle, in accordance with Policies RT-S1 and RT-D6 of the Exmoor National Park Local Plan 2011–2031. The proposal would secure the viable re-use of a traditional rural building in a manner compatible with the quiet enjoyment of the National Park, would not give rise to unacceptable levels of activity, and would contribute positively to the provision of small-scale visitor accommodation that supports the local economy. Policy RT-D6 specifically supports the change of use of traditional buildings within hamlets and farmsteads, and the proposal accords with clauses 1 and 2 of that policy, including in respect of access and parking arrangements and the sensitive treatment of the building's historic character.

With regard to design, construction and use of materials, the proposed works are considered acceptable and would preserve the character, appearance and historic fabric of the non-designated heritage asset. The repair and reinstatement of traditional materials, the retention of the historic roof structure, and the limited and sensitively designed external alterations ensure compliance with Policies CE-S4, CE-D3, CE-S5 and CE-S6.

With regard to the impacts on landscape character, the proposal does not extend the footprint of the existing building, and the associated bin/bike/wood store replaces an existing structure of similar form. Combined with the positive and contextually appropriate material palette, the proposal is considered to conserve landscape character in accordance with Policies CE-S1 and CE-D1.

With regard to neighbouring amenity, although the building forms part of the wider hamlet of Beggearn Huish, it is not directly adjacent to any neighbouring residential properties. The level and nature of activity associated with a camping barn is not expected to result in unacceptable noise, disturbance or loss of privacy, and the proposal therefore accords with Policy CE-S6.

With regard to ecology and biodiversity, the submitted surveys have been reviewed and found satisfactory, and appropriate mitigation and enhancement measures can be secured by condition. Subject to these measures, the proposal complies with Policy CE-S3 and the requirements of the Conservation of Habitats and Species Regulations 2017.

With regard to highway safety, while the visibility splays presented do not fully reflect the standing advice, the site is accessed from a low-speed single-track lane where approaching vehicles would reasonably travel with caution. The access is existing, provides adequate width, and sufficient space is available within the site to enable vehicles to turn and leave in a forward gear. The proposal therefore complies with Policy AC-D2.

Taking these factors into account, officers consider that the proposed development accords with the development plan when read as a whole, and there are no material considerations indicating otherwise that permission should not be granted.

Consequently, the case officer recommends that planning permission be approved, subject to the following conditions.

Recommendation

Approval subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990, (as amended by the Planning & Compulsory Purchase Act 2004).
2. The development hereby permitted shall not be carried out except in complete accordance with the submitted site and location plan and drawings numbered: CB/001 (Dated: 21.09.24), CB/002 (Dated: 21.09.24), CB/003 (Dated: 21.09.2024), CB/004 (Dated: 21.09.24), CB/005 (Dated: 16.10.25), CB/006 (Dated: 21.09.24), CB/007 (Dated: 21.09.24), CB/008 (Dated: 21.09.24), CB/009 (Dated: 21.09.24), CB/010 (Dated: 21.09.24), CB/011 (Dated: 16.10.25), CB/012 (Dated: 21.09.24), CB/013 (Dated: 21.09.24), CB/014 (Dated: 21.07.2025), CB/015 (Dated: 21.09.24), CB/016 (Dated: 21.09.24), CB/018 (Dated: 21.09.24), CB/019 (Dated: 21.09.24), CB/020 (Dated: 21.09.24), CB/021 (Dated: 21.09.24) & 3290/201(Dated: 10.25).

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

3. Notwithstanding the submitted details, the new windows labelled as “new windows” on drawings CB/011 (dated 10.10.25) and CB/012 (dated 21.09.24) shall be constructed with timber frames. Prior to their installation, full details of their design shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To ensure an appropriately traditional appearance and to conserve the character and significance of the building, in accordance with Policies CE-S6, CE-S4 and CE-D3 of the Exmoor National Park Local Plan 2011–2031.

4. Notwithstanding the details shown on the submitted plans, no demolition, alteration, removal or works of any kind to the existing lime kiln adjacent to the access track shall be carried out under this permission.

Reason: For the avoidance of doubt as to the scope of this permission and to clarify that works to the lime kiln do not form part of the approved development, in accordance with Policies CE-S4, CE-S5 and CE-S6 of the Exmoor National Park Local Plan 2011–2031.

5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 and the Town & Country Planning Use Classes Order 1987 as amended (or any order revoking and re-enacting those Orders with or without modification), the accommodation hereby approved shall not be used other than as a camping barn accommodation and for no other purpose.

Reason: The development is only considered to be acceptable if the premises are restricted to use as a camping barn and not occupied on a permanent basis by a single person or group.

6. The camping barn hereby approved shall not be used otherwise than for the provision of short let holiday accommodation. The property shall not be occupied as a permanent dwelling and shall not be occupied by any person for a period exceeding 28 days in any calendar year.

Reason: To ensure that the development is occupied as holiday accommodation thereby according with the policies of the Exmoor National Park Local Plan 2011-2031, protecting the amenities of the area and promoting the local economy.

7. Prior to occupation of the development hereby permitted and notwithstanding the submitted plans, the proposed access over at least the first 6 metres of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel)

Reason: In the interests of highway safety and to accord with policy AC-D2 of the Exmoor National Park Local Plan 2011-2031.

8. The area allocated for parking on the submitted plan, drawing number CB/016 (Dated: 21.09.24), shall be kept clear of obstruction at all times and shall not be used other than for parking of vehicles in connection with the development hereby permitted.
Reason: In the interests of highway safety and to accord with policy AC-D2 of the Exmoor National Park Local Plan 2011-2031.
9. The development hereby approved shall be carried out in strict accordance with all ecological measures as set out in the Bat Survey – Preliminary Roost Assessment report (Quantock Ecology, November 2024) and the Bat Emergence Survey Report (Quantock Ecology, July 2025).
Reason: To ensure the works are carried out in accordance with the submitted details and in accordance with policy CE-S3 of the Exmoor National Park Local Plan 2011-2031 and to accord with Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017.
10. The development hereby approved shall not commence until a suitably qualified person has undertaken a barn owl survey and a mitigation plan has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved mitigation plan.
Reason: To ensure the works are carried out in accordance with the submitted details and in accordance with policy CE-S3 of the Exmoor National Park Local Plan 2011-2031 and to accord with Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017.
11. The development hereby approved shall not commence between 1st March and 30th September inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the works to the buildings commences and provides written confirmation to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. In no circumstances shall netting be used to exclude nesting birds.
Reason: To ensure the works are carried out in accordance with the submitted details and in accordance with policy CE-S3 of the Exmoor National Park Local Plan 2011-2031 and to accord with Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017.
12. The external lighting hereby approved shall meet the following specification: downlights with no lightspill above the horizontal, warm light (2700K or less), 500 lumens or less and sensor controlled with a timer set to one minute or less.
Reason: To ensure the works are carried out in accordance with the submitted details and in accordance with policies CE-S2 and CE-S3 of the Exmoor National Park Local Plan 2011-2031.

13. Prior to the installation of any additional external lighting (not included in the plans) on site, a “lighting design strategy for bats” shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places, foraging habitat and commuting routes; and b) show how and where external lighting will be installed (for example through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their resting places. all external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
Reason: To ensure the works are carried out in accordance with the submitted details and in accordance with policy CE-S3 of the Exmoor National Park Local Plan 2011-2031 and to accord with Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any order revoking and re-enacting that Order with or without modification, no alterations to the roof of the building (including re-roofing, changes to the roof structure, installation of dormer windows, rooflights, solar PV or other external equipment) shall be carried out unless express permission has first been sought and approved by the Local Planning Authority.
Reason: To ensure that the retained historic roof structure and the visual integrity of the building are preserved, in accordance with Policies CE-S4, CE-D3, CE-S5 and CE-S6 of the Exmoor National Park Local Plan 2011–2031.
15. No development shall take place until the developer has secured the implementation of a programme of a Level 3 Historic Building Recording in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme as agreed in writing by the Local Planning Authority.’
Reason 'To ensure, in accordance with Local Plan policy CE-S4 and paragraph 218 of the National Planning Policy Framework, that an appropriate record is made of archaeological evidence that may be affected by the development.'
16. The development shall not be occupied/brought into its intended use until the post investigation assessment has been completed in accordance with the approved Written Scheme of Investigation. The provision made for analysis, publication and dissemination of results, and archive deposition, shall be confirmed in writing to, and approved by, the Local Planning Authority.’

Reason: 'To comply with Paragraph 218 of the NPPF, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure that the information gathered becomes publicly accessible.'

17. The rooflights hereby approved shall be conservation-style, flush-fitting units. No alternative form of rooflight shall be installed unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance in the interests of the character of the traditional and historic building and its setting, in accordance with Policies CE-S4, CE-D3 and CE-S6 of the Exmoor National Park Local Plan 2011–2031.

Informatives

NESTING BIRDS & ROOSTING BATS:

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

BLACKOUT BLINDS:

In order to preserve Exmoor National Park's Dark Skies in accordance with policy CE-S2 (Protecting Exmoor's Dark Night Sky) of the Exmoor National Park Local Plan 2011-2031, the applicant is encouraged to fit automated roof blinds to the rooflights hereby approved, in order to reduce light pollution from the property during the hours of darkness.

POSITIVE & PROACTIVE STATEMENT:

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

The Department of Communities and Local Government have introduced a process whereby it is now possible to apply for a non-material amendment to a permission. This can deal with changes to plans which do not fundamentally alter the form of permission but are a variation to the approval. The appropriate form is available by request at Exmoor

House or by downloading from the National Park Authority web site. Applications can be made via the Planning Portal.

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.

CONDITIONS AND INFORMATIVES AND THE SUBMISSION OF FURTHER DETAILS:

Please check all the conditions and informatives attached to this Decision Notice. If there are any conditions which require submission of details and/or samples prior to work commencing on site it is vital that these are submitted and agreed in writing by the Local Planning Authority before work starts. Given the High Court's interpretation of the Planning Acts and their lawful implementation it is unlikely that the Local Planning Authority will be able to agree to a sample/details after the commencement of works if that sample/details should have been approved prior to commencement. If a sample/detail is not agreed as required prior to commencement and works have started then it is likely that this matter may only be able to be rectified by the submission of another application. To avoid delay, inconvenience and the need to submit a further application, please ensure that all appropriate details/samples are submitted and agreed at the specified time. Please also note that due to other decisions of the High Court it is now not normally possible for the Local Planning Authority to agree to minor amendments to approved applications. It will be necessary to adopt a formal approach and that if changes to approved plans are proposed then it will be necessary to make a new planning application. Please ensure that works comply with the approved plans so as to avoid the possibility that works are unauthorised and liable for enforcement action.

BIODIVERSITY NET GAIN:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for 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 planning permissions granted retrospectively under section 73A of the Town and Country Planning Act 1990. This means that developments that have already been completed or are in the process of being modified do not need to meet BNG requirements at this time.

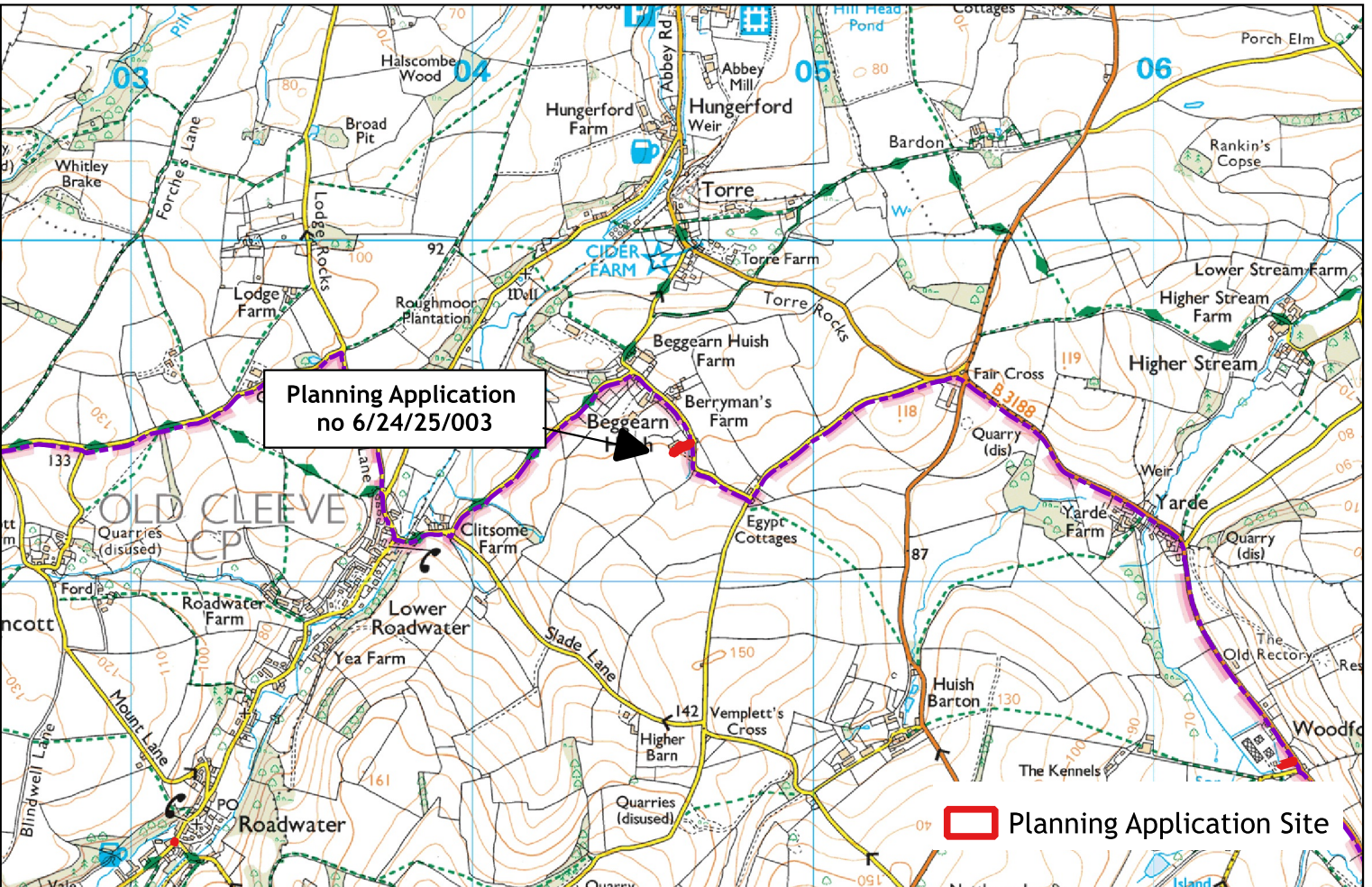
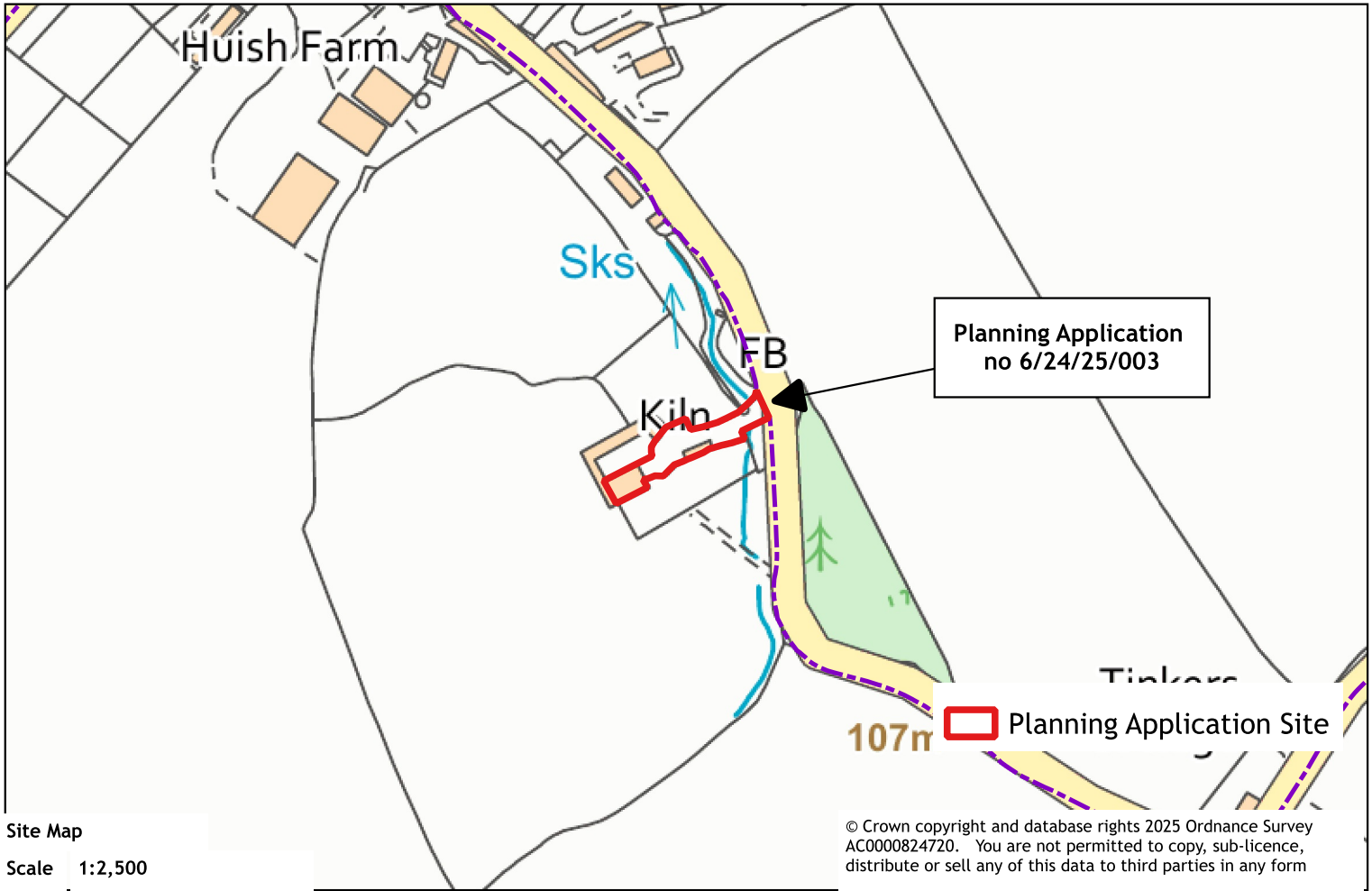
Regulation 4 – De minimis exemption.

4.3 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permission.

ITEM 7.2





Committee Report

Application Number:	62/62/25/003
Registration Date:	29-Aug-2025
Target Determination Date:	22-Oct-2025
Extension of Time:	05/12/2025
Applicant	Mr G Stanbury
Agent:	Mr Simon Dovell
Case Officer:	Yvonne Dale
Site Address:	THE GLEBE, TRENTISHOE, PARRACOMBE, BARNSTAPLE, EX31 4QD
Proposal:	Proposed conversion of part of barn to residential holiday unit. Retrospective.
Recommendation:	Approve subject to conditions
Reason for bringing before Authority Committee:	The application comes before Members for a determination as the Parish Councils recommendation is contrary to the Officer's recommendation to approve.

Relevant History

62/62/21/004 Proposed conversion of existing barn to local needs dwelling. (Amended description) Refused 07/16/2021

62/62/21/007 Proposed conversion of barn to dwelling. Resubmission of refused application 62/62/21/004 Refused 03/09/2022

62/62/22/005 Proposed conversion of barn to dwelling. Part retrospective. Resubmission of refused application 62/62/21/004 Not yet determined

Site Description & Proposal

The application site is a former derelict building, used as an agricultural store, that is situated on the opposite side of the road of the dwelling known as The Glebe and the main farm holding of Glebe Farm (also known as South Dean Farm).

The site is located in the open countryside and is amongst a small group of residential properties. The building is two storeys in scale and is set into the sloping ground level. The sloping ground level facilitates a lower ground level room to the property forming the lounge for the local needs affordable dwelling that has been proposed under a

separate application (reference 62/62/22/005), which has not been determined at the time of writing this report. A stone barn is attached to the western elevation. This barn does not form part of the application site.

Approximately 25 metres to the south of the site, and on the same side of the road, is a neighbouring residential property, known as 'Heddons View'.

The blue line denoting land ownership on the submitted location plan includes land at South Dean Farm (Glebe Farm). South Dean Farm forms a record on the Authority's Historic Environment Record (MEM23085) (HER).

The application seeks planning permission for the conversion of the building to provide a three bedroom unit of self-catering holiday accommodation within part of the existing building.

Part of the works proposed to the building have already been carried out. As such, the application is submitted retrospectively.

The applicant also proposes to use part of the dwelling as a Local Need Affordable dwelling. As stated above, that application is subject to separate consideration. The proposal would see the part divided vertically, with a holiday let within the northern side of the building and a Local Need Affordable dwelling within the southern side.

Consultee Representations

South West Water – 04/09/2025 - South West Water has no comment.

NDC - Environmental Health and Housing – 16/09/2025 - Proposed conversion of part of barn to residential holiday unit. Retrospective.

I have reviewed this retrospective application in relation to Environmental Health matters on behalf of North Devon Council's Environmental Protection service and comment as follows:

1 Advisory Note: Internal Sound Insulation

Ensuring adequate internal sound insulation is provided when dividing existing buildings into separate holiday / residential units helps to create healthy living environments and reduces the potential for noise complaints. Building regulations Approved Document E: Resistance to the Passage of Sound stipulates minimum standards for the sound insulation that separating walls and floors must offer between dwellings. Guidance is also provided within BS8233: 2014 Guidance on sound insulation and noise reduction for buildings.

2 Advisory Note: Foul Drainage

The proposed connection of foul drainage to an existing private treatment system will need to comply with building regulations and the Environment Agency's General Binding Rules for small sewage disposal systems (or Permitting requirements where applicable) including in relation to system design capacity.

ENPA Ecologist – 12/11/2025 – No Objection. Thank you for submitting a revised wildlife enhancement plan encompassing my recommendations. These should be secured by condition.

There is no external lighting proposed and this should be secured by condition. Also, please also remind the owner of the importance of the use of blackout blinds/curtains on windows to prevent light spill.

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

- The development hereby approved shall be carried out in strict accordance with all ecological measures as set out in the Ecology Report v5 (South West Ecology, 10th August 2022).
- Prior to the installation of any external lighting on site, a “lighting design strategy for bats” shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places, foraging habitat and commuting routes; and b) show how and where external lighting will be installed (for example through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their resting places. all external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

ENPA Ecologist – 25/09/2025 – Object. When looking at the other live application for this site (62/62/22/005) I discovered that there was a more recent Ecology Report (South West Ecology, ref: SWE 304, V4 10/08/2022) than the Ecology Report (South West Ecology, ref: SWE 304 V3) submitted with this current application. I have used both reports in the consideration of my response and the V4 report should be submitted as part of this application.

Based on the proposal it is good to see that an emergence survey was carried out between V3 and V4 of the Ecology Report; although the emergence survey should have been carried out prior to works commencing. The V4 report details the findings of a preliminary roost assessment and emergence survey (both carried out 08/08/22). The methods, presentation of results and recommendations within the V4 report are generally satisfactory.

No bats were observed exiting the building during the emergence survey and the PRA determined that the barn had low to negligible suitability for roosting bats and this was further reduced by disturbance to the barn during the works. No evidence of nesting birds was found within the barn during the survey and it was thought unlikely that the barn would be suitable for breeding birds in its condition at the time. Based on the findings of this Ecology Report it is unlikely that any protected species were impacted during the works.

The Ecology Report recommended two lifted slates (or bat boxes) and two bird boxes (sparrow terraces) should be provided as biodiversity enhancement and where there are lifted slates there needs to be 'bat-safe' roofing membrane. However, the plans provided only indicate one lifted slate and as this is a retrospective application it would be good to know if this has been implemented. This is important as there was a breathable roofing membrane in place at the time of the bat emergence survey which could cause entanglement and death to bats. Also, these enhancements are the same that are proposed for application 62/62/22/005 and these applications must be considered separately and have separately enhancements provided. Also, I believe that the bat slate on the plans is outside of the red line boundary.

I am objecting to this application until further information has been provided on what biodiversity enhancements have already been installed and, if there is a lifted slate, whether a 'bat-safe' roofing membrane has been used. I would also like clarification on which enhancements are being provided for which application.

In line with Local Plan Policy CE-S3 and Appendix 1 of the Exmoor Biodiversity Net Gain Technical Guidance Note, for a development of this size we would expect to see 5 enhancements. The two bird boxes would be considered one enhancement feature. Appendix 1 provides some suggestions for the applicant to consider those appropriate for their site. I am happy to advise on the suitability and siting of these, if required. Please secure by condition once agreed.

Kentisbury & Trentishoe Parish Council – 06/10/2025 - Objection proposed by Cllr Dunn Seconded by Cllr Mather, there is no identified local needs for this property. The Parish Council would support planning officers recommendations following the local planning policy.

DCC – Highways – No comments received.

North Devon Council – Planning – No comments received.

ENPA - Farming & Land Management Officer – No comments received.

ENPA - Senior Heritage Officer – No comments received.

ENPA - Historic Environment Officer – No comments received.

ENPA - Future Landscapes Officer – No comments received.

ENPA - Senior Ecologist – No comments received.

Representations

No public letters of representation have been received.

Policy Context

Exmoor National Park Local Plan 2011 – 2031 (including minerals and waste policies)

GP1 – General Policy: Achieving National Park Purposes and Sustainable Development
GP4 – General Policy: The Efficient Use of Land and Buildings
CC-S1 – Climate Change Mitigation and Adaptation
CC-S6 – Waste Management
CC-D5 – Sewerage Capacity and Sewage Disposal
CE-S1 – Landscape and Seascape 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-S5 – Principles for the Conversion or Structural Alteration of Existing Buildings
CE-S6 – Design and Sustainable Construction Principles
RT-S1 – Recreation and Tourism
RT-D4 – Non-Serviced Accommodation
SE-S1 – A Sustainable Exmoor Economy
SE-S3 – Business Development in the Open Countryside
AC-S1 – Sustainable Transport
AC-D2 – Traffic and Road Safety
AC-S3 – Traffic Management and Parking
AC-D3 – Parking Provision and Standards

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

Planning Considerations

The main material planning considerations in this case are considered to be the principle of development, the effect of the proposal upon the character and appearance of the site and its locality, ecology, historic environment, highway safety and parking provision, and living conditions of nearby residential properties.

It is noted that, whilst the property is itself not listed and does not lie within a conservation area, it is included on the HER and, as such, is considered to be a non-designated heritage asset.

PRINCIPLE OF DEVELOPMENT

The proposal is for the conversion of an existing agricultural building to form a single unit of non-serviced holiday accommodation.

Policy SE-S3 of the Local Plan relates to business development in the open countryside and Clause 1 states:

Business development will be permitted for the change of use and conversion of an existing traditional building that is well-related to an existing group of buildings on a farmstead or in a hamlet where there is an existing dwelling, in accordance with policies SE-S1 and CE-S5.

Policy RT-D4 relates to non-serviced accommodation and states that:

'1. Proposals for the change of use and conversion of buildings to non-serviced accommodation will be permitted where they:

- a) create additional unit(s) on an existing self-catering complex;
- b) accord with RT-D3 Safeguarding Serviced Accommodation clause 3a);
- c) reuse a redundant building associated with a hotel/guesthouse premises; or
- d) relate to the diversification of a rural land-based business, where the building is well-related to an existing grouping of buildings.

2. Proposals should also meet the following principles:

- a) the character and appearance of the building and its setting is conserved, and where they accord with policies on landscape character, cultural heritage and design (CE-S1, CE-S4 and CE-S6);
- b) where the proposal involves the change of use of traditional farm buildings, the conversion of all such buildings within a farmstead will not be permitted in order to protect the historic character and significance of the buildings collectively (CE-S5);
- c) the design and layout of access and parking requirements are compatible with landscape character and built heritage, and the local road network has capacity to service the accommodation without adversely affecting road safety; and
- d) there are no adverse impacts on tranquillity and local amenity.

Glebe Farm is a working beef and sheep farm with an agricultural holding size of approximately 200 acres. In the case of the application building, the agent has advised that the building is no longer required for agricultural purposes due to the rationalisation of farm operations and changes in modern farming practices.

The submitted information demonstrates that there is a functioning rural land-based business at Glebe Farm, and the proposed provision of a non-serviced holiday accommodation unit would constitute diversification. Furthermore, the subject building is well related to an existing group of buildings at the farm. The proposal is therefore considered to accord with Policies SE-S3 and RT-D4 of the Local Plan in so far as the proposal would relate to the diversification of a rural land-based business, where the building is well-related to an existing grouping of buildings. Consequently, the

proposal is acceptable in principle, subject to other material planning considerations being satisfied.

CHARACTER AND APPEARANCE

Policy GP1 of the Exmoor National Park Local Plan 2011-2031 (including minerals and waste policies), sets out what is required to achieve sustainable development for Exmoor National Park which includes development that conserves and enhances the National Park, its natural beauty, wildlife and cultural heritage. The National Planning Policy Framework states that as well as great weight needing to be given to conserving and enhancing landscape and scenic beauty in National Parks, the same should apply to cultural heritage.

Policy CE-S1 seeks to conserve and enhance the 'high quality, diverse and distinct landscapes and seascapes of Exmoor National Park' with development being informed by and complementing the distinctive characteristics of the landscape areas and character types as defined in the Exmoor National Park Landscape Character Assessment.

Similarly, Policy CE-D1 states that:

'1. Development will be permitted where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor's landscapes and seascapes through ensuring that:

- a) 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; and
 - b) The cumulative and/or sequential landscape and visual effects of development do not detract from the natural beauty of the National Park and the experience of tranquillity.
2. Within Exmoor's Heritage Coast development should be appropriate to the coastal location and conserve the undeveloped nature of the coast consistent with Heritage Coast purposes.
3. Landscaping schemes should reinforce local landscape or seascape character and where these are required, conditions will be attached to protect important landscape characteristics and elements and whether appropriate replacement or additional landscape elements will be required.
4. Proposals which are significant in terms of scale and/or impact should provide a Landscape and Visual Impact Assessment as part of the application submission.'

Policy CE-S5 of the Local Plan relates to the principles for the conversion or structural alteration of existing buildings and states that the conversion or structural alteration of any existing building will be permitted where the proposal demonstrates that the building is capable of conversion without substantial reconstruction, the building is suitable for its intended use and intensity of that use without substantial alteration. The proposals for traditional buildings should ensure that the historic fabric and architectural interest of the building and its setting are conserved and enhanced and

proposals reflect the character and significance of the building and conserve its traditional appearance through sensitive design and the use of traditional materials, detailing and construction principles.

Policy CE-S5 also states that conversion of structural alterations of any existing building will be permitted where the proposal accords with the relevant policies in the Local Plan in terms of its intended use.

Glebe Farm consists of a number of buildings and straddles either side of South Dean Lane. The application building and the adjoining barn were constructed of natural stone with a mixture of roofing materials including tin sheeting and natural slate. The application includes the replacement of the tin sheeting with natural slate and this is considered to be a visual enhancement that better reflects the surrounding vernacular.

The existing building is constructed of natural stone walls. The submitted structural report concludes that the building is structurally suitable and capable of conversion without substantial structural alteration or rebuilding.

The proposal would not result in the change the use or conversion of all the farm buildings on the holding, which protects the historic character and significance of the buildings collectively.

Policy CE-S6 'Design and Sustainable Construction Principles' of the Local Plan requires the use of traditional, natural and sustainable materials to complement the local context, and to ensure that the appearance of new developments conserves and enhances the quality and character of the built environment. The adopted Local Plan outlines the National Park Authority expectation of the use of traditional, vernacular materials which take on a 'weathered' appearance with time which is aesthetically pleasing. Paragraph 4.157 of the adopted Local Plan, explanatory to Policy CE-S6, explicitly sets out that 'The National Park Authority expects that windows and doors should be constructed of timber since this is both a traditional and sustainable material which has the potential to be grown locally.'

The proposal includes the use of natural stone walls, natural slate on the roof, timber doors and timber framed windows. It is considered that the proposed development accords with Policy CE-S6.

In terms of scale and massing, no extensions to the built form of the application building are planned as part of the present scheme. It is noted, therefore, that the footprint of the existing structure will remain unchanged.

The proposed materials are natural and traditional and will complement the existing palette of materials within the existing structure. The proposed design will retain the traditional form and appearance of the building, with few changes to the external appearance.

Given that the proposal has resulted in minimal changes to the external appearance of the building, including the replacement of the roofing material for natural slate, Officers consider that the implementation of the scheme will be acceptable and would both conserve and enhance the character and appearance of the surrounding landscape in accordance with policies CE-S1, CE-D1 and RT-D4 of the Local Plan. Moreover, in terms of design, scale and materials, the proposal would conserve the character and appearance of the building and its setting in accordance with policies GP1, CE-S5, CE-S6 and RT-D4 of the Local Plan and is acceptable.

PROTECTED SPECIES AND HABITATS

Policy CE-S3 seeks to protect, conserve and enhance biodiversity within Exmoor National Park. In particular CE-S3 3(b) states 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 then offset so that local populations are at least maintained.’

An Ecology Report dated 17/06/2021 has been submitted alongside this application. In addition, a more up-to-date Ecology Report dated 10th August 2022 has been submitted alongside an application for the same building under application reference 62/62/22/005. The Authority’s Ecologist has commented on the application and has raised an objection to the development until further information has been provided.

That further information has been submitted by the agent in the form of an enhancement plan and the Authority’s Ecologist has stated that she has no objection and suggests that several conditions and an informative is added to any grant of planning permission.

In light of the above, Officers therefore consider that the proposal is in accordance with Local Plan Policies CE-S3 and CE-S2(2c), and that on balance the proposal is acceptable.

HISTORIC ENVIRONMENT

Policy CE-S4 relates to cultural heritage and the historic environment and states that Exmoor National Park’s local distinctiveness, cultural heritage, and historic environment, will be conserved and enhanced to ensure that present and future generations can increase their knowledge, awareness and enjoyment of these special qualities and that development proposals affecting heritage assets and their settings, will be considered in a manner appropriate to their significance.

Policy CE-D3 ‘Conserving Heritage Assets’ of the Local Plan states the following Development proposals affecting conservation areas should ensure that:

a) the character or appearance of the area is preserved or enhanced;

b) they deliver high quality design and incorporate materials that reflect the scale, architectural quality and detailing of the area.

South Dean Farm (now known as Glebe Farm) forms a record on the Authority's Historic Environment Record (MEM23085). The record describes the site as:

Farmstead. Post medieval to modern – 1540 AD to 2050 AD.

The farmstead is shown on the Trentishoe Tithe Map and labelled South Dean. It consists of a farmhouse (MDE21317) with two small outbuildings to its south and southwest, two small buildings across the road facing the farmhouse on its eastern side, and a group of four building to the farmhouse's north, including an apparent long barn (MEM23086). The farmstead is surrounded by small enclosures.

The 1st Edition Ordnance Survey map of the site shows little change to the farmstead, although some of the smaller buildings have been demolished or extended and some new small outbuildings have been constructed. The long barn, if not before, now has a farmhouse occupying its southern extent (see MEM23086). The enclosures around the site appear mostly to be in their original form. This arrangement did not change before the 2nd Edition map was surveyed.

Since the 2nd Edition map was surveyed, a new large building, Heddon's View, has been constructed in an enclosure to the southeast of the site at SS 6426 4810. Many of the original buildings appear to be extant, although the farmstead appears to have been split in two, with the barn / house to the north called The Glebe (MEM23086) at its centre. Many of the enclosure boundaries have been removed but some are preserved in the present farm layout.

The farmstead was visited in December 1996. The farm buildings facing the farmhouse were described as 19th Century rubble built structures, repaired with blockwork and added to within. The site itself was noted to have some small fields and was described as "obviously a little early upland settlement."

The Local Plan and the National Planning Policy Framework (NPPF) state that the significance of heritage assets should be assessed and the loss of or harm to heritage assets should be avoided. Where, in exceptional circumstances, an application is approved, which would result in the loss (wholly or in part) of heritage assets, then developers must record and make publicly available this information to advance understanding of the significance of the assets.

Paragraphs 216 and 217 of the NPPF state that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset and that Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. Paragraph 218 requires

developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The NPPF is clear (paragraph 212) that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. That great weight should be weighed against any public benefit the proposed development may provide (paragraph 215).

Additionally, Paragraph 189 states, amongst other things that the conservation and enhancement of wildlife and cultural heritage are also important considerations in National Parks and should be given great weight.

The Senior Heritage Officer has commented on the application and says the application building is not shown on the historic mapping and is of little historical significance and on that basis has no objection to the application.

The development would preserve and enhance the character and appearance of the non-designated heritage asset in accordance with Policies GP1, CE-S4, CE-D3 and RT-D4 of the Local Plan, where these policies seek to conserve and enhance the cultural heritage and historic environment of the National Park.

HIGHWAY AND PARKING PROVISION

Policy AC-D2 seeks to ensure that road safety is protected within Exmoor National Park, stating that:

- '1. The Exmoor Route Network will be taken into consideration in the determination of proposals for development to ensure that the capacity of the roads serving the development is adequate for the traffic likely to be generated.
2. Development which will cause unacceptable levels of traffic in terms of the environmental or physical capacity of the local road network, or would prejudice road safety interests, will not be permitted.'

Policy AC-D3 seeks to ensure that development within Exmoor National Park makes appropriate provision for parking for multiple vehicle types, stating that:

- '1. Proposals will be permitted where they make appropriate provision for parking including for bicycles, motorcycles, disabled users and car sharing, guided by the standards set out in Table 9.1.
2. Parking provision should take into account environmental constraints, be well designed and integrated with a high quality environment.'

It is noted that the proposal will make use of an existing entrance off of South Dean Lane. The entrance is set back from the highway edge by approximately 8.5 metres and the parking area beyond is gravelled and bounded by a stone wall with timber gates that swing outwards onto the area of hardstanding that lies between the gates and the highway edge.

The creation of a two bedded unit of holiday accommodation will not significantly increase the level of traffic accessing the site or utilising the surrounding road network. The proposal is therefore in accordance with Policy AC-D2 and is acceptable.

The proposed plan shows the provision of two dedicated parking spaces and this accords with Table 9.1 appended to Policy AC-D3 (Parking Provision and Standards) which requires for a 1 or 2 bedroom property to have 2 spaces.

IMPACT ON THE LIVING CONDITIONS OF NEARBY PROPERTIES

Policy GP1 of the Local Plan states that opportunities must be taken to contribute to the sustainable development of the area and particular attention will be paid to the impact on the amenities of local residents or occupiers of neighbouring properties.

Policy CE-S6 states that development should not detrimentally affect the amenities of surrounding properties and occupiers including overlooking, loss of daylight, overbearing appearance, or other adverse environmental impacts.

The application site has nearby neighbouring properties, most appear to be within the applicants ownership with the exception of Heddons View. Other than Heddons View, the residential neighbours are separated from the application site by the public highway. No public letters of representation have been received.

Heddons View lies to the south of the application site on the opposite side of the building. The opening and access into the application site lies to the north side and away from Heddons View. Consequently, having regard to its relationship with the residential neighbours, including the distance of separation, the proposal is not considered to cause unacceptable impact on the residential neighbours living conditions.

The proposed conversion of the building to a holiday letting unit would not cause material harm to the amenity of the neighbouring properties as a result of overlooking, overbearing, loss of light, odour or noise. Consequently, the proposal would not conflict with Policies GP1 and CE-S6 where they seek to safeguard local residents or occupiers of neighbouring properties.

OTHER MATTERS

Kentisbury and Trentishoe Parish Council have commented on the application and state that they object to the application as there is no identified local needs for this property. The Parish Council would support planning officers recommendations following the local planning policy.

The application papers submitted indicate that the foul drainage will be connected to an existing septic tank. North Devon Council Health and Housing Officer has commented on the application and states that an existing private treatment system will need to comply with building regulations and the Environment Agency's General Binding Rules for small sewage disposal systems (or Permitting requirements where applicable) including in relation to system design capacity. An informative will be added to any grant of planning permission.

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.

Conclusion

For the reasons set out above, the proposal is considered to comply with the relevant Local Plan policies and therefore it is recommended that the application is approved subject to conditions.

Recommendation

Approve subject to the following conditions:

1. The development hereby permitted shall not be carried out except in complete accordance with plans numbered, unless otherwise required by condition below:

003 (Location Plan)
002D (Proposed Plans)
0015 (Enhancement Plan)

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

2. The development hereby approved shall be carried out in strict accordance with the mitigation and enhancements set out in Sections 5.1 and 5.2 of the Ecology Report (South West Ecology, SWE 304 v5 dated 10th August 2022).

Reason: To safeguard protected species and their habitats in accordance with

Policy CE-S3 of the Exmoor National Park Local Plan 2011-2031.

3. All the windows and doors, hereby approved, shall be constructed from timber and shall be retained as such thereafter.

Reason: To ensure that the conversion of the application building conserves the character and appearance of the surrounding landscape and the historic significance of this non-designated heritage asset.

4. The roofs of the development, hereby approved, shall be covered in natural slate and shall be retained as such thereafter.

Reason: To ensure that the conversion of the application building conserves the character and appearance of the surrounding landscape and the historic significance of this non-designated heritage asset

5. The holiday letting unit hereby approved shall not be used otherwise than for the provision of short let holiday accommodation. The property shall not be occupied as a permanent dwelling and shall not be occupied by any person for a period exceeding 28 days in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.

Reason: To ensure that the development is occupied as holiday accommodation thereby according with the policies of the Development Plan, protecting the amenities of the area and promoting the local economy.

6. The holiday letting unit hereby approved shall not be used other than in accordance with Condition 5 above and in conjunction with Glebe Farm. The holiday unit hereby approved shall not be sold or otherwise disposed of separately from the holding known as Glebe Farm, which is within the blue line on the approved plan numbered 003 (date stamped by the Local Planning Authority on 29th August 2025).

Reason: To confirm the terms of the permission and to ensure that the holiday unit is retained as part of the diversification of a rural land based business, in the interests of neighbouring amenity and highway safety, and to accord with Policy RT-D4 of the Exmoor National Park Local Plan 2011 - 2031.

7. Prior to the installation of any external lighting on site, a "lighting design strategy for bats" shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places, foraging habitat and commuting routes; and b) show how and where external lighting will be installed (for example through the

provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their resting places. all external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: In the interests of visual amenity, wildlife conservation and protecting Exmoor's dark night sky

8. Within six months of the date of this permission, hereby approved, the wildlife enhancements identified on the submitted and approved, Enhancement Plan numbered 0015, shall be carried out and/or installed.

Reason: In the interest of conservation of protected species and habitats and Policies CE-S3 and SE-S1 of the Local Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, as amended (or any Order revoking and re-enacting that Order with or without modification), express planning permission shall be obtained for any development within Classes A - G of Part 1, Class A of Part 2 and Classes A, B, E, F, H and I of Part 14 of the Schedule 2 of the Order.

Reason: To control any subsequent development in the interests of the visual amenities of the locality, to protect the character of this area of the National Park and to ensure the character and appearance of the non-designated heritage asset is maintained.

Informatives

POSITIVE AND PROACTIVE STATEMENT

This Authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged and was sought in this case contrary to the indication as included within the application form. Whilst not prejudicing the outcome of this application it is noted that the Exmoor National Park Authority has endeavoured to work positively and proactively with the agent/applicant. This is in accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and in line with Paragraph 38 of the National Planning Policy Framework, which seeks to ensure that all relevant planning considerations have been appropriately addressed to achieve a positive outcome.

MONITORING OF DEVELOPMENT

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

CONDITIONS AND INFORMATIVES AND THE SUBMISSION OF FURTHER DETAILS

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

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

ENVIRONMENTAL HEALTH INFORMATIVE INTERNAL SOUND INSULATION

Ensuring adequate internal sound insulation is provided when dividing existing buildings into separate holiday / residential units helps to create healthy living environments and reduces the potential for noise complaints. Building regulations Approved Document E: Resistance to the Passage of Sound stipulates minimum standards for the sound insulation that separating walls and floors must offer between

dwellings. Guidance is also provided within BS8233: 2014 Guidance on sound insulation and noise reduction for buildings.

ENVIRONMENTAL HEALTH INFORMATIVE FOUL DRAINAGE

The proposed connection of foul drainage to an existing private treatment system will need to comply with building regulations and the Environment Agency's General Binding Rules for small sewage disposal systems (or Permitting requirements where applicable) including in relation to system design capacity.

PRESENCE OF BATS

The applicant is advised that under the Wildlife and Countryside Act 1981 it is an offence to kill or injure bats, to disturb them when roosting, to destroy roosts or to block entrances to roosts. If evidence of the presence of bats is found, advice should be sought immediately from Natural England on steps which can be taken to avoid contravention of the above Act. Furthermore, if bats or a bat roost is identified a licence under the Conservation (Natural Habitats) Regulations 1994 is likely to be required before works can commence. The applicant is strongly advised to take specialist advice if bats or a bat roost may be present and that the contact for applying for a licence is the Licensing Officer, European Wildlife Division, Department of Environment Food and Rural Affairs, Room 1/08, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6EB (0117 372 8903).

NESTING BIRDS

It is an offence under section 1 of the Wildlife and Countryside Act 1981 (as amended) to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built. It is strongly recommended that any buildings or land where consent for work has been granted are checked for nesting birds prior to any work being undertaken. Where inspection is obscured i.e. Hedgerows, Ivy and in trees of dense foliage it is advised that work is scheduled for outside the nesting season i.e. not undertaken between March and August (inclusive). For further advice please contact the RSPB Southwest Regional Office 01392 432691.

EXMOOR NATIONAL PARK'S DARK SKIES

In order to preserve Exmoor National Park's Dark Skies, the applicant is requested to fit blackout curtains or blinds to the windows hereby approved, in order to reduce light pollution from the property during the hours of darkness.

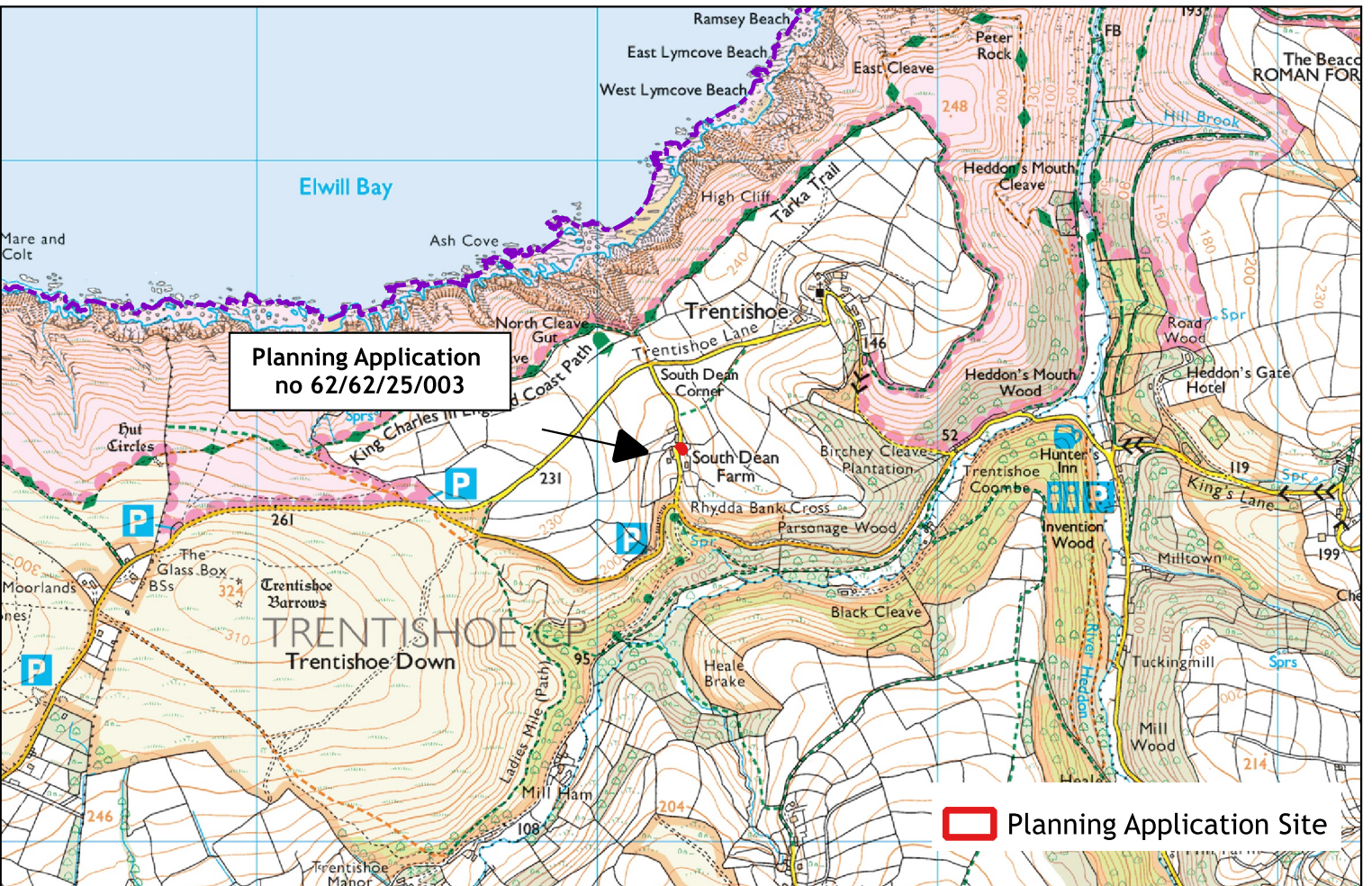
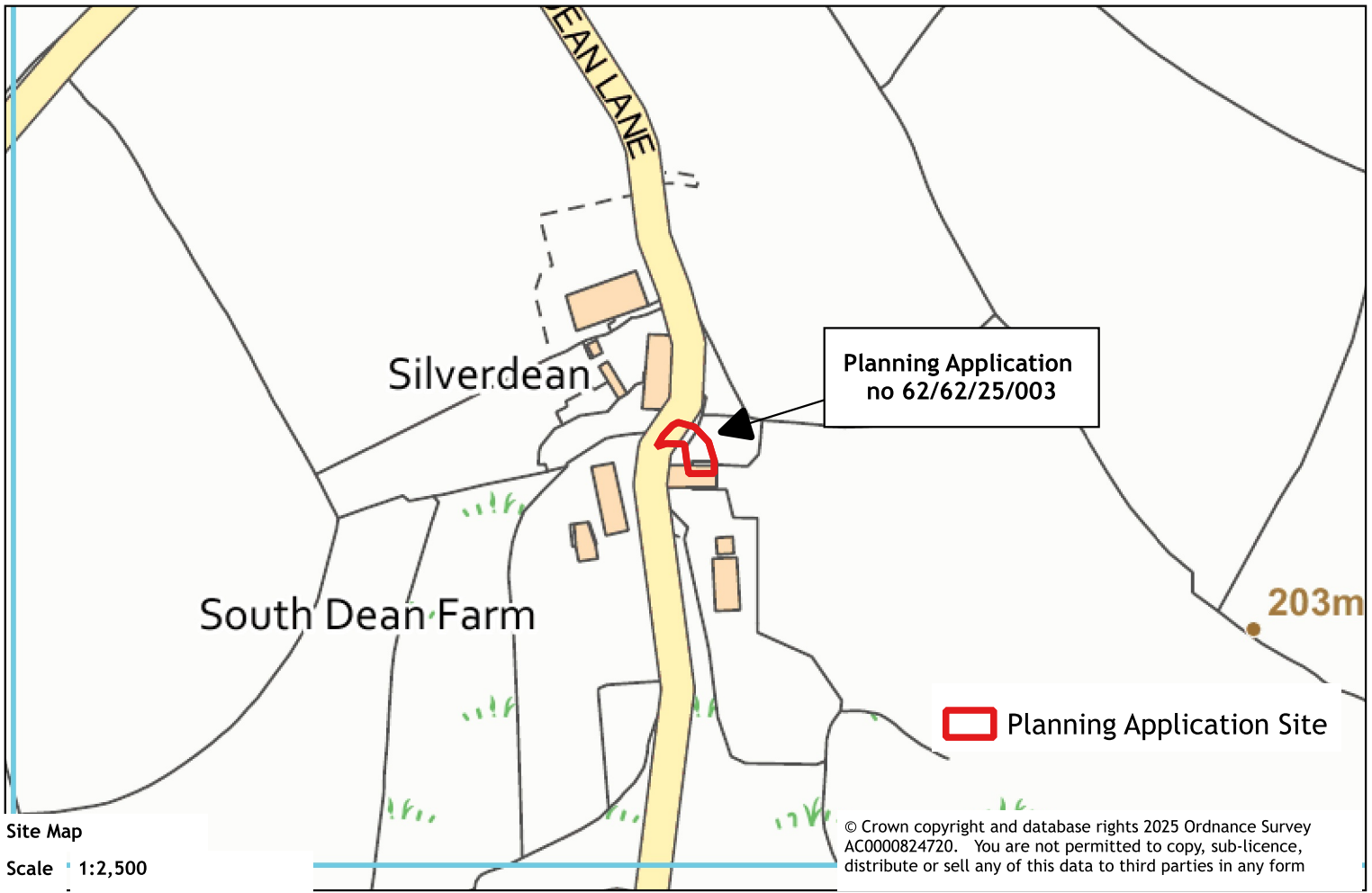
BIODIVERSITY NET GAIN EXEMPTION

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 development that does not impact a priority habitat and impacts less than 25m² of on-site habitat or where the proposed works are retrospective.



Overview Map
Scale 1:20,000.00002



Committee Report

Application Number:	6/14/25/006
Registration Date:	08-Oct-2025
Target Determination Date:	28-Nov-2025
Extension of Time:	
Applicant	Mr G McVittie
Agent:	
Case Officer:	Joe White
Site Address:	Pinkery Centre, Simonsbath, Somerset, TA24 7LL
Proposal:	Application Under Regulation 3 of The Town & Country Planning General Regulations 1992 for the variation of condition 8 of application reference 6/14/10/110 to permit an alternative management plan for the tree shelter belt in connection with the approved 15kw wind turbine (approximately 19.25m total in height).
Recommendation:	Approve subject to conditions
Reason for bringing before Authority Committee:	Exmoor National Park Authority is the applicant.

Relevant History

6/14/01/102 Erection of 6kw wind turbine on 9m mast, extension to generator shed to be used Approved 03/13/2001
 6/14/04/107 Application under Regulation 3 of the Town & Country Planning General Regulation Approved 02/01/2005
 6/14/13/107 Application under regulation three of Town & Country Planning General Regulation Approved 02/04/2014
 6/14/16/102 Application under Regulation 3 of the Town and Country Planning General Regulati Approved 09/07/2016
 6/14/22/106 Application under Regulation 3 of the Town & Country Planning General Regulation Approved with Conditions 12/09/2022
 6/14/22/108 Application under Regulation 3 of The Town & Country Planning General Regulation Approved with Conditions 02/08/2023

Site Description & Proposal

The application site is Pinkery Outdoor Education Centre near Simonsbath. The Pinkery Centre is owned and run by Exmoor National Park Authority and

accommodates groups of up to 36 students with 8 staff on a self-catered or fully catered basis. Accredited training courses in a number of outdoor activities and special interest courses are also provided throughout the year. The accommodation is predominantly in bunk rooms. Each bunk room sleeps around 4-6 people and there are communal areas including a large common room, classroom, dining room, drying and boot room.

The application site is remote and isolated. It is set in the heart of Exmoor National Park between the villages of Challacombe and Simonsbath. The site lies within the Dark Sky Reserve Core Zone, where the landscape is dramatic and sensitive.

The centre essentially comprises a grouped quadrangle of buildings and adjacent buildings. Pinkery is historically a Knight farm, and although its exact date of construction is not known, it is thought not to have been completed until around 1864.

Planning permission was granted in January 2011 under application reference 6/14/10/110, hereafter referred to as the 2011 permission, for the erection of a 15kW wind turbine (approximately 19.25m total height). The wind turbine has been installed, and it lies in a position to the north west of the Pinkery Centre buildings.

The 2011 permission was granted subject to conditions. The planning application now submitted is made under Section 73 of the Town and Country Planning Act 1990. It seeks to vary condition 8 of the 2011 permission to permit an alternative management plan for the tree shelter belt, which lies to the north west of the Centre buildings, between the turbine and the buildings.

Condition 8 of the 2011 permission said:

Within 3 months of the erection of the wind turbine hereby permitted, a Management Plan for the existing tree shelter belt, located between the turbine and the Pinkery Centre, shall be submitted to and agreed in writing by the Local Planning Authority. The Management Plan shall include the retention of the trees together with a programme of planting/woodland management and once approved the tree shelter belt shall be managed in accordance with the agreed Management Plan.

The reason for the condition was:

To screen the development in the interests of visual amenity.

It was recorded on the Committee Minutes that the long-term management of the shelterbelt was critical as providing a backdrop and screen for the turbine. Members also considered that the future strengthening and management of the plantation was important and requested that a long-term management plan for the plantation be agreed.

Details for a management plan in accordance with Condition 8 were agreed. In accordance with the condition, the Authority would need to apply to vary the condition so that a different form of management could be agreed.

Accordingly, the application is submitted to enable a new management plan to be agreed.

The existing plantation comprises a mix of conifer and broadleaf trees including Sitka spruce with sycamore, beech, hawthorn, hazel and rowan. Most of the Sitka are in the central part of the plantation, within a fenced area.

The plantation woodland also provides an outdoor facility for users of Pinkery.

The Pinkworthy and Driver Farm Site of Special Scientific Interest (SSSI) surrounds the plantation. The North Exmoor SSSI is close by and within approximately 90 metres of the site. The Pinkworthy Farm Moor Local Wildlife Site lies to the eastern boundary of the plantation.

A permissive footpath passes close by to the south and west of the plantation, providing a popular walking route to Pinkery Pond.

Consultee Representations

ENPA Ecologist – No objection

Woodlands Officer – I have read through the submitted documents and set out my comments below.

- 1) The Sitka Spruce within the shelterbelt in question have now grown above the height of the surrounding Sycamore trees and becoming more and more affected by severe weather conditions and the prevailing winds.
- 2) Seven of these trees either fully or partially uprooted last December in Storm Daragh, with at least three of them crushing the adjacent lean-to storage building, resting on the roof of the boiler shed or coming down on the roof of the main Pinkery building causing tile and guttering damage.
- 3) The area is heavily used by visiting groups and will continue to be used for events and activities.
- 4) A felling licence would be required for the proposed works – this was applied for and has subsequently been granted by the Forestry Commission.
- 5) Given the likelihood of increasing frequency of severe weather events, there is a high probability of more of the Sitka Spruce being blown over.
- 6) All of the existing tree cover does give a screening effect for the wind turbine beyond, but only from a height of 3m and upwards, with no sheltering effect or screening lower down.
- 7) The proposal is for removal of the conifers only, with extensive tree and hedgerow replanting planned.

8) Removal and replacement of these trees will ensure that the area can continue to be used as an education venue safely, and will create a longer term, thicker and better screening effect for the wind turbine behind.

I therefore have no objection to the proposals.

Future Landscapes Officer – No objection.

The management plan provides a long-term strategy for the replacement of mature Sitka in the woodland and ensures users of the woodland staying at Pinkery Outdoor Education Centre can do so safely into the future. Screening of the turbine from the approach on the drive and key viewpoints would continue to be provided by the retained broadleaf trees.

Exmoor Parish Council – At the time of preparing this report, the period for consultation had not expired. Any further representations that are received will be verbally updated to the Committee at the meeting.

No other comments received from consultees

Representations

At the time of preparing this report, the period for consultation had not expired. Any further representations that are received will be verbally updated to the Committee at the meeting.

Policy 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-D2 Green Infrastructure Provision
CE-S6 Design and Sustainable Construction Principles
CC-S1 Climate Change and Mitigation and Adaption
CC-S5 Low Carbon and Renewable Energy Development
CC-D3 Small-Scale Wind Turbines

The National Planning Policy Framework is a material consideration.

Planning Considerations

The development permitted by the 2011 permission has commenced and the wind turbine has been installed. A management plan for the plantation, in accordance with

condition 8, has been agreed. The plantation provided an important backdrop and screen for the turbine and was, therefore, important to ensuring the development had an acceptable impact on the character and appearance of the locality.

The main planning issue is, therefore, the effect of varying condition 8 on the character and appearance of the locality. Whether the proposal would adversely impact on the SSSIs and ecology is also an important consideration.

CHARACTER AND APPEARANCE

Policy GP1 advises that sustainable development will conserve and enhance the National Park, its natural beauty, wildlife and cultural heritage and its special qualities. Development should promote opportunities for their understanding and enjoyment by the public and, in doing so, foster the social and economic wellbeing of local communities. Policy CE-D1 advises that development will be permitted where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor's landscape. Policy CE-S6 requires that development proposals deliver high quality sustainable designs that conserve and enhance the local identity and distinctiveness of Exmoor's built and historic environment.

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

A new revised woodland management plan is proposed. The management plan acknowledges that during a storm in the winter of 2024/25, a conifer fell on one of the Pinkery outbuildings, causing damage to the roof and walls. It also notes that the Sitka extend well above the height of the broadleaf trees in the woodland, and due to their age, height, and the exposed location, are likely to suffer further from windthrow.

Consequently, the proposal within the management plan is that the Sitka be felled. A felling licence would be required from the Forestry Commission, which has already been received and granted.

The new management plan proposes to remove the remaining Sitka spruce, 38 in total, and replant the area with mostly broadleaf species, carry out infill and understorey planting and plant a perimeter hedge. The felling and planting would be undertaken in one phase during the winter. The existing broadleaf trees within the woodland would be retained.

The plantation would retain a screening and backdrop function for the wind turbine due to the retention of all the broadleaf trees, many of which are mature and of a significant height. The proposed replanting and hedge would add to this and ensure the plantation continues to provide screening in the longer term as well as continuing to function as a windbreak and shelter for the Pinkery Centre.

The proposal would therefore support the on-going management of the plantation. It reflects that the Sitka spruce is approaching end of life and proposes replanting to retain the woodland. The Woodlands Officer is satisfied with the proposal. The distinctive feature and contribution of the woodland to the landscape would be retained. The Future Landscapes Officer is satisfied that the revised management plan provides a long-term strategy for the replacement of mature Sitka in the woodland and ensures users of the woodland staying at Pinkery can do so safely into the future. Screening of the turbine from the approach on the drive and key viewpoints would continue to be provided by the retained broadleaf trees.

Consequently, there would be no unacceptable effect on the character and appearance of the locality. The proposal would comply with Policies GP1, CE-S1, CE-D1 and CE-S6 of the Local Plan where they seek to conserve and enhance the National Park's natural beauty and its special qualities.

SSSI AND ECOLOGY

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

The plantation woodland is bordered by the Pinkworthy and Driver Farm SSSI. The SSSI is of special interest for its nationally important assemblage of grassland fungi and its species-rich lowland dry acid grassland. There is also a smaller, but significant, area of rush pasture. Whilst not adjoining the plantation, the site lies near to the North Exmoor SSSI, which is nationally important for its lowland heath communities and for transitions from ancient semi-natural woodland through upland heath to blanket mire. The site is also of importance for its breeding bird communities and its large population of the nationally rare heath fritillary butterfly.

Any works to the existing trees would be carried out during the winter and outside of the bird nesting season.

The ENPA Ecologist does not object to the application proposals. The proposal would support the on-going management of the plantation. Whilst there are SSSIs close to the plantation, it lies outside of these designated sites. In these circumstances there is no basis to consider that the proposal would harm the special interests of the nearby SSSIs.

Therefore, having regard to the recommendations and advice of suitably qualified professionals, varying condition 8 and approving the proposed new revised woodland management plan would not adversely impact on the SSSIs and ecology. As such, there would be no conflict with Policy CE-S3 of the Local Plan which, amongst other things, would not support development that would lead to harm to legally protected species or lead to the loss of or damage to their habitats.

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.

Conclusion

Subject to the consideration of any further comments that may be received during the consultation period, for the reasons outlined above, planning permission should be granted. In the event planning permission is granted, a fresh planning permission for the wind turbine approved by the 2011 permission would be generated. The Planning Practice Guidance states that decision notices for the grant of planning permission under s73 should set out all of the conditions imposed on the new permission, and restate the conditions imposed on earlier permissions that continue to have effect. However, reflecting the fact that the development has already been built-out and completed, those conditions with on-going effects would need to be reworded.

Recommendation

Approve subject to the following conditions

1) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbered 1, 2 and 5 by the Local Planning Authority and date stamped received 4 November 2010 under application reference 6/14/10/110.

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

2) The mast of the development hereby approved shall have a lustreless finish and shall be coloured RAL6022 Olive Drab and the turbine elements, i.e. those above the top of the mast shall be black unless an alternative colour or finish has previously been agreed in writing with the Local Planning Authority. The structure shall thereafter be retained and maintained in accordance with the agreed colour(s) and finish.

Reason: In the interests of the visual amenities of this rural area.

3) The wind turbine and associated equipment, including its foundation, hereby permitted shall be dismantled and removed from the application site within 3 months of it becoming redundant to its designated use, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of this rural area.

4) All cabling to and from the turbine shall be underground.

Reason: In the interests of the visual amenities of this rural area.

5) The tree shelter belt, located between the turbine and the Pinkery Centre, shall be managed in accordance with the Woodland Management Plan 2025-2035, dated October 2025 v2 and submitted with this application.

Reason: To screen the development in the interests of visual amenity.

Informatives

BIODIVERSITY NET GAIN (BNG)

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 planning permissions granted retrospectively under section 73A of the Town and Country Planning Act 1990. This means that developments that have already been completed or are in the process of being modified do not need to meet BNG requirements at this time.

CONDITIONS AND INFORMATIVES

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

another application. To avoid delay, inconvenience and the need to submit a further application, please ensure that all appropriate details/samples are submitted and agreed at the specified time.

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

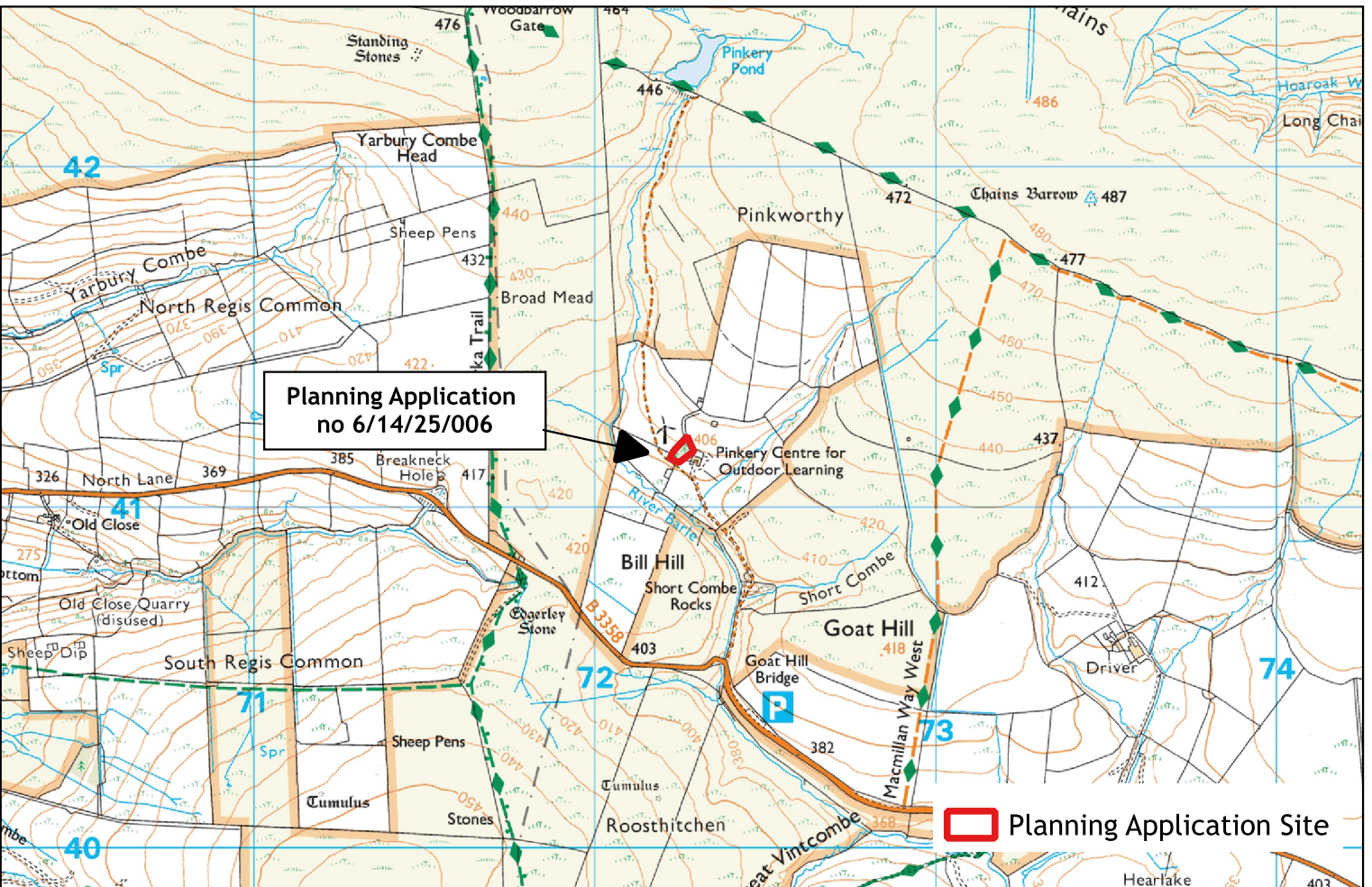
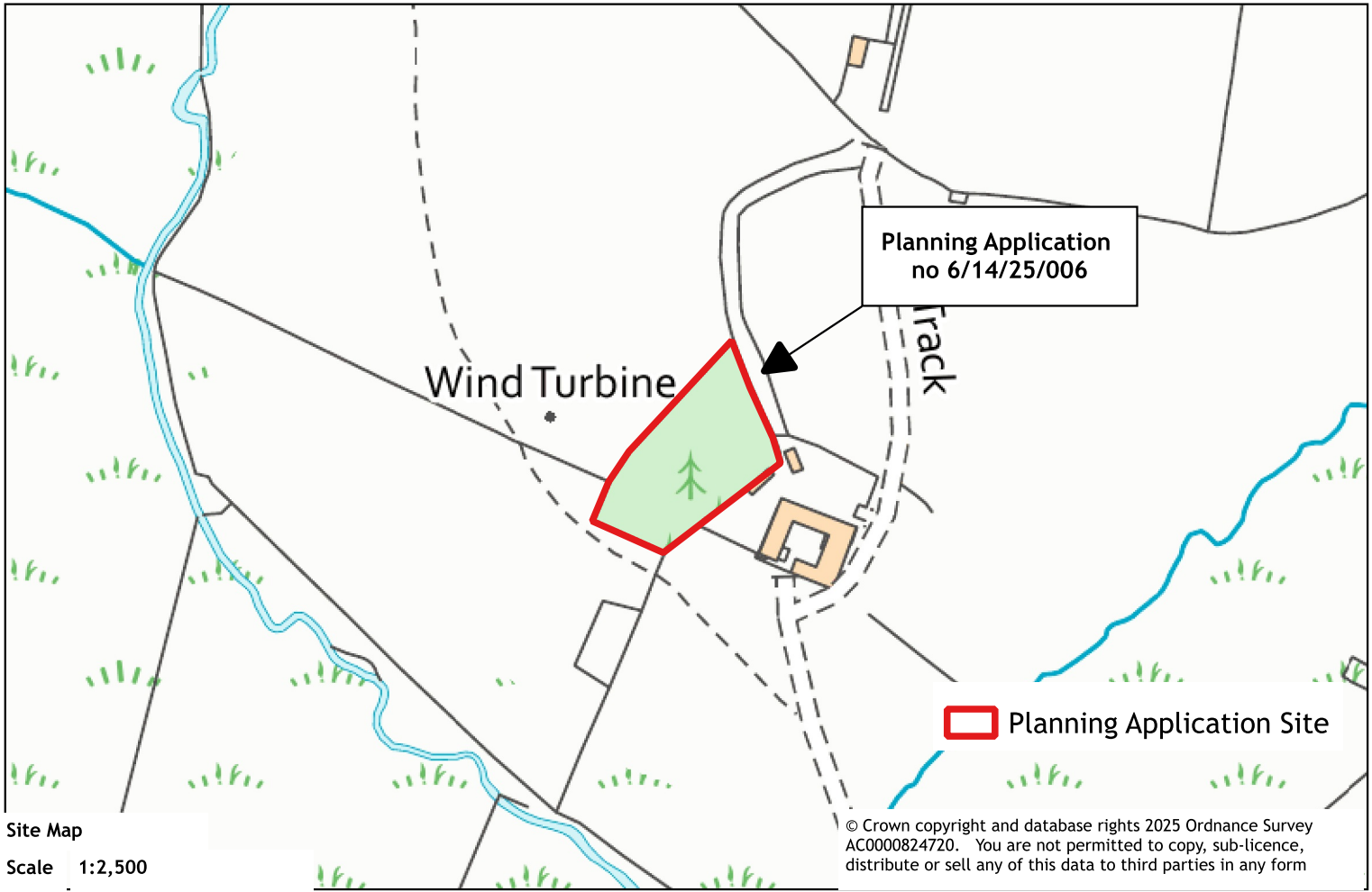
MONITORING OF DEVELOPMENT

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.

SUMMARY OF REASON FOR GRANTING PLANNING PERMISSION

The Local Planning Authority, having regard to all planning considerations material to the determination of this application, including effect on the highway safety, flood risk, archaeology and on the character and appearance of the designated landscape and wildlife, and all consultations and representations made in connection with the application, conclude that the proposal accords with the provisions of the development plan as applicable to it, including the policies and proposals noted below, and there are no grounds which justify its refusal.

ITEM 7.4



EXMOOR NATIONAL PARK AUTHORITY

2 December 2025

The Local List of Requirements for the Submission of Planning and Other Applications

Report of the Development Manager

Purpose of Report: To update the Committee on the position of the Local List, to agree the contents of the Local List of Information Requirements and to adopt the Local List.

RECOMMENDATION: That the Committee agrees the contents of the Local List of Information Requirements and adopts the Local List.

1. INTRODUCTION

- 1.1 On the 2nd September 2025, Members agreed to consult on the draft Local List of Information Requirements.
- 1.2 The consultation period lasted for six weeks and took place between the 11th September and the 10th November 2025. The Authority emailed links to all Statutory Consultees and the consultation period was publicised on our social media platforms.
- 1.3 27 responses were received. The attached table sets out the comments received and provides Officer's response including what action has been taken, if necessary.
- 1.4 The Local List has been amended in line with the comments received, where appropriate. Those changes relate to:
 - The inclusion of a table of the current legal fees in relation to S106 Agreements.
 - Up-to-date links for sustainable drainage guidance including Devon, Somerset and National standards.
 - The inclusion of the current service charge introduced by the Planning Portal.
- 1.5 Other less significant updates and changes have been required to ensure they remain relevant, proportionate and reasonable.
- 1.6 Following this review by Officers, the revised Local List of Information Requirements is considered to be relevant and reasonable in the National Park context. The full revised Local List is attached to this report.

2. GUIDANCE AND LEGISLATIVE REQUIREMENTS

- 2.1 The National Planning Policy Framework (NPPF) advises that local planning authorities should publish a list of their requirements for applications for planning permission. It says these requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question (para 45 of the NPPF).
- 2.2 The National Planning Policy Guidance says, in addition to being specified on an up-to-date local list published on the local planning authority's website, information requested with a particular planning application must be:
- reasonable having regard, in particular, to the nature and scale of the proposed development; and
 - about a matter which it is reasonable to think will be a material consideration in the determination of the application.
- 2.3 A Local List should be reviewed at least every two years. Where a local planning authority decides that no changes are necessary, it should publish an announcement to this effect on its website and republish its Local List.
- 2.4 Where a Local Planning Authority considers that changes are necessary, the proposals should be issued to the local community, including applicants and agents, for consultation.

3. RECOMMENDATION

- 3.1 It is recommended that the Local List requirements as set out in the attached document are agreed and adopted by the Authority.

Joe White
Development Manager
November 2025

Background papers:
National Planning Policy Framework
National Planning Policy Guidance (validation requirements)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Local List Consultation Responses – November 2025:

Overall, 27 responses were received including 22 individuals and 5 organisations/ statutory consultees.

6 respondents stated that the document was not clear and easy to understand.

The comments received are set out below, alongside Officer's response.

Comment	Response
Often applications are refused without any help being offered to amend the application so it might be accepted	Noted
It's farcical based on experience	Noted
Difficult to understand	The Authority have simplified the list into a table to a quick reference guide to the requirements by application type.
Complex and not easy to understand	The Authority have simplified the list into a table to a quick reference guide to the requirements by application type.
It is a complex document trying to cover too many eventualities. The average property owner will struggle to understand it	There is a legal requirement to only ask for information when it is necessary to determine an application. The document covers all application types. The Authority is proportionate in its requests for information.

Of the 27 respondents, 9 (33%) submitted comments or suggestions on the draft document. These are identified below, alongside Officer's response.

Section	Comment	Response
Location Plan	Legal advice has recently been sought as to whether the access track should be included within the redline boundary of a planning application when no works are proposed to the track. We will be sharing this advice with Local Authorities in our area. The legal advice concludes that subject to certain circumstances it is not necessary to do so.	This legal advice has not been received yet and in any case, the Local List document seeks to cover all types of application submissions. Following best practice, the Authority will continue to require the red line area to include access from the proposed site to the public highway, but we would be able to review on a case-by-case basis.
Design and access statement	This section should clarify that design and access statements are not required for waste applications.	The Local List document sets out where a design and access statement would be required.

The Local List of plan requirements	There are a lot of requirements - potentially too onerous.	The Local List seeks to set out the various types of documents that would be required across all application submission types. Not all plan types listed would be required and this is taken on a case-by-case basis with a proportionate approach.
	There should be clear recommendations on which map or maps are acceptable. A vague mention of maps being required is a reason for delaying the plans if the map chosen is unsuitable	Sections 4.1 and 4.2 of the Local List document set out the criteria for the Location Plan and Site Plan that must be submitted with an application.
Table of Local List requirements by application type	I do not know what you are talking about, seems to be making things look hard to understand.	The table sets out the application type on the left hand column and the local list requirements along the top and ticks all those that are relevant for that application type.
	This is possibly the most useful part but could be simplified	The Authority have simplified the Local List document into this table.
Affordable Housing Section	Make it clear that if you're applying for affordable housing there is extra costs to pay for example a 106 agreement. Which also shouldn't be charged for affordable housing if it's something your requiring people to have.	This has been added into the Local List document and an appendix has been added to the Local List with the S106 Agreement fees outlined. A paper was presented to Authority Committee in March 2023 which, amongst other things, sought to authorise further charging in Planning. Specifically, this was to make further changes to recover all reasonable charges associated with the preparation of S106 Agreements and other professional advice. The Authority resolved to authorise these changes to charging.
Ecological Impact Assessment	Difficult to see how this applies to small alterations to houses.	The Local List sets out that the biodiversity trigger list identifies where a survey is required. It is open to the applicant/developer to demonstrate that a survey would not be required.

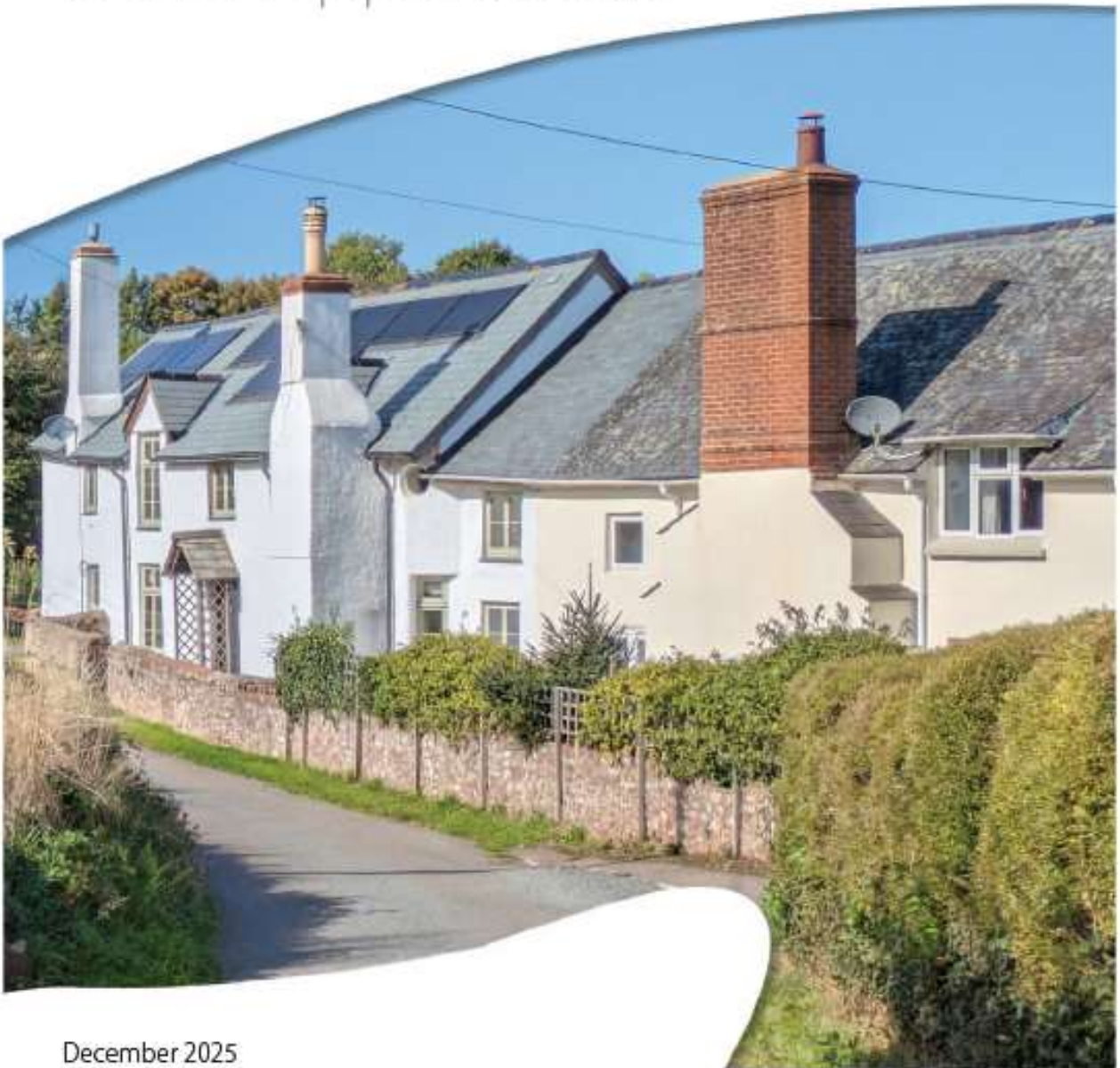
Flood Risk Assessment	Common sense	No response required.
Foul sewage and surface water (sustainable drainage systems) assessment	If applicants are proposing soakaways, they should be required to demonstrate at the application stage that the ground has a sufficient infiltration rate. This is to avoid granting a planning consent to developments where later applications are made to connect surface water to the foul or combined sewer because the ground conditions do not permit soakaways to be used.	It is considered that this could be dealt with via a pre-commencement condition.
	The Exmoor National Parks guidance on SuDS links to an out-of-date document for sustainable drainage guidance for Devon. The respondent provides links for sustainable drainage advice, national standards for sustainable drainage systems and land drainage consent advice.	The Local List document has been updated, providing up-to-date links.
Heritage Statement	Things do not last forever	<p>The first purpose of the National Park designation is to conserve and enhance the natural beauty, wildlife and cultural heritage of Exmoor. The National Park is rich in history and important cultural heritage.</p> <p>Paragraph 189 of the National Planning Policy Framework states "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the</p>

		Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
	Unsure what it means	The requirements part of this section sets out where and why a heritage statement is required and what it should include.
Landscaping- landscaping details	You cannot make a purse out of a sow ear, can only do your best	<p>The first purpose of the National Park designation is to conserve and enhance the natural beauty, wildlife and cultural heritage of Exmoor.</p> <p>Paragraph 189 of the National Planning Policy Framework states “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</p> <p>This section seeks to ensure development assists in assimilating into the wider landscape and conserves and enhances the existing landscape character.</p>
Lighting assessment	Keep outside lights looking downwards	The requirements paragraph of Section 8.9 Lighting of the Local

		List document states that lighting should be directed to the ground and not into the night sky.
Simple calculation of atmospheric limits (SCAIL) (where required)	This should be kept very simple	The SCAIL calculation criteria are set by Natural England.
	Unsure of how to interpret	SCAIL calculations are required to be submitted where an application lies within a SSSI/SAC or an impact risk zone for a SSSI/SAC and is subject to a specified set of criteria. This will not apply to every application submission.
Non-material amendment applications	Information should be clear on costs and highlight if there will be additional legal fees (if S106 has to be changed in some way due to the amendment.)	This has been added into section 8.19 of the Local List document
Application made under a planning condition	This whole process has been a nightmare. Application hard to understand. Hidden fees.	The Local List consultation and adoption follows a statutory process.
Do you have any other comments or suggestions on the draft requirements for the submission of planning and other applications document	The requirements should include info about cost of submitting through Planning Portal (which has an additional fee) and planning amendment costs, including legal fees.	The service charge introduced by the Planning Portal has been included within the Local List document.
	needs simplifying	There is a legal requirement to only ask for information when it is necessary to determine an application. The document covers all application types. The Authority is proportionate in its requests for information.
	The document is far too long. Something like a drop down menu based on a "yes" or "no" referencing appendices	There is a legal requirement to only ask for information when it is necessary to determine an application. The document

	<p>would make the document lighter and less confusing.</p>	<p>covers all application types. The Authority is proportionate in its requests for information.</p> <p>The simplified table can be used to direct applicants to the applicable sections of the document.</p> <p>The relevant documents can require a case-by-case consideration and fact and degree. Applicants can discuss with Officers.</p>
	<p>This document is far too complicated for most people to interpret and will result in most requiring pre-planning advice; this is expensive for some applications and will stretch resources in the planning department. I cannot see it increasing the speed of assessing planning applications which is currently lamentably slow</p>	<p>There is a legal requirement to only ask for information when it is necessary to determine an application. The document covers all application types. The Authority is proportionate in its requests for information.</p> <p>The simplified table can be used to direct applicants to the applicable sections of the document.</p> <p>The relevant documents can require a case-by-case consideration and fact and degree. Applicants can discuss with Officers.</p>

Requirements for the Submission of Planning and Other Applications



December 2025

Requirements for the Submission of Planning and Other Applications

Exmoor National Park Authority
Exmoor House, Dulverton, Somerset, TA22 9HL
Tel: 01398 323665
email: plan@exmoor-nationalpark.gov.uk
www.exmoor-nationalpark.gov.uk

FRONT COVER:
Huntscott, Wootton Courtenay

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December 2025

Requirements for the Submission of Planning and Other Applications

1.0 Introduction

2.0 Standard Application Form

3.0 National Requirements – Information requirements for outline and reserved matters planning permissions

4.0 National Requirements - Information requirements for applications for planning permission

- 4.1 Location plan
- 4.2 Site plan
- 4.3 Ownership Certificates
- 4.4 Notice(s)
- 4.5 The correct fee (where one is necessary)
- 4.6 Design and Access Statement (where required)
- 4.7 Biodiversity Net Gain

5.0 The Local List of Plan Requirements

6.0 The Local List of Information Requirements

7.0 Table of Local List Requirements by Application Type

8.0 Local List of Pre-Registration Requirements

- 8.1 Affordable Housing Statement
- 8.2 Agricultural Justification Statement
- 8.3 Ecological Impact Assessment
- 8.4 Flood Risk Assessment (FRA)
- 8.5 Foul Sewage and Surface Water (Sustainable Drainage Systems) Assessment
- 8.6 Heritage Statement
- 8.7 Landscaping - Landscaping Details
- 8.8 Climate Emergency & Renewable Energy Statements
- 8.9 Lighting Assessment
- 8.10 Photographs
- 8.11 Planning Statement
- 8.12 Excavated Material Assessment
- 8.13 Structural Survey
- 8.14 Tree Survey and Impact Assessment
- 8.15 Ventilation / Extraction Statement
- 8.16 Simple Calculation of Atmospheric Impact Limits (SCAIL) (where required)
- 8.17 Applications for a Lawful Development for an Existing use or operation or activity including those in breach of a Planning Condition
- 8.18 Non-Material Amendment Applications
- 8.19 Minor Material Amendment Applications
- 8.20 Application made under a planning condition

Appendix 1 – Analysis of drivers for each Local List item

Appendix 2 – S106 agreement - table of legal fees

1.0 Introduction

Exmoor National Park is a working and living community where development is necessary to ensure that the needs of the community, businesses and visitors are met. The Local Plan sets out a range of policies that allow development to take place and the National Park permit approximately 93% of the applications which are submitted.

The planning policies seek to ensure that development is of the right scale, in appropriate locations and conserves and enhances the character and appearance of the National Park. Development proposals should, therefore, be of a high quality so that the natural beauty, heritage, wildlife and character and appearance of the National Park are maintained.

Additional national advice and information can be found within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). The National Park Authority is the sole Planning Authority for the area.

The Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended) requires that every Local Planning Authority publishes a list of requirements to be used when validating planning and related applications ensuring that correct information is submitted to be able to determine the application.

All Local Planning Authorities are required to produce a list and are encouraged to review it on a frequent basis whilst bearing in mind a proportionate approach to the nature and scale of development in line with paragraph 45 of the NPPF. Authorities are required to review their published local validation list and revise and republish the list on a two-yearly cycle.

With an appropriate level of information submitted at the outset, consultees in the process such as Town and Parish Councils, neighbours and other bodies such as the Environment Agency will have a greater understanding and are more likely to be supportive. This should lead to swifter decision making. Applications that are not controversial and comply with the planning policies can be made as a delegated decision.

Pre- Application Advice:

Our pre-application service is a service aimed at giving applicants, architects and developers clear advice about whether the National Park would be likely to support a proposal. It is important to note that this service is for the provision of advice - it does not provide any formal approval or refusal, and all advice is given without prejudice to any decision the National Park may make on any subsequent application.

Why is pre-application advice helpful?

Open and constructive pre-application discussions are an opportunity for the National Park and applicants to work together. This helps to achieve developments

that deliver benefits to the individual, community, environment and the economy. It can also save time and costs and avoid unnecessary protracted discussions.

Benefits of pre-application enquiries and discussions include:

- Saving time and resources;
- Helping raise the quality of development;
- Speeding up the validation process;
- Gaining community acceptance through engagement if required;
- Reducing the number of unsuccessful planning applications;
- Identifying the need for specialist input earlier;
- Provide sufficient information to support final application

Pre-application advice requests should include:

- The relevant pre-application fee
- A site location plan, clearly identifying the site in question;
- A sketch plan showing the proposed development work;
- Full description of the development proposed; and
- Photographs of the site if they would help to put the development in context

and if appropriate;

- A summary of any community/neighbour consultation that has been carried out

Depending on the complexity of the proposal additional details may need to be provided. However, the more information you can give us initially, the more detailed and comprehensive the response from officers can be.

The charging schedule can be found here <https://www.exmoor-nationalpark.gov.uk/planning/planning-advice>

If there are queries regarding the level of information that is required with the submission, then please contact the Development Management Section of the National Park Authority.

For national planning guidance please see the details on the planning portal www.planningportal.co.uk and for details of the Exmoor National Park Local Plan 2011-2031 please see www.exmoor-nationalpark.gov.uk/planning/planning-policy

The Exmoor National Park Authority adopted its Local Plan at the Authority Meeting on the 4th of July 2017.

The National Park Authority's website also has an interactive map to look at planning applications, planning policies and land constraints. These can be found here: For planning applications and land constraints: <http://mapping.exmoor-nationalpark.gov.uk/>. For planning policies: <http://localplan.exmoor-nationalpark.gov.uk/>

2.0 Standard Application Form

Standard planning application forms apply to all existing types of planning application forms, except for mineral workings. The forms are the only official method of submitting a planning application.

The forms can be found on the Planning Portal website at <https://www.planningportal.co.uk/app/downloadable-forms>

The Standard Application Form covers the following types of application;

- Householder consents
- Outline and full planning permission and approval of reserved matters
- Listed building consent
- Application for planning permission for relevant demolition in a conservation area
- Advertisement consent
- Consent under the Tree Preservation Orders and notification of proposed works to trees in conservation areas
- Lawful Development Certificates
- Applications for prior approval under the General Permitted Development Order 2015 (GPDO)
- Removal or variation of conditions
- Application for approval of details reserved by condition, and
- Non-material amendments to existing planning permissions.

Each application form type has a validation checklist that is unique and is available on the National Park Authority website: [Validation Requirements | Exmoor](#) Applicants should complete and return ensuring that all the required information is included. If you wish to discuss whether a specific element of information is required either discuss with Planning Officers or set out the case in writing with the application papers.

The information later in this document sets out the information requirements from the Local List that are required with each type of application.

The National Park Authority encourages the submission of your application electronically via the national Planning Portal. The Portal assists by providing a structured way to complete the forms; checks the planning fee and allows the process to be completed online (or partially online if you prefer). The Planning Portal also provides a range of planning and Building Control guidance. The Portal can be accessed at www.planningportal.co.uk. It will also be necessary to visit the National Park Authority website to ensure that the local list requirements, which are set out in this document, have been met.

The Planning Portal has introduced a service charge, currently set at £70.83 + VAT for the use of their service. The service charge is applied to planning applications submitted online that attract an application fee over £100.

If you do not wish to submit your application online then the planning application forms can be downloaded from the Planning Portal website [Planning Portal](#). Please ensure the correct form is used.

However you wish to submit your application please can we reinforce the need to check and submit the details required on the validation checklist.

We aim to determine whether an application is valid within 3 working days of receipt. After this the application will either be registered and an acknowledgement letter sent, or a written explanation will be provided to the applicant or their agent explaining the requirements before validation can proceed. An application will be deemed invalid if:

The standard application form is insufficiently or incorrectly completed;
The correct fee has not been provided;
Mandatory or National List requirements are not met; and
The necessary plans, drawings and information as identified in the Local List of Validation Requirements have not been provided or are deemed inadequate.

If we do not receive the requested information from the applicant or their agent within six weeks, we will assume that you no longer wish to proceed with the application, and we will update our records accordingly (unless we have been requested and agreed to an extension of time).

If there is a disagreement regarding the required documents between the National Park Authority and the applicant/agent, then this should first be discussed with the Case Officer. If the dispute cannot be resolved and 8 weeks have passed since the application was submitted for determination, (13 weeks if the application is major) there may be a right of appeal for Non-Determination on the grounds of invalidity.

3.0 National Requirements for Outline and Reserved Matters Applications

Information requirements for applications for outline and reserved matters planning permission.

Outline applications can be appropriate when the principle of a development proposal needs to be established. However, in the National Park, given the sensitivity of the area, a full detailed planning application will usually be necessary to help to demonstrate that the impacts are acceptable. The Development Management Team are happy to advise on whether an outline application will be suitable for your proposal.

Applications for outline planning permission generally need not give details of any proposed reserved matters unless the matters include layout, scale or access. However, if the National Park receives an application for outline planning permission but decides that the application ought not to be considered separately from all or any of the reserved matters it must notify the applicant within one month from the receipt of the application that further details are submitted. The Authority will also specify what further details are needed.

The reserved matters which can be considered as a second stage are:

- **Layout** – the way in which buildings, routes, and open spaces are provided within the development and their relationship to buildings and spaces outside the development.
- **Scale** – the height, width and length of each building proposed in relation to its surroundings.
- **Appearance** – the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development.
- **Access** – this covers the accessibility to and within the site for vehicles, cycles and pedestrians in terms of positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- **Landscaping** – this is the treatment of private and public space to enhance to protect the site's amenity through hard and soft measures, for example, through boundary treatments such as planting of trees or hedges or screening by fences or walls.

Even if layout, scale and access are reserved, an application will still require a basic level of information. As a minimum, applications for outline planning permission should always include information on:

- **Use** – the use or uses proposed for the development and any distinct development zones within the site identified.
- **Amount of development** – the amount of development proposed for each use (for retail this should be the gross retail floorspace expressed as square metres).
- **Indicative layout** – an indicative layout with separate development zones proposed within the site boundary where appropriate.
- **Scale parameters** – an indication of the upper and lower limits for height, width and length of each building within the site boundary.
- **Indicative access points** – an area or areas in which the access point or points to the site will be situated.

4.0 National Requirements - Information requirements for applications for all planning permissions.

The National Park Authority encourages all applications to be submitted electronically. However, applicants retain the option of submitting paper versions of the forms and information. Each plan submitted, either electronically or as a paper version, must have a unique plan reference number and name. Two copies of all the forms and information are required, unless submitted electronically.

The Ministry of Housing, Communities and Local Government has set out the national requirements to be submitted with planning applications. It is important to note that the requirements are clearly set out and the information and plans should be supplied if your application is to be validated.

If a particular plan or document is not considered necessary or appropriate in relation to the specific development proposal, then an applicant or agent should set out in writing why this is the case, and the National Park Authority will take this information into account when deciding whether to register an application as valid.

4.1 The location plan

All applications must include copies of a location plan based on an up-to-date map. This should be at a scale of 1:1250 or 1:2500 and wherever possible the plans should be scaled to fit onto A4 or A3 size paper. In exceptional circumstances plans of other scales may also be required. Plans should identify sufficient roads and/or buildings on land adjoining the application site to ensure that the exact location of the application site is clear. Where possible, these should include road names/numbers and postcodes to a grid reference.

The application site should be edged clearly with a red line. It should include all land necessary to carry out the proposed development – for example, land required for access to the site from a public highway, visibility splays, landscaping, car parking, areas of earth movement and/or disposal and open areas around buildings.

A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site. For agricultural dwellings and buildings, a blue line should be drawn around the related farm holding.

Crown Copyright – It should be noted that both Location and Site Plans should not breach Crown Copyright (e.g. A Land Registry document, photocopy or an image copied from the Web). Plans provided should clearly indicate a License Number to confirm that the user has the authority to reproduce those plans. If it is considered that Crown Copyright has been breached the Authority will contact the applicant or their agent to advise them.

4.2 Site Plan

A site plan should be submitted with the application. The site plan should be drawn at a scale of 1:500, 1:200 or 1:100 (depending on what is the most appropriate scale to clearly show the proposals in relation to other buildings, features, boundaries and land) and should accurately show:

- a) The direction of North.
- b) The proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries and/or a scale bar.

And the following unless these would NOT influence or be affected by the proposed development.

- c) all the buildings, roads and footpaths on land adjoining the site including access arrangements,
- d) all public rights of way (including footpath, bridleway, restricted byway or byway open to all traffic) crossing or adjoining the site,
- e) the position of all trees on the site, and those on adjacent land that could influence or be affected by the development,
- f) the extent and type of any hard surfacing, and
- g) boundary treatment including walls or fencing where this is proposed.

4.3 Ownership Certificates

Under section 65(5) of the Town and Country Planning Act 1990, read in conjunction with Article 7 of the Town & Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority must not entertain an application for planning permission unless the relevant certificates concerning the ownership of the application site have been completed. All applications for planning permission must include the appropriate certificate of ownership. An ownership certificate A, B, C or D must be completed stating the ownership of the property.

For this purpose, an 'owner' is anyone with a freehold interest, or leasehold interest the unexpired term of which is not less than 7 years. Ownership Certificates must also be completed for applications for listed building consent, and conservation area consent for demolition.

4.4 Notice(s)

A notice to owners of the application site must be completed and served in accordance with Article 6 of the Town & Country Planning (Development Management Procedure) (England) Order 2015. The Agricultural Holdings Certificate is now included in this Notice.

4.5 The correct fee (where one is necessary)

Application fees are set nationally. The fee schedule is available to view online or on the Planning Portal website. The Planning Portal has a fee calculator available and with the submission of applications online, the fee is automatically calculated. The National Park are happy to advise on planning fees on specific cases.

A guide to fees for planning applications in England can be found on the Planning Portal on: [How much does a planning application cost? - Planning Portal](#).

4.6 Design and Access Statement

A Design and Access Statement must be submitted for the following types of planning application:

- 1) Development categorised as “major”; (usually 10 or more houses or where the floorspace exceeds 1,000sqm) etc¹.
- 2) Development within a Conservation Area where the applications is for
 - i) the provision of one or more dwellinghouse, or
 - ii) the provision of a building or buildings where the floorspace created is 100sqm or more.

Where a Design and Access Statement is required, it shall

- a) Explain the design principles and concepts that have been applied to the development;
- b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- c) Explain the policy adopted as to access, and how policies relating to access in the Local Plan has been taken into account;

¹ Clause 2 of Part 1 of The Town and Country Planning (Development Management Procedure) (England) Order 2010 states that “major development” means development involving any one or more of the following—

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
- (b) waste development;
- (c) the provision of dwelling houses where—(i) the number of dwelling houses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- (e) development carried out on a site having an area of 1 hectare or more;

- d) State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultations; and
- e) Explain how any specific issues which might affect access to the development have been addressed

4.7 Biodiversity Net Gain

Biodiversity Net Gain (BNG) is a process designed for the planning system to ensure that development delivers a net positive impact on the natural environment. BNG is an approach to development and is defined as the achievement of measurable gains for biodiversity through new development i.e. biodiversity is left in a measurably better state than before development commenced.

BNG provision should make a meaningful contribution to nature recovery in line with the Exmoor Nature Recovery Vision, and it must therefore be additional, over-and-above other mitigation or compensation requirements such as that required for protected species or priority habitats, not just what is lost as a result of an individual development. Development likely to result in the loss or deterioration of irreplaceable habitats or protected sites will not be permitted.

BNG forms a material consideration for planning applications under the National Planning Policy Framework, and a minimum 10% biodiversity net gain is required unless they are specifically exempted. Information on which applications/proposals are exempted can be found here: **[Biodiversity net gain: exempt developments - GOV.UK \(www.gov.uk\)](#)**

All wildlife habitat created or enhanced through BNG must be maintained for at least **30 years** after the development is completed. Monitoring reports to evidence this must be provided to the National Park. Developers are required to pay for habitat creation, enhancement, management and monitoring over this 30-year period.

BNG is calculated using the statutory biodiversity metric which is available from the government website; a completed version needs to accompany all major applications. A simpler version can be chosen, the Small Sites Metric, for all non-major applications, as long as there are no European protected species, protected sites or priority habitats (excluding some hedgerows and arable field margins) onsite: **[Statutory biodiversity metric tools and guides - GOV.UK \(www.gov.uk\)](#)**.

Devon County Council has produced some useful guidance relating to BNG. Please refer to the Devon County Council website for further details: **[Biodiversity Net Gain - Environment \(devon.gov.uk\)](#)**

An Exmoor specific **[technical guidance note \(TGN\)](#)** has been produced to support implementation of the BNG requirements and the delivery of the biodiversity enhancement Local Plan policy. The guidance also provides information on what is required to support a planning application, and ideas on how to make a meaningful contribution to nature recovery.

What other information is available to help with BNG?

The **Natural Environment Record (NER)** is Exmoor's repository for biological information, containing wildlife data collected from throughout the National Park. It includes an interactive map which can help with finding information on Exmoor's wildlife habitats, species and designations **Exmoor - Natural Environment Record**. For detailed data searches please contact the local records centre (Somerset Environmental Records Centre or Devon Biodiversity Records Centre).

This flow chart has been produced by Somerset Council (and edited by Exmoor National Park Authority) to help with BNG preparation and implementation by providing an overview of the process.

Information required for validation:

If it is considered that the application is exempt from BNG provision, in order to validate an application a statement setting out the reason(s) for the exemption should be provided alongside the submission.

The list of information that should be submitted, as a minimum, alongside an application that is not exempt from BNG in order to validate an application is:

- A completed metric
- A BNG report/statement
- Existing and Proposed Habitat Management Plans
- Where on-site delivery for BNG is proposed this must be included within the red line boundary denoted on the submitted Location Plan

5.0 The Local List of Plan Requirements

In addition to the statutory plan requirements other plans will normally be essential to explain the proposals. The following plans will normally be expected to be included in the application submission unless it is demonstrated why they are not required. **Each plan submitted must have a unique plan reference number and name.**

- **Existing and proposed elevations** (At a scale of 1:50 or 1:100)

These should be drawn to a scale of 1:50 or 1:100 and show clearly the proposed works in relation to what is already there, where a change is proposed. If an elevation is not to be altered then this should be clearly stated on the plans, although it is not necessary to draw those unchanged elevations. The submitted elevations should indicate, where possible, the proposed building materials and the style, materials and finish of windows and doors.

Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings and detail the positions of the openings on each property.

External height measurements should be specified on the elevational plans for all new build parts of the building. This is especially useful for applications submitted electronically and can help to avoid confusion or misunderstanding

amongst third parties who may inspect the plans. Please include key written dimensions and/or a scale bar on the plans. These should be provided on both existing and proposed drawings.

- **Existing and proposed floor plans** (At a scale of 1:50 or 1:100)

Existing and proposed floor plans are needed for new development and for existing buildings altered by the proposed development. These plans should be drawn to a scale of 1:50 or 1:100 and should explain the proposal in detail. Where existing buildings or walls are to be demolished these should be clearly shown. The drawings submitted should also show details of the existing building(s) as well as those for the proposed development. If the application relates simply to a change of use and no physical development work is to be carried out, a floor plan may not be necessary, although it could be helpful to explain how the new use may operate from a building.

Again, external dimensions for all extensions and new buildings should be specified on the floor plans. Please include key written dimensions and/or a scale bar on the plans. These should be provided on both existing and proposed drawings.

- **Existing and proposed site sections and finished floor and site levels** (At a scale of 1:50 or 1:100)

Such plans drawn at a scale of 1:50 or 1:100 should show a cross section(s) through the proposed building(s) and adjoining land. In all cases where a proposal involves a change in ground levels, illustrative drawings should be submitted to show both existing and finished levels to include details of foundations and eaves and how encroachment onto adjoining land is to be avoided.

Full information should also be submitted to demonstrate how proposed buildings relate to existing site levels and neighbouring development. Such plans should show existing site levels and finished floor levels (with levels related to a fixed datum point off site) and show the proposals in relation to adjoining buildings. This will be required for all applications involving new buildings and/or where there are earth movements.

In the case of householder development, the levels may be evident from floor plans and elevations, but particularly in the case of sloping sites it will be necessary to show how proposals relate to existing ground levels or where ground levels outside the extension would be modified. Levels should also be taken into account in the formulation of design and access statements.

- **Roof plans** (At a scale of 1:50 or 1:100)

A roof plan, drawn at a scale of 1:50 or 1:100 will be required for all development proposing residential use to ensure that materials, flues and other details are clearly identified. In other cases, a roof plan may be helpful to explain complex roof formations with several pitches and ridges.

6.0 The Local List of Information Requirements.

In addition, following consultation and adoption, the National Park Authority has adopted a Local List of information required when submitting a planning and/or other application. The list has been tailored to the particular circumstances of the National Park and seeks to ensure that applicants and their agents submit detailed information which helps to justify their proposals and demonstrates that they are compatible with the planning policies seeking to conserve and enhance the National Park.

It is important to note that the scope and detail of the information which is submitted should be proportionate to the location and type of proposal. Each application will need to be considered on its merits, and some proposals will require more detailed analysis of some information subjects than others. The National Park has set out guidance for each subject heading that forms part of the Local List to assist applicants in deciding the type and range of information that is needed in each case. It is recommended that each heading is set out in the accompanying statement so that it is clear that each subject has been considered and appropriate information submitted. Some information, such as the need for landscaping details, are a requirement of the local list and the Design and Access Statement (where necessary) and these can be cross referenced to prevent duplication. Planning Officers are happy to discuss the information requirements for each proposal.

The particulars and evidence required by the National Park Authority to be included in the application will be reasonable having regard, in particular, to the nature and scale of the proposed development and where those issues are about a matter which it is reasonable to think at the registration stage will be a material consideration in the determination of the application

If a particular plan or document is not considered necessary or appropriate in relation to the specific development proposal, then an applicant or agent should set out in writing why this is the case, and the National Park Authority will take this information into account when deciding whether to register an application as valid.

There is a formal procedure for resolving these matters whereby the applicant can, if the Authority requires particular information, send a Notice under Section 12 of the 2015 Order² and the Authority then must decide how the matters are to be progressed including rights of appeal. While this is a formal process and is available to applicants, we would much prefer to discuss matters and agree on the detail of any application and submission because this is likely to be quicker and cheaper.

The table below sets out the Local List requirements for each type of application.

² The Town & Country Planning (Development Management Procedure) (England) Order 2015

Exmoor National Park Authority
Requirements for the Submission of Planning and Other Applications

7.0 TABLE OF LOCAL LIST REQUIREMENTS BY APPLICATION

	Adaptable & Accessible Housing	Affordable Housing Statement	Agricultural Justification	Biodiversity Net Gain **	CLEUD list of information	Climate Emergency & Renewable energy Statements	Ecological Impact Assessment &	Excavated material Assessment	FRA	Foul Sewage & Surface Water Assessment	Heritage Statement	Landscaping	Landscape Visual Impact Assessment	Lighting Assessment	Photographs	Planning Statement	SCAIL	Structural Survey	Tree Survey and Impact Assessment	Ventilation/ Extraction Statement
Outline Planning Permission	✓5	✓1		✓		✓	✓	✓3	✓	✓		✓	✓8	✓	✓	✓	✓6		✓4	✓7
Full Planning Permission	✓5	✓1	✓	✓		✓	✓	✓3	✓	✓		✓	✓8	✓	✓	✓	✓6	✓	✓4	✓7
Approval of Reserved Matters		✓1				✓		✓3	✓	✓		✓	✓8	✓	✓	✓			✓4	✓7
Householder Application						✓	✓		✓					✓	✓	✓			✓4	
Listed Building Consent						✓	✓2				✓			✓	✓			✓		
Demolition in a Conservation Area						✓	✓2				✓			✓	✓					
Removal or Variation of a Condition				✓		✓	✓2		✓					✓	✓	✓				
Advertisement Consent						✓									✓					
Hedgerow Removal Notice															✓					
Prior Notification – proposed demolition						✓	✓2								✓					
Certificate of Lawful Existing Use or Devt					✓										✓					

1 Only for housing proposals 2 For where roof spaces are affected and in other cases subject to a checklist of considerations 3 Only for development excavating more than 250 cubic metres of material, 4 Only for trees within 15m of any development works 5 see Adaptable and Accessible Housing 6 For agricultural livestock buildings within Impact Risk Zone. 7 Only for catering proposals 8 for Major development (see Section 8.7) ** See Biodiversity Net Gain section 4.7

* Non-Material Amendment applications – the same information requirements as for an original proposal.

* Minor Material Amendments – the same information requirements as for an original application.

* Application for approval of details reserved by Planning Condition – those details specifically required under the condition.

8.0 Local List of Pre-Registration Requirements

8.1 Affordable Housing Statement



Self-build local needs affordable dwelling

Background

The National Park has well established planning policies for the provision of affordable housing to meet the housing needs of local communities (these lie within Section 6 – Achieving a Thriving Community of the Local Plan). Up to date parish household need surveys are the most accurate way of assessing affordable housing need for parishes within the National Park, to enable housing to be delivered where it is needed, such surveys are made available on the National Park Authority’s website. Most applicants, (individuals, Registered Providers e.g. Housing Associations, or developers) proposing affordable housing will have had discussions with the Planning Policy Team or Somerset Council’s or North Devon Council’s Housing Officer to ensure that their application reflects the needs of that community or an individual household for housing.

Following a needs led approach, parish surveys will in practice be the basis for assessing local housing need for planning applications for affordable local need housing schemes. Where there are no up to date surveys, some information on local housing need may be sought from the Council’s Housing Officer, who may also consider evidence from Somerset Homefinder or Devon Homechoice - particularly if there appears to be a high level of households in housing need and a stated local connection – however, this is unlikely to provide detailed information that would ensure individual households meet the local connection criteria of the Local Plan.

This may, however, be a potential source of information particularly where a conversion of a building to an affordable dwelling may be sought with no individual household identified to occupy the dwelling. Proof of an individual household’s need for an affordable dwelling, including for custom/self build affordable homes, will be established through a Local Housing Needs Questionnaire which is available on the National Park Authority’s website.

Planning Officers would welcome discussions to ensure that applicants provide sufficient information to demonstrate that there is a need for the type of affordable housing that is sought.

Requirements

That those proposing local needs affordable housing should demonstrate that there is a local need for the proposals and that may include the evidence from a Local Needs Survey or in parishes without a completed or up to date survey, the Local Housing Needs Questionnaire should be completed by individual households (this questionnaire will be analysed by the National Park and the details provided will remain confidential). The information provided with an application should specify the number of dwellings, the mix of units including size, type, gross internal area and the tenure, with numbers of habitable rooms and/or bedrooms showing how the housing needs of the community have been taken into account. The affordable housing statement should also include details of any Registered Providers acting as partners in the development. If different levels or types of affordability or tenure are proposed for different units, this should be clearly and fully explained.

Viability

In certain circumstances it may not be viable to deliver 100% affordable homes, and an element of Principal Residence market housing may be considered only where this is essential to facilitate the provision of needed affordable housing. Principal Residence housing is market housing that has a planning condition to ensure that they can only be occupied by someone as their sole or principal residence. This can only occur where:

- two or more affordable homes are proposed on a greenfield site in Local Service Centres and Villages, or
- for affordable homes proposed through the conversion of a building which would provide more than one dwelling unit in the named settlements.³

In such cases, the National Park Authority will require a robust viability assessment that will use an 'open book' approach to be certain that any Principal Residence market housing is essential for the viability and deliverability of the affordable housing scheme. The proposal should demonstrate that there are no alternative sources of funding and that development costs and land values are reasonable i.e. commensurate with rural exception site values. The number of any Principal Residence market homes which may be permitted will be the minimum number needed to deliver the affordable housing and will also need to reflect the sizes and types of homes to help create a more balanced housing stock for the area. The underlying principle is that the Principal Residence housing will enable the affordable homes to be built rather than increase value of the land or the building to be converted.

S106 Agreements

All new affordable housing will require a S106 legal agreement to be agreed and signed before planning permission can be granted. There is a charge for the preparation of Section 106 agreements. Appendix 2 attached to this document sets out the S106 agreement legal fees applicable at the time of the adoption of this document. It should be noted that these fees are updated and reviewed periodically.

³ See policy GP3 Spatial Strategy and Table 3.1 in the Local Plan

⁴ HM Government - The Building Regulations 2010 Approved Document M Access to and use of Buildings – Volume 1 Dwellings: Category M4(2) Accessible and adaptable dwellings

Adaptable and Accessible Housing

New housing development is encouraged to be designed to enable it to meet the Building Regulation requirement for accessible and adaptable dwellings to help meet the needs of people over their lifetime.⁴ This should improve the suitability of new housing so that as their needs change, people can remain in their own homes for longer. For housing developments of five or more dwellings, there is a requirement to meet this standard for at least 20% of the dwellings.

Extended Family Dwellings

Policy HC-D5 Extended Family Dwellings Criteria sets out criteria to assess proposals for the re-use of an existing traditional building as a dwelling for Extended Family. The existing building must be either in a settlement within the curtilage of an existing dwelling or on a farmstead within a group of buildings. The intention of the policy is to provide appropriate opportunities for the re-use of an existing traditional building to enable families to provide support for each other by living close by. Given Exmoor's ageing population, it is considered particularly important to enable support within local communities.

In respect of local needs housing or Extended Family dwellings, permission will only be granted outside a settlement in the open countryside where there is an existing dwelling in a farmstead, and not in isolated locations. In assessing proposals for the conversion of groups of redundant traditional buildings, encouragement will be given to joint business use.

Rural Worker Dwellings and Succession Farm Dwellings

Housing for rural workers in agriculture and forestry who have an essential need to live permanently at or near their place of work can sometimes justify a new home in the open countryside. Nevertheless, a rural enterprise must be acceptable in its location before a new home is even considered, and it will often be more sustainable for workers to live in nearby towns or villages or in suitable existing housing.

Policies HC-D7 Conversions to Dwellings in the Open Countryside, and HC-D8 New Build Dwellings in the Open Countryside, therefore require applicants, in all cases, to demonstrate that the need for new housing in the open countryside cannot be met within the existing housing stock, from sites or buildings already with planning permission for housing or through the extension and/or subdivision of an existing home.

Proposals for new build rural worker or Succession Farm Dwellings will need to accord with HC-D8 New Build Dwellings in the Open Countryside and be well related to existing buildings on the holding such that the dwelling and farm buildings operate as a single entity. Considerations will include whether there is a joint access. Ensuring that the proposal relates well to existing buildings can also provide other benefits such as increased security through 'natural surveillance'

HC-D9 of the Local Plan relates to rural workers dwelling and states that new housing to meet the needs of rural workers in the open countryside will be permitted subject to certain criteria.

HC-D10 of the Local Plan relates to succession farming – second dwellings on established farms and states that new housing to meet the needs of succession farmers in the open countryside will be in accordance with HC-D7 Conversions to Dwellings in the Open Countryside, or HC-D8 New Build Dwellings in the Open Countryside. A new second dwelling on a single farm holding within the open countryside will only be permitted subject to certain criteria.

Custom/Self Build Housing

Policy HC-D6 seeks to encourage custom/ self-build housing where it will meet an identified local affordable housing need. Such proposals will be considered in named settlements (policy GP3 Spatial Strategy) in accordance with either policy HC-D2 Conversions to Dwellings in Settlements) or policy HC-D3 New Build Dwellings in Settlements. Policy HC-D6 Custom/Self Build Local Need Housing, also extends the principle of custom/self-build to rural communities to provide opportunities for small scale development to address the needs of a community for affordable housing. Rural communities are very small communities in the open countryside. They are not identified in the settlement strategy and are defined as those which have service provision in the form of a shop, public house or a community meeting place/hall and are therefore considered to be appropriate locations for self-build opportunities to meet local affordable housing needs. During the preparation of this Plan the rural communities that have such facilities are identified as: Allerford, Countisbury, Hawkridge, Heasley Mill, Kentisbury, Luccombe, Martinhoe, Oare/Malmsmead, Selworthy, Twitchen, West Porlock and Withycombe.

The Government wants to enable more people to build their own home and defines custom build housing as either that constructed by a builder contracted by a homeowner to create a 'custom built' home or where an individual builds their own home as a 'self-build'. Surveys of local residents should be considered to assess local housing need for this type of housing, and a local list or register compiled of people who want to build their own homes. Exmoor National Park Authority has established a register of people, including local people, interested in self-build or custom build. It will be used to help identify and address the local need for affordable housing from those who have a local connection in the National Park in line with Policy HC-S1 Housing, and other housing policies in this plan. Potential sites can be on greenfield or brownfield land, including the conversion/change of use of existing buildings.

Some sites have been assessed through the SHLAA process and would be considered for self-build schemes.

Custom or self-build housing can be achieved in different ways: a) Self-build: being physically involved in part or all of the construction; b) Self-finish: taking on a property which is structurally complete and finishing the building; c) Community self-build: being physically involved in part of all of the construction, as part of a wider scheme on one site; d) Custom build - where a house builder offers a serviced building plot and may also provide a design and build service.

8.2 Agricultural Justification Statement.

The National Park Authority is supportive of farming activity on Exmoor not least because of the close relationship between farming and the landscape. It is accepted as a matter of principle that on occasions farmers may require further agricultural buildings and some of the modern livestock buildings proposed can be large. While there may be issues of landscape impact and highway access etc in the way of all applications, there is also a need to demonstrate that an agricultural building of the size proposed is reasonably necessary for the purposes of agriculture on that holding. In the past it has not always been clear why an agricultural building has been required, and this has led to concerns and delays with dealing with farm building applications. Further guidance can be found in Policy SE-S4 Agricultural and Forestry Development of the adopted Local Plan.

Requirements

The Agricultural Justification Statement is the opportunity for the applicant to set out:

- the size of the farm,
- activities on the holding,
- details of the stocking levels now and proposed in the future,
- any existing agricultural buildings and their uses, and
- the agricultural justification or functional requirement for the new building, track or other development proposal.

8.3 Ecological Impact Assessment & Enhancement

Background

The National Park is rich in wildlife and aims to increase Exmoor's biodiversity, targeting those species and habitats most valued nationally and locally. The Framework also identifies Exmoor's priority habitats and species. There is also a range of accompanying targets for wildlife in the Exmoor National Park Partnership Plan. The Local Plan has a policy which seek to protect the nature conservation value of sites and species (CE-S3 Biodiversity and Green Infrastructure).

Some of Exmoor's wildlife is given special consideration through a hierarchy of site designations which provide different levels of protection in recognition of their international, national or local importance. Many parts of the National Park are designated Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSIs) or County Wildlife Sites; this includes several water courses, which are also identified as sites important for both flora and fauna. These designations are shown on the Local Plan Policies Map.

Within the National Park there are a number of rare, localised and characteristic plant and animal species, many of which are protected by law. Even simple development proposals can give rise to biodiversity issues and potentially affect wildlife and habitats. For instance, the National Park is home to 17 of the British bat species which can roost in many types of building and/or trees and are often found in the roofs of application sites. Simple applications such as the provision of forestry and farm tracks can affect habitats for protected species such as dormice which need to be considered and addressed in application proposals.

Examining wildlife issues and constraints at the outset will allow applicants to understand a potential key consideration to their proposals and demonstrate how issues have been addressed. Many species, such as bats, are protected by law and it would be a criminal offence to disturb such species and their roosts. If some harm is justified to a habitat, then the Ecological Impact Assessment will give the ability for applicants to set out mitigation and replacement habitat, if that is possible. Early engagement with ecological surveys/assessments can also help positively influence design to make Biodiversity Net Gain achievable.

Requirements

Applications for development should ensure that sufficient information is provided regarding the wildlife sites or species that may be affected by a proposal. The Exmoor Biodiversity Trigger List, which should accompany planning applications, seeks to help applicants identify when wildlife issues may require greater investigation. The information is intended to target the situations where it is most likely that a wildlife issue needs to be understood and addressed in the initial design work. Where the checklist indicates that on initial evaluation no wildlife issues are evident then the application can be submitted with only the checklist completed.

However, this does not exclude the consideration and potential requirement to address wildlife issues which may arise during the processing of an application. Where the checklist highlights that an Ecological Impact Assessment is required then, unless it is can be demonstrated that an exemption applies, the survey report and analysis will need to be submitted with the application for it to be registered. If an initial survey report requires further survey work such as emergence surveys for bats, this further survey work must be carried out and further reports provided in support of the application.

Enhancement recommendations should be set out in line with measures set out within the National Planning Policy Framework, the Local Plan and Appendix 1 of the Technical Guidance Note for Biodiversity Net Gain.

8.4 Flood Risk Assessment (FRA)

Background

Many properties/sites and village centres within the National Park fall within land that the Environment Agency has identified as liable to flood. Flood Risk Assessment is a very important part of an application's assessment in those areas liable to flood. It not only helps reduce the potential threat to individuals and damage to individual properties but also assesses the potential displacement of flood water; and therefore, examines the potential for other properties to be flooded from development. The Environment Agency is very specific in their requirements, and the submission of an FRA is a requirement for an application in flood risk areas. This is supported by Policy CC-D1 of the Local Plan.

There are guidance notes in respect of a Flood Risk Assessment on [Flood risk assessments: applying for planning permission - GOV.UK](#). Standing advice for flood risk assessment, including advice for minor extensions (a minor extension is a householder or non-domestic extension with a floor space of no more than 250 square metres) in Flood Zone 2 or 3, can be viewed via [Preparing a flood risk assessment: standing advice - GOV.UK](#)

The Environment Agency is prepared to check and discuss a draft Flood Risk Assessment prior to the submission of a planning application and if flood risk is a key constraint to development this consultation is strongly recommended www.environment-agency.gov.uk.

The Environment Agency identifies three zones of potential flood risk. Flood Zone 3 shows flooding from rivers with greater than a 1% (1 in 100) chance of happening each year or flooding from the sea with greater than with 0.5% (1 in 200) chance of happening each year. Flood Zone 2 shows the extent of an extreme flood with a greater than 0.1% (1 in 1000) chance of happening each year. Flood Zone 1 is the remaining area outside of Flood Zones 2 and 3, where there is less than a 0.1% (1 in 1,000) chance of flooding each year.

The Flood Zone category of any particular site can be identified by visiting the Environment Agency website <http://www.environment-agency.gov.uk/> Please note that the Environment Agency regularly update their flood risk maps and with the effects of climate change the area that they consider likely to flood has increased over past map revisions.

A Level 1 Strategic Flood Risk Assessment has also be carried out on behalf of the National Park Authority and can be viewed on our website.⁵ The SFRA defines Flood Zones 3a (high risk) and 3b (functional floodplain) within the principal local service centres of Dulverton, Porlock and Lynton and Lynmouth. For areas outside of these settlements, the precautionary approach has been adopted whereby the whole of Flood Zone 3 is considered to constitute the functional floodplain.

Requirements

A Flood Risk Assessment (FRA) will be required for development proposals of 1 hectare or greater in Flood Zone 1 and for all proposals for new development located in Flood Zones 2 and 3 as designated by the Environment Agency. It may be necessary to undertake a sequential approach for some forms of development if it proposed in an area liable to flood.

The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. The FRA should identify opportunities to reduce the probability and consequences of flooding include the design of surface water management systems such as Sustainable Drainage Systems (SUDs). Advice on SUDs can be found on our website <http://www.exmoor-nationalpark.gov.uk/planning/planning-advice/sustainable-drainage-systems>. The FRA should also address the requirement for safe access to and from the development in areas at risk of flooding.

8.5 Foul Sewage and Surface Water (Sustainable Drainage Systems) Assessment

Background

Sewage disposal issues are often raised by the drainage bodies and/or local residents who question whether a development proposal will be acceptable in relation to the capacity of existing sewerage systems. While some of the more complex issues arise with larger scale developments there is also the issue that some of the local sewerage systems and treatment works within the National Park are near capacity. On other occasions many properties do not have any connection to the public mains sewerage system.

It is reasonable for developers to have investigated the sewage systems that will be used in relation to their development and to explain this in the application submission. With new development it will often be necessary to connect to existing mains services, and this may have either a visual, tree or archaeological impact. It will be necessary for applicants to work through these issues at some stage of the development process and there are considered benefits if this information is included at the registration stage.

With some sites it is not feasible or available to connect to a public/mains sewer, there will be a need for a treatment system which releases a discharge to a watercourse. This will require a Discharge Consent from the Environment Agency and the specification of that consent will depend on the watercourse where the out flow is being discharged to. Many water courses have been identified for their conservation importance and that can have an impact on the requirements set out in the consent and, in turn, the system that can be installed to meet those requirements.

Requirements

All new buildings need separate connections to foul and storm water sewers. If an application proposes to connect a development to the existing drainage system, then details of the existing system should be shown on the application drawing(s). It should be noted that in most circumstances surface water is not permitted to be connected to the public foul sewers. It will be necessary to demonstrate in all submissions how surface water will be dealt with.

⁵ <http://www.exmoor-nationalpark.gov.uk/planning/planning-policy/local-plan/evidence-base/strategic-flood-risk-assessment>

Advice regarding Sustainable Drainage Systems (SuDS) can be found at:
<http://www.exmoor-nationalpark.gov.uk/planning/planning-advice/sustainable-drainage-systems>

Other useful links include:

Devon County Council Sustainable Drainage Guidance which can be found here:
<https://www.devon.gov.uk/floodriskmanagement/planning-and-development/sustainable-drainage/> .

Land Drainage Consents on Ordinary Watercourses which can be found here:
<https://www.devon.gov.uk/floodriskmanagement/land-drainage-consent/> in order to assist with the protection of these watercourses.

Somerset Council – Lead Local Flood Authority – Guidance can be found here:
[Lead Local Flood Authority](#)

National Standards for sustainable drainage can be found here: [National standards for sustainable drainage systems \(SuDS\) - GOV.UK](#).

Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer, then a fuller foul drainage assessment will be required including details of the method of storage, treatment and disposal. A foul drainage assessment should include a full assessment of the site, its location and suitability for storing, transporting and treating sewage. Where connection to the mains sewer is not practical, then the foul/non-mains drainage assessment will be required to demonstrate why the development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory. Guidance on the consideration of non-mains drainage assessment is provided through National Planning Practice Guidance and Building Regulations Approved Document Part H⁶.

Policy CC-S6 of the Local Plan relates to Waste Management and states that the National Park will work with the waste collection and disposal authorities, partner organisations and local communities to promote sustainable management of waste through the waste hierarchy.

If the proposed development results in any changes/replacement to the existing system or the creation of a new system, scale plans of the new foul drainage arrangements will also need to be provided. This will include a location plan, cross sections/elevations and specification. Drainage details that will achieve Building Regulations Approval will be required. If connection to any of the above requires crossing land that is not in the applicant's ownership, other than on public highway, then notice may need to be served on the owners of that land. That land should also be included in the application red-lined site.

8.6 Heritage Statement

Background



Dunster Castle Gatehouse

The first purpose of the National Park designation is to conserve and enhance the natural beauty, wildlife and cultural heritage of Exmoor. The National Park is rich in history and important cultural heritage.

Listed buildings, Conservation Areas and scheduled monuments are all statutory designations which provide these sites with legal protection. Exmoor also contains many more sites which are of local significance, including locally listed buildings, Principal Archaeological Landscapes and other non-designated heritage assets.

Policies CE-S4 and CE-D3 of the adopted Local Plan (2011-2031) explain and offer guidance on Exmoor's cultural heritage, historic environment and conserving heritage assets. Annex 1 of the adopted Local Plan (2011-2031) offers guidance on the conduct of archaeological work and historic building recording.

Requirements

A Heritage Statement is required if a planning application seeks permission for a development affecting a heritage asset or its setting; this would include applications for:

- ◆ Development that may affect the character or appearance of a listed building
- ◆ Development within the setting or adjacent to a listed building
- ◆ Development (inc. outline) within or otherwise affecting a conservation area

The Heritage Statement will need to explain how the approach of the application ensures that the historic and special architectural importance of the listed building or conservation area, and any contribution made by its setting, is understood and preserved or enhanced. Where an aspect of the design has the potential to affect this adversely, the statement should explain why it is necessary, and what measures have been taken to minimise its impact.

⁶ www.planningportal.gov.uk/england/professionals/en/1115314110382.html

As a minimum the historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, we may require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

As the Listing Description is only a method to identify a listed building and is unlikely to form a list of the key historic features, commenting only on the listing description is unlikely to meet the requirements of a Heritage Statement.

For applications for listed building consent, a written statement would be required that includes:

- ◆ an analysis of the significance of archaeology, history and character of the building/structure,
- ◆ a schedule of works to the listed building(s),
- ◆ the principles of and justification for the proposed works and their impact on the special character of the listed building or structure,
- ◆ an analysis of its setting and the setting of adjacent listed buildings may be required.
- ◆ a structural survey may be required to support the application.

The scope and degree of detail necessary in a Heritage Statement will vary according to particular circumstances of each application. Applicants are advised to discuss proposals with either a planning officer or a conservation officer before any application is made. The following is a guide to the sort of information that may be required for different types of application.

For applications for planning permission for relevant demolition in a conservation area written statement that includes:

- ◆ a structural survey,
- ◆ an analysis of the character and appearance of the building/structure,
- ◆ the principles of and justification for the proposed demolition, and
- ◆ its impact on the special character of the area may be required.

Information about the archaeological and historic built environment of Exmoor can be found on the Historic Environment Record [Home - The Historic Environment Record for Exmoor National Park](#)

8.7 Landscaping



Bossington Hill

Background

The landscape treatment of development sites is a key element in assisting its assimilation into the wider landscape setting and demonstrating that proposals will be acceptable. Criteria c) of Policy CE-S6 (which relates to design and sustainable construction principles) requires the design of development proposals to “reinforce landscape character and the positive arrangement of landscape features through planting and landscaping scheme, boundary treatments, and surfacing. Existing features such as trees, hedges and stone walls should be retained particularly where they are characteristic of the streetscape and/or the local area”.

Policies CE-S1 and CE-D1 relate to landscape character and protecting Exmoor’s landscapes and seascapes. An updated Landscape Character Assessment has been produced and will be adopted as a supplementary planning document. This can be viewed on our website <http://www.exmoor-nationalpark.gov.uk/Whats-Special/landscape/landscape-character-assessment-2017>

Requirements

Many sites will require only a simple landscape scheme which shows the retention and further planting of existing trees, hedges and vegetation while others will need to be more extensive proposals. The National Park Authority is predominantly interested in the structural, long-term planting and its maintenance rather than the individual planting in gardens. The Design and Access Statement can set out the approach to the landscaping of the site, including an understanding of the main viewpoints and what the landscaping is intended to achieve. The statement should also explain how the scheme responds to and enhances the sense of place and character of the site.

Some applications may require the submission of a Landscape Visual Impact Assessment (LVIA) or a Landscape Visual Appraisal (LVA) which are used to assess how a proposed development could affect the existing landscape setting and on people’s visual appreciation of the landscape and views they enjoy.

All major applications should be accompanied by an LVIA, carried out by a qualified landscape professional. In addition, for other large and/or prominent proposals an LVIA should be provided. For some development, where the potential impact relates to a specific issue, a Landscape and Visual Appraisal will be acceptable. The appraisal should be proportionate to the type and scale of development it is assessing. Applicants are encouraged to agree the scope of a landscape appraisal through pre-application advice, but as a minimum, a landscape appraisal must set out in a clear and rational manner, any effects of the proposal on the landscape and views, and proposed mitigation.

There is the option at the registration stage of submitting an Indicative Landscaping Scheme. These plans should be at a scale of a least 1:500 and identify the trees, hedges and other vegetation to be retained and the additional areas where planting is proposed. The plans should also show existing and proposed hard surface areas such as paths and parking areas, together with the existing and proposed materials.

The alternative, at the registration stage, is to submit a Detailed Landscaping Scheme which should be shown on a plan, usually at a scale of 1:100 or 1:200 and set out in detail the proposals. The soft landscaping scheme should specify the size, species and siting of any trees and, for hedges and other planting, the density and position of plants. The landscape scheme should also set longer term management and maintenance of the planting.

While the Indicative Landscaping Plan may give a general impression of proposed landscaping if permission is granted it is likely that a condition would be attached to any approval requiring the submission of a Detailed Landscaping Scheme to ensure that precise details on planting, where needed, are agreed prior to work commencing. If a Detailed Landscaping Scheme is submitted at the registration stage, and it is considered acceptable, then the planting will form part of the overall permission and there will not then need to be a need to submit a further scheme post approval.

8.8 Climate Emergency Statement



Background

To help meet the challenges relating to climate change, the Local Plan includes policies which seek to influence, contribute and challenge development to help meet the Climate Emergency. GP1 'Achieving National Park Purposes and Sustainable Development' sets out that the need to consider future generations, through sustainability and resilience to climate change and adapting to and mitigating the impacts of climate change.

Policy CC-S1 'Climate Change Mitigation and Adaption' states that climate change mitigation will be encouraged, development which reduces demand for energy, using small scale low carbon and renewable energy, looks to situate development which avoids sites

that would put wildlife at risk together with measures which avoids the risk of flooding. Furthermore, Policy CC-S5 'Low Carbon and Renewable Energy Development' seeks to support small scale renewable energy schemes that assist in contributing towards reducing greenhouse gas emissions and moving towards a carbon neutral National Park. Policy CE-S6 'Design and Sustainable Construction Principles' seeks to incorporate sustainable construction methods which future proof against climate change impacts, including flood risk.

Paragraph 161 of the National Planning Policy Framework requires that "the planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."

Furthermore, an increasing important element when considering applications are the sustainability and renewable energy elements of design and how an application has incorporated them into the proposals. Paragraph 4.159 of the Local Plan states:

"Proposals for new residential and non-residential development are encouraged to incorporate sustainable construction and passive design methods which not only address energy efficiency and seek to incorporate renewable energy technologies, but consider other sustainability issues such as waste, pollution, resource use, and health and well-being".

A Renewable Energy Statement should explain how opportunities to include sustainability and renewable energy elements have been incorporated into the design. For example, there may be opportunities to insulate the building or extension to a higher standard than the Building Regulations, use of local and/or sustainable materials in construction, design for solar gain, triple glaze, recycle building materials, use grey water and in terms of energy incorporates a wood burning stove, biomass/woodfuel boiler, Solar and/or PV panels, air or ground source heats pumps and other technology. Applicants need to look at the potential for each site which will be different. Such measures usually lead to reduced heating and running costs for occupiers as well as reducing carbon emissions in the longer term.

The requirement to analyse the sustainability and renewable energy issues is reinforced by the advice in the National Planning Policy Framework.

Requirements

A statement to identify how the applicant has addressed impacts in relation to climate change and interconnected environmental impacts, in construction (or demolition) and over the lifetime of the development. Please evidence how you have delivered / would deliver reductions in carbon emissions (greenhouse gases) and consumption of natural resources through design, construction and operational systems.

The Renewable Energy Statement should set out the options that have been considered and the resulting conclusions which have led to the incorporation of the various measures in the building design and specification. All building projects can accommodate some form of sustainability and/or renewable energy elements in their proposals and these needs to be detailed in the Statement to ensure that all reasonable steps have been made in the case of the application submission.

The level of information should be proportionate to the development proposals. For example, it could include a short descriptive response to a question, pointing to how each matter has been considered in the development proposal, or it might signpost to specific evidence provided in other documents submitted in support of the planning application.

8.9 Lighting Assessment

Background

One of the identified special qualities of the National Park is a landscape mostly free from intrusive development including light pollution. The Local Plan (para 4.32) states “The remote, open landscapes of the moorland and lack of human habitation have helped to define a ‘core dark sky area’ within the National Park as part of the Dark Sky Reserve, which Exmoor National Park was awarded in 2011.”

Policy CE-S2 of the Local Plan amongst other things seeks to protect Exmoor’s dark night sky and states that development proposals should seek to reduce light spillage and eliminate all unnecessary forms of artificial outdoor lighting. Policy CE-S2 also states that external lighting, outside the Dark Sky Core Zone, will only be permitted where it can be demonstrated that they are required for safety, security or community reasons and where the details minimise light spillage, having regard to the Lighting Management Plan guidance.

Policy CE-S3 of the Local Plan relates to ‘Biodiversity and Green Infrastructure’. It states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight, and this includes through appropriate lighting design strategies for bats.

Requirements

Development proposals should include a lighting assessment where any external lighting is to be provided. This can be very simple if only limited lighting is proposed. The details and design of the lighting should be set out in the application details together with hours of operation (if appropriate), intensity of light, beam orientation and any cowls to ensure that lighting is directed on to the ground and not into the night sky. The proposed lighting shall be shown on the elevations and lay out plan. The lighting management plan referred to in Policy CE-S2 provides technical advice to inform external lighting requirements for future development. This can be found on our website http://www.exmoor-nationalpark.gov.uk/data/assets/pdf_file/0004/753997/EB50-Paterson,-J.H.-2011-Exmoor-National-Park-Lighting-Management-Plan-2011.pdf

8.10 Photographs



Replacement dwelling, Malmsmead

Background

Applications are scrutinised by many bodies such as statutory consultees and Parish Councils who may not have the opportunity to visit the site. Photographs of the application site provide a valuable tool for understanding and appreciating the character of a site and the related proposals by all in the process and help to speed up determination of the application.

Requirements

That photographs appropriate to the application proposal be included within the submissions. They should include relevant elevations of the building and its setting and can be used to demonstrate the suitability of the development proposals. For Listed Building applications, the photographs should cover all the elements that are to be altered / replaced including internal areas. Any building or part of a building to be demolished should be photographed.

Please note that the photographs will form part of the application submission and will be included in the application file and on the National Park Authority website and be available for public inspection.

8.11 Planning Statement

Background

A planning statement is required with the initial submission of an application. It gives the opportunity for applicants to set out their case to demonstrate compliance with planning and other policies and allows the public, Parish Councils, officers and members to understand the planning case which is being made. The statement needs to be proportionate to the development proposal under consideration.

The Planning Act requires that decisions be made in accordance with the policies of the Development Plan unless material considerations indicate otherwise. The analysis of compliance with policies of the Development Plan is therefore crucial to the determination of applications. The Local Plan can be viewed at the National Park Authority website under the Planning Policy section.

Applicants are asked to ensure that they are familiar with the various planning policies, particularly those in the Local Plan. There are both general planning policies such as GP1 (General Policy: National Park Purposes and Sustainable Development) and CE-S6 (Design and Sustainable Construction Principles) which will be applicable to all applications and certain policies, such as, HC-D15 (Residential Extensions) and RT-D11 (Equestrian Development) which will be relevant to specific applications. The planning statement should look at each of the relevant policies and explain how the proposals have been designed and/or adapted to meet the policy requirements.

For development proposals in Lynton and Lynmouth Parish, a planning statement will need to consider the policies under the Lyn Plan, which is the neighbourhood plan for that area. The Lyn Plan can be viewed at the National Park Authority website under the Planning Policy section and 'neighbourhood plans'.

The National Planning Policy Framework provides important advice on planning matters that should be addressed in any submission.

Requirements

The planning statement should identify the context and need for a proposed development and includes an assessment of how the proposed development accords with relevant national and local planning policies. It may also include details of consultations with the National Park Authority and wider community/statutory consultees undertaken prior to submission.

8.12 Excavated Material Assessment

Many developments require the excavation of material, either from foundations or to level a sloping site. The resulting material has, with some applications in the past, not been considered as part of the submission proposals. This has resulted in tipping at some sites with adverse impact on the landscape or on other occasions excessive lorry movements to remove material that has had an impact on narrow country lanes, even though the development itself has been acceptable.

It is important that the amount of excavated material from a proposed development is estimated and a method statement as to how it will be dealt with set out with the planning application submission. With some proposals such as the construction of agricultural barns or the formation of equestrian arenas the material which is excavated can be many hundreds of tonnes. If the material is clean, it could be used on site, say to construct a hedge bank, extend a track or fill in undulations in a field. In these circumstances, this should be explained in the Assessment and the areas for the deposit of the material included within the application red lined site.

An assessment is only required when the estimated excavated material exceeds 250 cubic metres, although it is good practice to explain how any excavated material will be dealt with in all application cases. Policy CC-S6 of the Local Plan gives guidance on Waste Management.

Requirements

That an Excavated Material Assessment be submitted with all applications where the material to be excavated exceeds 250 cubic metres in volume. The Assessment should identify the volume and type of material to be excavated, opportunities for the reuse and recovery of materials on site and demonstrate how off-site disposal of waste will be minimised and managed.

8.13 Structural Survey

Background

The Local Plan has a series of policies that allow the reuse of buildings in rural areas on the basis that the building can be converted rather than substantially reconstructed. It is important for applicants to demonstrate to the National Park Authority that the application building is structurally stable and can be converted. To accord with the policy CC-S5 of the Local Plan, it is considered that a structural survey is an important information requirement for building works where they are being converted to any form of residential use.

Requirements

A structural survey shall be included in support of an application if the proposal involves conversion of a building to any form of residential use.

8.14 Tree Survey and Impact Assessment

Background

Trees and the relationship of development to those trees can be a point of controversy and concern with applications. Mature trees are important within the landscape and the setting of buildings within villages. The national requirements for the submission of applications require trees to be plotted on the application plans where they may be affected by development proposals. There are established British Standards for the construction and positioning of buildings in relation to trees and often developers do not take these standards into account when designing and positioning new buildings and extensions. This leads to amendments to applications and/or the submission of further details, all which delay the determination of a proposal.

Requiring the submission of a report on tree matters at the submission stage, where necessary, will help ensure that the importance and protection of trees are given increased weight and is more likely to ensure appropriate siting of development in the first place. This requirement is reflected by Policy CE-S1 which seeks to protect woodlands, groups of trees or individual trees of significant landscape or amenity value.

Requirements

Tree Survey and Information will be required where there are trees within the application site or on land adjacent to it that could influence or be affected by the development. There is a need for a survey and impact assessment if any building or earth works are proposed within 15m of the base of a tree. Also, the storage of materials and equipment, site access by heavy machinery as well as the digging of service trenches will need to be included in the survey and impact assessment.

Within that 15m area, information will be required on which trees are to be retained with an explanation of why these are important whilst others are proposed to be felled. It should be demonstrated why the retained trees will not be adversely affected by the development and on the means of protecting these trees during construction works. This information should normally be prepared by a suitably qualified and experienced arboriculturist.

The survey information, protection plan and method statement that should be provided with an application shall follow the guidance in the current BS5837: 2012 - 'Trees in relation to Design, Demolition and Construction — Recommendations'.

Using the methodology set out in BS5837: 2012 should help to ensure that development is suitably integrated with trees and that potential conflicts are avoided.

The Devon and Cornwall Tree Officers Group, on behalf of Tree Officers throughout the Southwest have provided guidance to explain the requirements and so that there is consistency in approach across the region. They have advised that:

“If your site or the land adjacent to your site contains trees, your Planning Application will need to be accompanied by the following details in accordance with British Standard 5837:2012 - Trees in Relation to Demolition, Design and Construction – Recommendations’, unless otherwise agreed with the National Park Authority:

Tree Survey and Associated Reports

This is a factual record of trees on or adjacent to the site and should:

- a) Include a suitably scaled location plan scale to show trees, shrubs and hedgerows.
- b) Include a schedule as set out in British Standard 5837: 2005 Section 4.4.2.5. The following information should be provided: a reference number, species, height, stem diameter, branch spread, height of crown clearance, age class, physiological condition, structural condition, preliminary management recommendations, estimated remaining contribution in years and a category grading in accordance with Tables 1 and 2.
- c) Include a Tree Constraints Plan with proposals (including all service runs).

Design Statement

This must demonstrate how the development will achieve a satisfactory juxtaposition of retained trees, including shrubs, hedges and hedgerows, with the proposed development. It will include:

- a) Arboricultural Impact Assessment
- b) An Arboricultural Method Statement including a Tree Retention and Protection Plan as set out in BS5837: 2012 section 5.5.

The National Park Authority Trees and Woodlands Officer would be willing to look at draft Tree Surveys and Reports to help advise whether development is acceptable in relation to trees.

8.15 Ventilation / Extraction statement

Background

Food related sites, which have ventilation and extraction equipment, have the potential to cause noise and odour nuisance to adjoining properties. However, where the equipment is fit for purpose, it usually operates quietly and prevents odour problems to the locality. Environmental Health Officers usually advise planning officers on the suitability of the equipment. If the details are submitted at the registration stage, then the correct specification can be agreed and the full visual impact taken into account.

Requirements

Details of the position and design of ventilation and extraction equipment, including odour abatement techniques and acoustic noise characteristics, will be required to accompany all applications for the use of premises for purposes of the sale of food and drink for consumption on the premises, drinking establishments, use as a public house, wine-bar or other drinking establishment, and hot food takeaways.

8.16 Simple Calculation of Atmospheric Impact Limits (SCAIL)

Emissions of nitrogen oxides (NO_x), sulphur dioxide (SO₂) and ammonia (NH₃) and their subsequent deposition to sensitive sites can impose a major environmental burden both nationally and internationally (Bobbink et al., 1998; Pearce and van der Wal, 2002). At a local scale the deposition of these pollutants can result in eutrophication of sensitive ecosystems and the acidification of soil. As part of the Habitats Directive, environmental regulators have a duty to consider the potential impacts of emissions from regulated industrial installations on designated European Sites.

In considering the designated European sites, under the provisions of the Habitats Regulations, the competent authority, in this case, Exmoor National Park Authority, should have regard for any potential impacts that a plan or project may have.

Proposed projects can include industrial/commercial processes, livestock & poultry units, slurry lagoons and digestate stores and manure stores and depend on the Impact Risk Zone (IRZ) (defined by Natural England) that the proposed project may fall under. The particular IRZ will also indicate the size of buildings/structures that require consultation with Natural England.

[Habitats regulations assessments: protecting a European site - GOV.UK](#)

The Conservation objectives for each European site explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have.

Simple Calculation of Atmospheric Impact Limits (SCAIL) is a suite of screening tools for assessing the impact from agricultural and combustion sources on semi-natural areas like Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs). SCAIL can provide an estimate of the amount of acidity, nitrogen or sulphur deposited on to a habitat or sensitive ecosystem which can then be used to assess whether impact limits for the habitat are exceeded or not. This will also take into account why the SSSIs and SACs were designated.

This information is likely to be required as part of the application process and consultation process with Natural England for applications involving new buildings/structures for cattle, pig and poultry housing, slurry lagoons and farmyard manure storage.

8.17 Applications for a Lawful Development for an Existing use or operation or activity including those in breach of a Planning Condition.

Certificates of Existing Lawful Use and Development (CLEUD) seek to demonstrate that a building or use has gained legality by the passage of time. These applications can be controversial, and the evidence is often challenged. The legislation requires the applicant to supply the evidence to verify their case. If all the evidence is submitted at the outset it is helpful to local residents and Parish Councils so they can understand the case that is being made. The National Park Authority will require detailed information to be able to judge whether, on the balance of probabilities, the case has been proven.

Requirements

As part of CLEUD applications the following information should be submitted at the applications stage, unless it is demonstrated that the requirements are not relevant to the determination of the application.

- Existing elevations (e.g. at a scale of 1:50 or 1:100)
- Existing floor plans (e.g. at a scale of 1:50 or 1:100)
- Existing site survey plan (e.g. at a scale of 1:50 or 1:100)
- Lawful Development Certificate supporting information (e.g. statutory declaration(s) from people with personal knowledge of the existing use/operation/breach of condition), bills, and other supporting information such as receipts and records.
- Photographs
- Supporting statement

8.18 Non-Material Amendment Applications.

This procedure allows applicants to apply to change the details on approved applications. The changes that fall to be considered under this procedure are by definition non-material and very minor, such as swapping the position of doors and windows on a development. Neighbour notification does not take place in this case, and the National Park Authority will normally decide the request within 28 days. Nevertheless, it is important that sufficient information is submitted with these applications to ensure the details, and any agreed changes are clear.

Requirements

The plans required to be submitted with non-material amendment applications are the same plan requirements as with the original submission. The previous plans and the proposed plans will need to be submitted with the proposed changes annotated. If all other circumstances have not changed, then providing this is specified in the submission it will not be necessary to submit the various supporting paperwork and information statement again with the non-material amendment application.

8.19 Minor Material Amendment Applications.

Removal or Variation of Condition.

This procedure allows changes to approved permissions that are more substantial than can be considered under the Non-Material amendment route. The changes may not be substantially different from the original approval such as a small enlargement of the floorspace or a minor repositioning of a building. The process operates by applying to vary the planning condition which specifies the approved plans. It seeks to replace an approved plan with another. It is important that sufficient information is submitted to ensure that the details and proposed changes are clear, particularly as the proposals are subject to public consultation and comment.

Requirements

The plans required to be submitted with minor material amendment applications are the same plan requirements as with the original submission. The previous plans and the proposed plans will need to be submitted with the proposed changes annotated. If all other circumstances have not changed, then providing this is specified in the submission it will not be necessary to submit the various supporting paperwork and information statement again with the minor material amendment application.

Where an amendment leads to a change in the planning permission that requires the alteration/amendment of the S106 agreement, additional legal fees will be applicable. Appendix 2 of this document relates to S106 agreement – legal fees table and sets out the costs of a deed of variation to a S106 agreement. It should be noted that the fees are updated and reviewed periodically.

8.20 Application made under a planning condition

These applications can be subject to notification and consultation as would any planning application.

Requirements

An application for any consent, agreement or approved required by a condition or limitation attached to a grant of planning permission must-

- a) Be made in writing to the Local Planning Authority and must give sufficient information to enable the Authority to identify the planning permission in respect of which it is made; and
- b) Include such particulars and be accompanied by such plans and drawings, as are necessary to deal with the application.

Discharge of condition

You should clearly indicate the materials/details that are being submitted for approval. In some circumstances (e.g. when seeking approval of a large number of materials) the submission of individual samples (or collectively show on a materials sample board) may be appropriate.

Part discharge of condition(s)

If the details being submitted only discharge part of a condition(s) then this should be clearly set out together with a description of that part of the condition to which the application relates.

Appendix 1 – Analysis of drivers for each Local List item

Reviewed Local List Requirements

Information item	Policy Driver	Types of application	Reasoning	Further assistance
Adaptable & Accessible Housing Statement	HC-D4	Full and outline applications relating to residential schemes of five or more dwellings	To demonstrate that relevant schemes meet a requirement of at least 20% of housing meeting accessible and adaptable standards	Planning officers, planning agents
Affordable Housing Statement	HC-S1, HC-S2, HC-S3, NPPF	Affordable housing schemes only	To demonstrate accordance with the exceptions approach to housing	Planning officers
Agricultural Justification	SE-S4 and Part 6 of GPDO	All agricultural development schemes	To ensure that proposals are reasonably necessary for the purposes of agriculture on that holding	Planning officers, planning agents and land agents
Biodiversity Net Gain	TCPA, NPPF, Environment Act 2021	See section 4.7	To demonstrate a minimum 10% biodiversity net gain would be achieved	Environment Wildlife Officer, planning agents, planning officers
CLEUD list of information		Certificate of lawful existing use or development applications	To ensure that a reasonable level of information is provided to support a case	Planning officers
Climate Emergency & Renewable Energy Statements	CE-S6, CC-S1, CC-S5, CC-D3, CC-D4, NPPF	All applications for development	To ensure that applicants consider the needs and opportunities to incorporate sustainable design and renewable energy into development schemes	Planning agents, planning officers, renewable energy consultants
Ecological Impact Assessment & Enhancement	CE-S3, CE-D2, CE-S6, NPPF	Screened in accordance with wildlife checklist	To ensure that all legislation requirements are taken into account and that the wildlife on Exmoor is safeguarded. And to provide biodiversity enhancement within development schemes	Environment Wildlife Officer, local ecology consultants, Natural England
Excavated material Assessment	GP1, CE-S1, CE-D1, CE-S6, NP First Purpose	All applications where excavated material exceeds 250 cubic metres	To ensure that any resulting excavated material is considered at an early stage in the interests of visual amenity and the sustainability of the development	Planning agents, interested parties
Flood Risk Assessment	CC-D1, NPPF	All large scale applications and those in identified flood risk areas	To ensure that life and property is safeguarded from flood risk.	Environment Agency, Lead Local Flood Authority

Exmoor National Park Authority
Requirements for the Submission of Planning and Other Applications

Foul Sewage & Surface Water Assessment	CC-D5	Predominately those developments with no mains connection	To ensure that there is adequate means of waste disposal	Water and Drainage Boards, Building Regulations, Environment Agency and Lead Local Flood Authority
Heritage Statement	GP1, CE-S4, CE-D3, NPPF, NP First Purpose	Listed Buildings, conservation areas, areas of archaeological importance	To ensure that statutory tests and requirements are met, to comply with NP first purpose in the interest of the heritage of Exmoor	Conservation and Listed Building Officers, Historic England
Landscaping	GP1, CE-S1, CE-D1, CE-S6, NPPF, NP First Purpose	All planning applications where landscaping would be appropriate or necessary	To demonstrate how development can be assimilated into the area in the interests of the wider landscape and the requirements of the First NP Purpose	Planning agents, consultants, NP officers
Lighting Assessment	GP1, CE-S2, NP First Purpose	All applications when lighting is proposed	To ensure that the dark night sky of Exmoor is protected as this is a special quality reflected in Exmoor being a Dark Sky Reserve	Landscape officers, planning agents, lighting engineers
Photographs		All applications	This helps to demonstrate the location, context and setting of a scheme. It helps interested parties, such as Parish Councils, with understanding a proposal without visiting the site	Planning agents, interested parties
Planning Statement	LP Policies, NPPF	All applications	This allows applicants to demonstrate compliance with planning policies and justify their proposals, thereby assisting consultees, interested parties, Parish Councils and the LPA. Speeds up the processing of planning applications	Planning officers, planning agents, consultants
SCAIL	CE-S3, NPPF	Livestock buildings within an Impact Risk Zone	To ensure effects of emissions from new livestock buildings do not harm habitat sites	Environment Wildlife Officer, local ecology consultants, Natural England
Structural Survey	CE-S5, NPPF	Conversion of building proposals to residential	To ensure that works constitute a conversion rather than a re-build, thus helping to demonstrate compliance with policies	Planning agents and Structural Engineers
Tree Survey and Impact Assessment	CE-S3, NPPF	All applications in proximity of a tree	To ensure the consideration of trees within the development process	Arboricultural consultants, Woodland Officers
Ventilation/Extraction Statement	CE-S6, NPPF	Applications for catering establishments	To ensure the amenity of neighbours is protected	Environmental Health officers, Ventilation engineers

Appendix 2 – S106 Agreements – Table of legal fees

Exmoor National Park 106 Agreement Fees

S106 Agreements

Standard affordable housing template	£750.00
Standard Extended Family Dwelling template	£750.00
Standard Succession Farming/Rural Workers template	£750.00
Standard affordable housing template plus no more than one financial/highways/POS contributions/viability assessment	£950.00 - £1250.00
Complex affordable housing template plus multiple financial/highways/POS contributions/viability assessment	£1250.00 -£1750.00
Bespoke 106 Agreements e.g. multiple uses/flexible use	refer direct to DCC for estimate of fees

Unilateral Undertaking

Principal Residence	£750.00
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Deed of Variation

Straight forward/basic variation of no more than one obligation	650.00
Complex re-drafting of multiple clauses	£750.00 -£1250.00

Deed of Covenant

Standalone Deed of Covenant	£450.00
With Certificate of Compliance	£650.00

Disbursements

Disbursements will be charged separately and as incurred. Example disbursements include:

Land Registry Official Copies	£3.00 per document
Restriction Fee	£20.00

VAT

The above fees are net of VAT and VAT will be charged at 20% on the above fees.



Exmoor National Park Authority
Exmoor House, Dulverton, Somerset, TA22 9HL
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ITEM 9

SCHEDULE OF SECTION 106 AGREEMENTS BEING UNDERTAKEN BY DEVON COUNTY COUNCIL ON BEHALF OF EXMOOR NATIONAL PARK AUTHORITY 2 December 2025 (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
6/3/22/111	Sanctuary Lane, Brompton Regis	AH – x1	Officer instruction 15/06/23	Draft Agreement	Draft agreement sent to applicant for approval of changes on 10/11/25. Awaiting payment of fees from applicant or a costs undertaking.	J Rose
6/8/22/106	Thorne Farm, Wheddon Cross	AH – x2 or holiday let	Officer instruction 14/07/23	Draft Agreement	Draft agreement sent to applicant on 10/11/25. Awaiting payment of fees from applicant or a costs undertaking.	Y Dale
62/50/23/002	Land West of Parracombe Lane, Parracombe	AH – x6	Committee decision 03/10/23	Draft Agreement	DCC sent engrossment 106 Agreement to all parties on 21/10/25. Awaiting approval and payment of legal costs.	J White
6/27/22/115	Land West of Sparkhayes Lane, Porlock	AH – x1	Officer instruction 30/11/23	Draft Agreement	Awaiting title documents for the emergency escape land from applicant's solicitor. A restrictive covenant prohibits any development and will need to be released. Draft 106 Agreement sent to applicant and agent on 21/05/25. Chased for update on 29/07/25 and 21/10/25.	Y Dale
62/62/22/005	Land at Lower Glebe House, Trentishoe	AH – x1	Officer instruction 01/03/24	Draft Agreement	DCC has prepared a draft 106 Agreement and sent to the applicant's solicitor for approval on 21/10/25. Await title document from applicant's solicitor. Requested on 28/04/25. Updated costs undertaking also required. Requested on 21/10/25.	Y Dale
6/34/24/002	Knowle Farm, Timberscombe	OA – Deed of Variation	Officer instruction 03/10/24	Draft Agreement	Draft agreement with applicant for approval on 10/11/25.	J White
6/3/25/001	The Duckhouse, Leigh Farm, Exton	AH – x1 or holiday let	Officer instruction 14/03/25	Draft Agreement	Draft 106 agreement sent to applicant on 10/11/25. Title reviewed but not complete and will need to be provided before	J Rose

ITEM 9

					completion. Awaiting further comments from the applicant on the existing tenant and their eligibility to occupy the property.	
s6/9/25/007	Beech Cottage, Liscombe, Dulverton	AH – x1 or holiday let	Officer instruction 30/06/25		Waiting for undertaking for legal fees or money on account. Received monies on 31/10/25.	J Rose
6/9/25/008	Sycamore Cottage, Liscombe, Dulverton	AH – x1 or holiday let	Officer instruction 30/06/25		Waiting for undertaking for legal fees or money on account. Received monies on 31/10/25.	J Rose

Note: Section 106 Agreements resolved since 1 January 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)
- Long Garden Plot, Ash Lane, Winsford – Deed of Variation in connection with amendments to conditions of previous permission

Since 1 January 2025:

- Roundhouse to the west of Bentwitchen House, South Molton – x1 local needs affordable dwelling (62/49/23/008)
- Lower Cleeve Barns, Cutcombe – x1 local needs affordable dwelling/holiday let (6/8/21/105)
- Paddock opposite Church of St John, Land at Ashwell Lane, Cutcombe – x1 local needs affordable dwelling (6/8/24/005)

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
62/43/25/008	Ms F Blunt - Non-material amendment – full – of approved application 62/43/23/010 to allow new ground floor window, omission of approved extension, retention of existing retaining wall and omission of approved bridge. (NMA - Full) - MARTINHOE MANOR, WOODY BAY, PARRACOMBE, BARNSTAPLE, EX31 4QX	21-Oct-2025 Approved
6/23/25/003	Mr S Bohun - Proposed creation of dormer window, installation of new window on north elevation, alterations to windows and doors on west elevation. (Householder) - 1, SUNNYBANK, MONKSILVER, TAUNTON, TA4 4HZ	21-Oct-2025 Approved with Conditions
6/23/25/002	Mr S Bohun - Proposed creation of dormer window, removal of side door and replacement of rear double doors with window. (Householder) - 2, SUNNYBANK, MONKSILVER, TAUNTON, TA4 4HZ	21-Oct-2025 Approved with Conditions
62/11/25/011LB	Mr. P Perriam, Exmoor Design - Listed building consent for the proposed dismantling and rebuild of the Southern pier. (Listed Building Consent) - Glenthorne Lodge, Listed Gate Piers, Brendon, Devon, EX35 6NQ	21-Oct-2025 Approved with Conditions
6/35/25/005	Mr J & Mrs T Wilson - Proposed replacement of existing conservatory with a single storey extension and internal alterations to existing dwelling. (Householder) - Lower Sminhays Farm, Treborough To Sminhays Cross, Treborough, Watchet, TA23 0LG	21-Oct-2025 Approved with Conditions
6/10/25/019DC	Ms T Regan - Discharge of condition 7 of approved application 6/10/23/016 (lighting design strategy) (Discharge of Condition) - 1, PARK STREET, DUNSTER, MINEHEAD, TA24 6SR	23-Oct-2025 Approved
HRN 25/01	Mr L Jones - Hedgerow removal notice for the proposed removal of 4 metres of hedging to allow for access to remove leftover soil. Hedging to be re-grown after works. (HRN) - VIRGO MEADOW, CHALLACOMBE, BARNSTAPLE, EX31 4TS	23-Oct-2025 Approved with Conditions
6/34/25/002	Mr T Everett - Proposed replacement of existing single storey extension, external alterations and erection of domestic storage shed. (Householder) -	23-Oct-2025 Approved with Conditions

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
	3 BEASLEY FARM COTTAGES, WHEDDON CROSS, MINEHEAD, TA24 7BL	
6/20/25/005DC	Mr E Burton - Discharge of condition 5 (Written Scheme of Investigation) & Condition 6 (Written Scheme of Investigation) of approved application 6/20/25/002 (Discharge of Condition) - ROSE BANK HOUSE, LUXBOROUGH, WATCHET, TA23 0SR	24-Oct-2025 Approved
6/13/25/004	P. Hendrie - Proposed demolition of extension and erection of single storey replacement extension. (Full) - EXFORD Y H A, EXFORD, MINEHEAD, TA24 7PU	24-Oct-2025 Approved with Conditions
WTCA 25/19	Mr. R Manicom, National Trust - Works to tree in a conservation area: To fell 1no Eucalyptus (3948) in garden - (WTCA) - LOWER HOUSE FARM, BOSSINGTON, MINEHEAD, TA24 8HF	27-Oct-2025 Approved
WTCA 25/18	Mr. R Manicom, National Trust - Works to trees in a conservation area: To fell 2no leylandii in parking area. (WTCA) - KITNORS, BOSSINGTON, MINEHEAD, TA24 8HQ	27-Oct-2025 Approved
WTCA 25/17	Mr. R Manicom, National Trust - Works to trees in a conservation area: To coppice 1no Large Bay in rear garden and to remove large lower limb on 1no Sycamore on bank opposite cottage. (WTCA) - THE OLD BAKEHOUSE, BOSSINGTON, MINEHEAD, TA24 8HF	27-Oct-2025 Approved
WTCA 25/16	Mr. R Manicom, National Trust - Works to trees in a conservation area: 1no Cherry (3757) to reduce extended limb, 1no Cherry (3758) to reduce crown by 2-3 metres, to fell 2no Elders leaning on chicken coop and to coppice 1no Sycamore in corner between gardens. (WTCA) - 2 RECTORY COTTAGES, SELWORTHY, MINEHEAD, TA24 8TW	27-Oct-2025 Approved
GDO 25/09	Mr D Dascombe - Prior notification for the proposed erection of agriculture building (1000 sqm). (Prior Approval - Part 6 - Buildings (Agri/Forestry)) - FAIRGARDEN FARM, WOOTTON COURTENAY, MINEHEAD, TA24 8RG	27-Oct-2025 Prior Approval Approved

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
WTCA 25/20	Mr. J Cordingley, National Trust - Works to trees in conservation area: various pruning works to trees across the Dunster Castle Estate as set out in accompanying documents. (WTCA) - DUNSTER CASTLE, DUNSTER, MINEHEAD, TA24 6SL	28-Oct-2025 Approved
WTPO 25/03	Mr A Briggs - Works to tree subject to a tree preservation order: Proposal to cut through any roots of the Holm Oak tree that may be found during the driveway widening works. (WTPO) - BOSSINGTON STABLES, PORLOCK, MINEHEAD, TA24 8HB	28-Oct-2025 Approved with Conditions
WTCA 25/15	Mrs V Pugsley - Works to tree in a conservation area: Work to crown reduce 1no Beech tree. (WTCA) - Castle Heights Estate, Castle Hill, Lynton, Devon	28-Oct-2025 Approved
6/15/25/003DC	Mr P Matravers - Discharge of Statutory BGP Condition of approved application 6/15/24/003 (Discharge of Condition) - Bridgetown Cricket Club, Bridgetown, Dulverton, Somerset	29-Oct-2025 Approved
GDO 25/13	Mr Dod - Prior approval for erection of agricultural barn (23m x 9.1m) for storage of farm machinery and hay. (Prior Approval - Part 6 - Buildings (Agri/Forestry)) - Land at Withiel Farm, Withiel Florey, Minehead, TA24 7DE	29-Oct-2025 Prior Approval Required
62/43/25/009DC	Mr. H Wassell, Hugh Wassell LTD - Discharge of condition 11 (HMMP) & Statutory BGP of approved application 62/43/25/002 (Discharge of Condition) - KILLINGTON HOUSE, MARTINHOE, PARRACOMBE, BARNSTAPLE, EX31 4QW	31-Oct-2025 Approved
6/27/25/005	PCC of St.Dubricius Church - Proposed new PV system (amended description) (Full) - St Dubricius Church, Parsons Street, Porlock, Minehead, Somerset, TA24 8QJ	31-Oct-2025 Approved with Conditions
62/49/25/008LB	Ms. R Osberg, TheStudio - Listed building consent for the proposed alterations to existing windows and door opening to rear outbuilding, to form enlarged structural opening, replacement of existing external timber door and single fixed pane windows with solid timber door, and timber framed double glazed full height side light window. Repairs to existing	03-Nov-2025 Withdrawn

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
	render externally and plaster with lime render without complying with condition 2 (approved plans) of approved application 62/49/24/001LB. (Alteration/Lift Condition) - HEASLEY HOUSE, HEASLEY MILL, SOUTH MOLTON, EX36 3LE	
62/41/25/009DC	Mr K Harris - Discharge of condition 3 (HMMP) & Statutory Biodiversity Gain Plan of approved application 62/41/25/004 (Discharge of Condition) - Lynton New Cemetery, Longmead, Lynton, EX35 6JH	06-Nov-2025 Approved
62/36/22/003	Mr Tucker - Proposed revised siting of agricultural shed approved under 62/36/19/001. (Retrospective) (Full) - HIGHER COWLEY FARM, PARRACOMBE, BARNSTAPLE, EX31 4PQ	06-Nov-2025 Approved with Conditions
6/10/25/021DC	Mr. M Sully, Reframe Property and Development Ltd - Discharge of condition 3 (external surface material) of approved application 6/10/22/131LB. (Discharge of Condition) - REEVES RESTAURANT, 20-22, HIGH STREET, DUNSTER, MINEHEAD, TA24 6SG	11-Nov-2025 Approved
6/10/25/020DC	Mr. M Sully, Reframe Property and Development Ltd - Discharge of condition 3 (external surface material) of approved application 6/10/22/130. (Discharge of Condition) - REEVES RESTAURANT, 20-22, HIGH STREET, DUNSTER, MINEHEAD, TA24 6SG	11-Nov-2025 Approved
6/25/25/001	M G Halliday & M Egan - Lawful development certificate for the proposed installation of roof-mounted microgeneration solar photovoltaic equipment. Building erected following prior notifications GDO 01/14 and GDO 13/09. (CLOPUD) - YENWORTHY FARM, OARE, LYNTON, EX35 6NY	11-Nov-2025 Approved
62/13/25/004	Mr R Huxtable - Proposed erection of steel framed agricultural structure to provide roofing over an existing silage clamp. (Full) - BARTON TOWN FARM, CHALLACOMBE, BARNSTAPLE, EX31 4TW	11-Nov-2025 Approved with Conditions
62/13/25/003	Mr R Huxtable - Proposed erection of steel framed agricultural structure to provide roofing over an existing silage clamp. (Full) - BARTON TOWN FARM, CHALLACOMBE, BARNSTAPLE, EX31 4TW	11-Nov-2025 Approved with Conditions

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
6/27/25/010	Mr & Mrs R Fisher - Proposed erection of single storey sunroom and open porch. (Householder) - SOUTH COTTAGE, HACKETTY WAY, PORLOCK, MINEHEAD, TA24 8HZ	12-Nov-2025 Approved with Conditions
62/11/25/012DC	Mr M Halliday - Discharge of conditions 3 (Roofing),5 (Lighting),& 6 (Ecology) of approved application 62/11/25/001 (Discharge of Condition) - GLENTHORNE LODGE, COUNTISBURY, LYNTON, EX35 6NQ	12-Nov-2025 Approved
6/26/25/010DC	Mrs H Sandwell - Discharge of Condition 2 (Bird boxes) & Condition 3 (Bat boxes) of approved application 6/26/25/006 (Discharge of Condition) - LITTLE STAMBOROUGH, ROADWATER, WATCHET, TA23 0RW	14-Nov-2025 Approved
