



# EXMOOR

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## NATIONAL PARK

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24<sup>th</sup> October 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, 4<sup>th</sup> November 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](mailto:Committees@exmoor-nationalpark.gov.uk)).

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

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

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

Sarah Bryan  
Chief Executive

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

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

## 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 7<sup>th</sup> October 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. Development Management: To consider the report of the Head of Climate, Nature & Communities on the following:-

Agenda Item	Application No.	Description	Page Nos.
6.1	6/9/25/009	Proposed construction and operation of a micro energy storage project - at Car Park at Barns Close Industrial Estate, Dulverton, Somerset, TA22 9EA	1 - 13
6.2	62/41/25/009LB	Application Under Regulation 3 of The Town & 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 – at Lime Kilns, The Esplanade, Lynmouth, EX35 6EQ	14 - 20
6.3	6/9/25/018LB	Application Under Regulation 3 of The Town & Country Planning General Regulations 1992 for Listed building consent for the removal of partition walls to enable reorganisation of rooms without complying with condition 2 (approved plans) of approved application 6/9/24/020LB – at Exmoor National Park Authority, Exmoor House, Dulverton, TA22 9HL	21 - 26

7. **Application Decisions Delegated to the Chief Executive:** To note the applications determined by the Chief Executive under delegated powers (Item 7).
8. **Site Visits:** To arrange any site visits agreed by the Committee (the reserve date being Friday, 28<sup>th</sup> November (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](mailto:Committees@exmoor-nationalpark.gov.uk)

## ITEM 3

### EXMOOR NATIONAL PARK AUTHORITY PLANNING COMMITTEE

**MINUTES** of the Meeting of the Planning Committee of Exmoor National Park Authority held on Tuesday, 7 October 2025 at 1.30pm in the Committee Room, Exmoor House, Dulverton.

#### PRESENT

Mr S J Pugsley (Chairperson)

Mr M Ellicott (Deputy Chairperson)

Mr A Bray

Mr D Elson

Mr B Geen

Mr J Holtom

Mr R Hopley

Mrs F Nicholson

Mrs F Smith

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

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

Mr B Geen withdrew from the meeting for item 6.1

In relation to Item 6.1, Mr J Holtom advised he had given advice about planning to the Applicant some 20 years ago. However, given the long passage of time, both parties had agreed it was not necessary for Mr Holtom to withdraw from the meeting.

#### 26. MINUTES:

- i. **Confirmation:** The **Minutes** of the Committee's meeting held on 2 September 2025 were agreed and signed as a correct record.
- ii. **Matters arising:** There were no matters arising.

27. **BUSINESS OF URGENCY:** There was none.

28. **PUBLIC SPEAKING:** See Minute 29 for details of public speakers

#### DEVELOPMENT MANAGEMENT

#### 29. Application No: 62/49/25/003

**Location: Heasley Mill Methodist Chapel, Road from Lower Fyldon Cross to Heasley Mill, North Molton, Devon, EX36 3LE. Proposed conversion of redundant Methodist Chapel and School House to 1no Principal Residence dwelling and reinstatement of former miners cottages to 1no affordable local needs dwelling at Mineswood, Heasley Mill, North Molton**

Before the Officer presentation, Mr B Geen left the meeting room

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

**Public Speaking:**

1. Les Silverlock – Exmoor Young Voices
2. Eric Ley – Local resident
3. Robin Milton – North Devon District Council
4. Roy Richards – Applicant

**The Committee's Consideration**

Members were advised that the application was recommended for refusal for the following reasons:

1. The proposed development by virtue of its tenure location and size would be contrary to Policies HC-S1, HC-S2, HC-D6, HC-D7 and HC-D8 of the Exmoor National Park Local Plan 2011-2031.
2. The Proposal would not provide adequate parking provision. In having regard to this the proposal would prejudice road safety interests and would not accord with Policies AC-S1, AC-S2, AC-D2 and AC-D3 of the Local Plan.
3. The proposed development seeks to create a local affordable needs dwelling which would not be secured through a planning obligation as such in perpetuity and does not accord with any of the other exceptional circumstances within the housing strategy. Therefore, the development is considered contrary to Policies HC-S1 and HC-S3 of the Exmoor National Park Local Plan 2011-2031
4. The proposed development by virtue of its materials, and in particular aluminum is considered to cause unacceptable harm to the character and appearance of this part of Exmoor National Park contrary to Policy CE-S6 of the Exmoor National Park Local Plan 2021-2031.

Members recognised the challenges faced alongside policy and the housing strategy and having regard to the history of the site.

It was noted in the debate that Planning Officers had not received a detailed viability assessment and robust evidence should be made available in order for the application to be debated further.

The application was deferred to allow an opportunity for the applicant/agent to provide further information relating to viability, this motion was proposed by the Chairperson, Mr S Pugsley and seconded by Mr J Holtom.

**RESOLVED:** To defer determination of the Application to allow the Applicant and Agent to provide the additional information relating to viability. Members requested that the Application come back before the Authority for determination no later than the February 2026 Committee.

After the vote, Mr B. Geen returned to the meeting room

**30. Application No: 62/41/25/007**

**Location: The Pavillion, Esplanade, Lynmouth, Devon, EX35 6EQ. Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the proposed erection of extract unit and vertical flue on rear elevation.**

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

### The Committee's Consideration

The application was recommended for approval with one edit to the details on Page 36 of the report, the extract unit would be wall mounted and would sit approximately 1.7 metres above the floor level. The proposed flue would extend approximately 2 metres above the top of the extract unit itself.

Members granted approval on condition that the colour of the flue was changed to black instead of stainless steel.

**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 and Compulsory Purchase Act 2004).

2. The development hereby approved shall not be carried out except in complete accordance with the drawings numbered as 3237/100 – Existing Site Plans, 3237/200 – Proposed Site Plans, 3237/202 – Proposed Elevations and 3237/201 – Proposed First Floor Plan dated 4th July 2025.

Reason: For the avoidance of doubt and to ensure the works accord with the approved details, as amended.

3. Prior to the installation of the extract unit and flue, hereby approved, a completed odour risk assessment following guidance contained in Control of Odour and Noise from Commercial Kitchen Exhaust Systems (EMAQ, 6 May 2022) together with proposals for adequately mitigating and controlling the identified odour risk, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried in accordance with the agreed details.

Reason: To safeguard local amenity and the surrounding natural environment in accordance with Policies GP1, CE-S6 and CC-S7 of the Local Plan.

4. The flue to be installed with the extract unit, hereby approved, shall only be finished in black and shall be retained as such thereafter.

Reason: In the interest of visual amenity and the character and appearance of the building in accordance with policies CE-S6, CE-S4 and CE-D3 of the Exmoor National Park Local Plan 2011-2031.

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

32. **SITE VISITS:** If there were any site visits to arrange, these would take place on the morning of Friday 31st October 2025.

The meeting closed at 2.55pm

(Chairperson)



## Committee Report

Application Number:	6/9/25/009
Registration Date:	23-Jun-2025
Target Determination Date:	14-Aug-2025
Extension of Time:	07/11/2025
Applicant	Miss A Boyce, AMP Clean Energy
Agent:	
Case Officer:	Andrew Parsons
Site Address:	Car Park at Barns Close Industrial Estate, Dulverton, Somerset, TA22 9EA
Proposal:	Proposed construction and operation of a micro energy storage project.
Recommendation:	Approve subject to 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 view of Lynton Town Council who support to the application.

### Relevant History

6/9/77/015 Proposed layout of roads and sewers for industrial development on land south of Withdrawn 03/16/1978  
 6/9/82/030 Proposed erection of four workshop units and associated external works, including Approved 02/08/1983  
 6/9/85/117 Proposed temporary permission for 14' x 8' porta-cabin to be used as an office at Approved 10/01/1985  
 6/9/86/109 Proposed renewal of temporary use of porta-cabin as an office at Unit 1D, Barnsc Refused 06/03/1986

### Site Description & Proposal

The application site is a small section of the car park located to the North of Barns Close industrial estate, Dulverton.

This application seeks permission for the siting of a 200kw 'battery box' which would allow for the storage of excess energy from the grid produced by renewable energy sources.

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The battery box would occupy an area of 24sqm, roughly equivalent to two parking spaces. It would be connected to the nearest substation.

The aims of such battery storage systems are to store energy produced from intermittent renewable sources and to provide energy to consumers at peak times in order to reduce the reliance of the UK's grid upon traditional fossil fuel reliant energy sources

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## Consultee Representations

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ENPA Ecologist

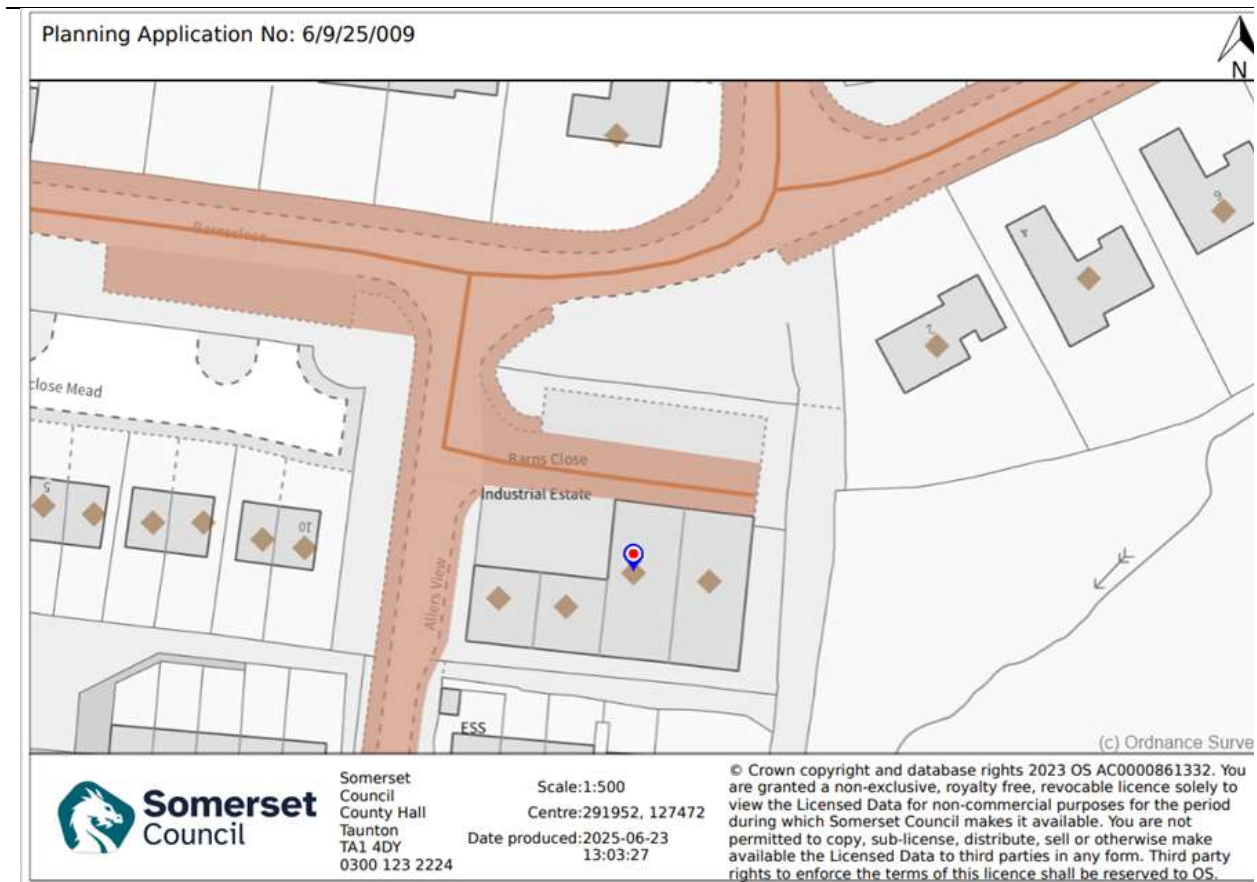
Objection – 23/06/2025

I am objecting to this application on the basis that it is not clear from the amended proposed site layout how much hedge will need to be removed. To be exempt from Biodiversity Net Gain it would need to be less than 5m of hedge that is impacted by the proposal. As they have already amended the plans to impact less of the hedge, would it be possible to position the battery box so that no hedge will need to be removed? However, irrespective of BNG 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.

Somerset Highways development control

Other – 24/06/2025

Please find attached an extract of road record denoting the highway limits. The red line of the application site includes part of the public highway, and should be amended accordingly, unless the Applicant is intending for private development to be carried out highway land. On receipt of this amendment, I will be able to conclude my response.



Other – 03/09/2025

It is noted that the red line has been amended, but still includes part of the public highway, and there appears to be not explanation for this, so previous comments remain to be applicable.

Dulverton Town Council  
Objection – 15/07/2025

Noise: There is a concern that nearby residents will be adversely impacted from noise emissions from the storage facility, especially those in Barnsclose Mead;

- Siting of the Facility: There is concern that the fencing encroaches on both the highway and the access of the site. In addition, it will have an impact on the number of car parking spaces available.

- Further clarification is requested on the amount of hedging to be removed and it is recommended that a condition be included if permission is granted to reinstate the hedge;

- The proposal is overlooked by neighbouring properties. The application suggests that this is not the case.

Objection – 09/09/2025

Resolved to object to this revised planning application on the following grounds that none of the previous comments submitted by the Town Council have been addressed by the amended application.

ENPA - Future Landscapes Officer

30/07/2025 - Objection

On the proposals plan, the battery storage compound appears to extend into the bank and hedgerow adjoining the existing parking bays. This puts into question whether the hedgerow could be retained for screening and suggests the bank would need to be excavated to form a flat platform.

There is a discrepancy between the layout and arrangement of hard surfaces and vegetation as seen on the ground and that shown on the existing site layout plan. There are residential properties opposite the site.

The planning statement states the location is not overlooked by any residential properties when it clearly is. The retention of vegetation for visual screening, or planting to replace vegetation that is removed, will be required to retain visual amenity for these residents.

A 2.4m metal palisade fence to the compound is indicated on one drawing whilst on another a metal weldmesh fence is shown. Clarification is needed. There is no indication of trenching required to connect the battery storage to the substation.

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## **Representations**

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No public letter of representation have been received.

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## **Policy Context**

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### EXMOOR NATIONAL PARK LOCAL PLAN

GP1 Achieving National Park Purposes and Sustainable Development

GP4 The Efficient Use of Land and Buildings

CE-S1 Landscape and Seascape Character

CE-D1 Protecting Exmoor's Landscapes and Seascapes

CE-S3 Biodiversity and Green Infrastructure

CE-D2 Green Infrastructure Provision

CE-S6 Design & Sustainable Construction Principles

CC-S1 Climate Change and Mitigation and Adaption

CC-S5 Low Carbon and Renewable Energy Development

AC-S1 Sustainable Transport

AC-S3 Traffic Management and Parking

## AC-D3 Parking Provision and Standards

The NPPF is a material planning consideration.

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### **Planning Considerations**

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The main planning issues are considered to be the potential impact of the development upon the character and appearance of the locality, residential neighbouring amenity in particular noise, protected species and Highway safety in particular car parking

Impact on the Character and Appearance of the locality

Policy CE-S1 requires that, among other things, the high quality, diverse and distinct landscapes and seascapes of Exmoor National Park are conserved and enhanced. Policy CE-D1 advises that development will be permitted where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor's landscape and seascapes.

Policy CE-S6 requires that development proposals should deliver high quality sustainable designs and conserve and enhance local identity and distinctiveness. The location of the box is at the edge of an industrial development and would not be a prominent feature in the locality.

The battery box would consist of painted metal units which house the batteries and equipment and would also comprise of the construction of a 2.4m high metal fence around the equipment. It would be sited on an existing concrete surface currently used to store materials in connection with the adjacent industrial units.

The Future Landscape Officer has raised concerns over the visual harm that may arise as a result of this proposal.

Much of the concerns relate to the removal of existing vegetation and the screening that this would offer the proposed development.

Whilst this is acknowledged, a condition could be used which would require the applicant to submit details, prior to the start of any works on site, for the reinstatement of the vegetation surrounding the battery box.

Whilst the materials proposed are not typically sustainable or locally sourced, the type of development is such that other materials would likely not be suitable. The materials are typical for this type of development and would not appear out of place, in the context of an industrial setting.

Subject to this condition, it is considered that the visual impact of this proposal would be acceptable. The proposed site would be cut into the surrounding site and would be viewed in the context of the industrial buildings which lie adjacent to the site. There is

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a wider context of residential development but the scheme would relate more closely to the industrial buildings and, having regard to the scale, the proposal would have an acceptable impact on the character and appearance of the locality in accordance with Policies CE-S1 and CE-D1 of the Local Plan which together required development to conserve and enhance.

## Residential amenity

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.

Dulverton Town Council have raised concerns regarding the potential for adverse impact to neighbouring properties through the impact of noise generated by the facility.

Further information in relation to the noise generated was submitted in the form of a site specific noise assessment which indicates that the noise levels would not be unacceptable when measured at the nearest residential property.

The noise impact assessment identifies the noise levels emitted by the equipment and how they would impact the nearest residential properties.

The nearest neighbours are over 25m away, to the West of the box. Noise levels measured at this property would usually be below 32.6 decibels when the battery is being discharged, which is the louder than when the battery is being charged.

No background noise levels have been calculated, however, the report concludes that there would be no adverse impact upon neighbours as a result of noise emissions.

Environmental health have been consulted but did not reply.

It is not disputed that residents may have views of the battery box from their properties, however, as the proposal does not involve any residential element, overlooking between the proposed development and nearby neighbouring residents is not considered to be an issue. Additionally, the submission of a landscaping scheme prior to commencement of the works can be conditioned to ensure that the impact is minimal.

As a result of the above, it is considered that the proposal is in line with the aims of Policies GP1 and CC-S5.

## Ecology

Policy CE-S3 states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight.

ENPA's ecologist raised an objection to the proposals on the grounds that it was unclear how much vegetation would need to be removed in order to accommodate the proposed development.

The applicant has nevertheless advised that it would be less than 5m of linear hedgerow and therefore BNG would not apply.

Given the loss of a small section of hedgerow, it is considered necessary to provide ecological enhancements that would compensate and mitigate this loss of habitat. A condition will be attached to any permission which requires the submission of details to provide adequate enhancements.

The works to remove a small section of hedge would have the potential to disturb nesting birds and therefore, if any nesting birds are found prior to works being undertaken, no further work is to continue without the supervision of a qualified ecologist.

Subject to the provision of enhancements and consideration of nesting birds, the proposed development would be considered to both conserve and enhance wildlife and habitats and therefore would be in accordance with the aims of Policy CE-S3.

#### Highway safety & parking

The proposed development would result in the loss of two parking spaces within the car park at barns close, however, there would be a sufficient level of parking remaining within the small car park to accommodate the existing businesses on site.

With regard to the safety of highway users, the proposal would not result in any significant changes to the visibility splays available to access the car park.

The existing hedgerow to the North of the access is set back from the entrance considerably and does not provide an obstruction to the view of traffic exiting the car park. The situation remains largely unchanged.

As a result of the above, it is considered that the proposals are broadly in line with Policies AC-S1, AC-S3 and AC-D3 of the Exmoor National Park Local Plan 2011-2031.

#### Other matters

Policy CC-S5 Low Carbon and Renewable Energy Development states that:

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1. Development proposals for small scale renewable energy schemes that assist in contributing towards reducing greenhouse gas emissions and moving towards a carbon neutral National Park will be permitted where they:

- a) contribute towards meeting domestic, community or business energy needs within the National Park;
- b) are compatible with the landscape and seascape character of the locality and avoid the most sensitive landscapes;
- c) do not compromise the natural beauty, wildlife, cultural heritage or historic environment of the National Park, or lessen the enjoyment of its special qualities, either on their own, or in a combination with other schemes;
- d) do not adversely affect habitat quality or the maintenance of wildlife populations;
- e) provide environmental enhancement or community benefits wherever possible;
- f) conserve the amenity of the area including in relation to landscape and visual impact, tranquillity, access and recreation, air and water quality, noise, dust, odour and traffic generation; and g) make provision for the removal of the facilities and reinstatement of the site, should it cease to be operational.

2. Proposals for renewable energy development that do not meet the criteria in (1) above, will not be permitted.

In this instance, the proposal is dedicated to reducing the reliance upon energy produced through fossil fuels locally through allowing the storage of renewably generated energy to be stored for use at a convenient time. The proposed development has been sited on an industrial estate, avoiding the most sensitive areas of landscape within the park.

It would not adversely impact wildlife, cultural heritage or the historic environment of the park.

The proposal is also considered to conserve the amenity of the area through its siting within the locality and would not result in unacceptable levels of noise. It is therefore considered that the proposal is in line with the requirements of Policy CC-S5.

Other issues

It has been noted that the applicant has not signed certificate B of the application form and has not served notice upon all landowners.

In this instance, the highway authority own some of the land contained within the red line plan. The highway authority have been consulted twice in relation to this proposal and on both occasions, have replied.

This would indicate that they are aware of the proposals and therefore, would not be prejudiced by the applicants failure to serve notice under certificate B.

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## Human Rights

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

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## Conclusion

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

The battery is relatively small in scale and would be sited in a location that would minimise any adverse impact upon the character and appearance of the surrounding area.

The proposal would not result in any excessive noise and would leave sufficient parking provision available on site.

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

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## Recommendation

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Approve subject to the following conditions:

It is recommended that this application is Approved, subject to the following conditions:

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

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

2. The development hereby approved shall not be carried out except in complete accordance with the details 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 should 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 the 23rd of June 2025.

Reason: In the interests of visual amenity.

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## **Informatives**

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### **POSITIVE & PROACTIVE STATEMENT**

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

### **MONITORING OF DEVELOPMENT**

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

### **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.

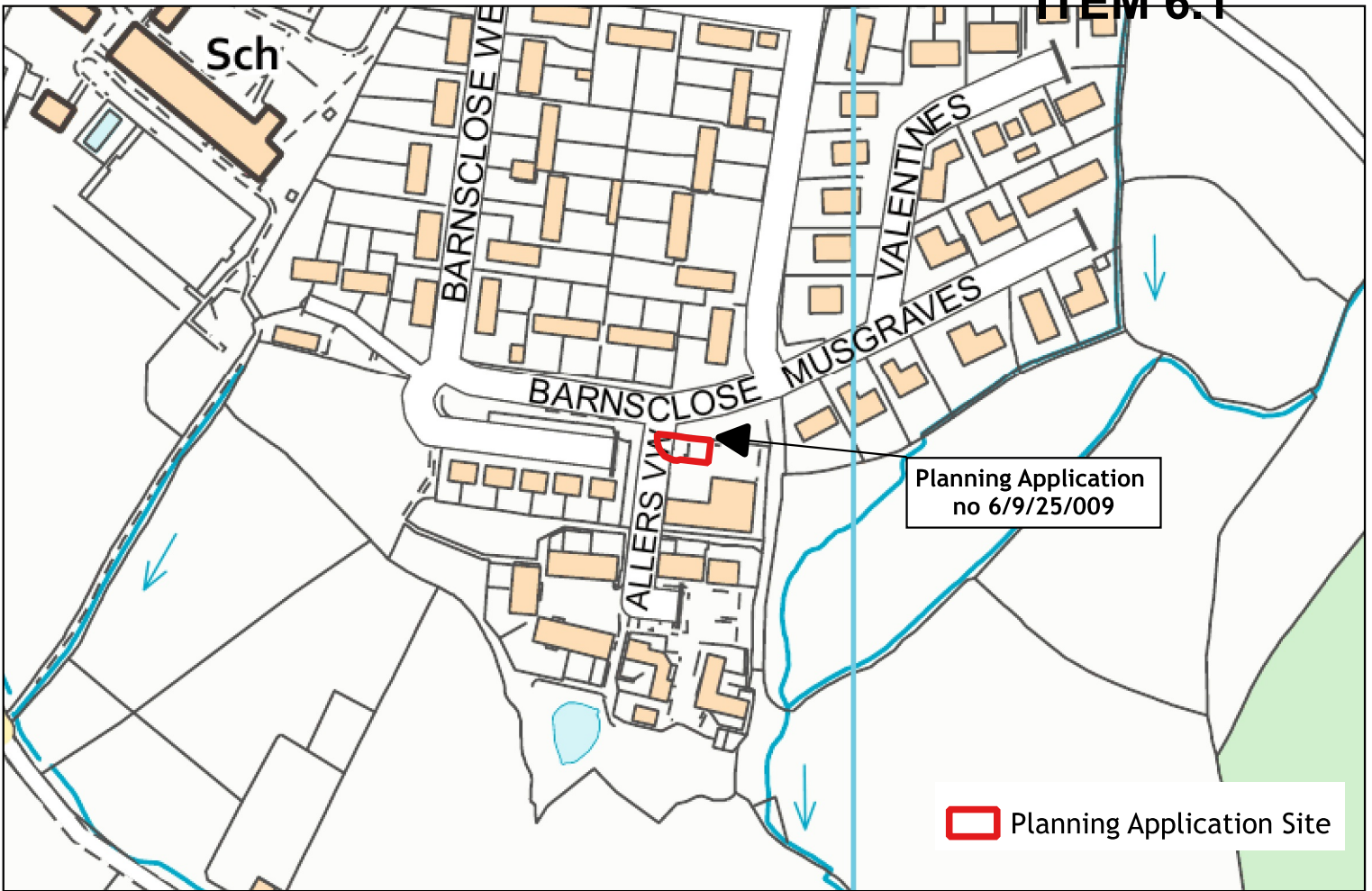
Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

BNG is not required for planning permissions which would involve works that would impact less than 5 linear metres of priority habitat or less than 25sqm of priority habitat.

## BATS AND BIRDS

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

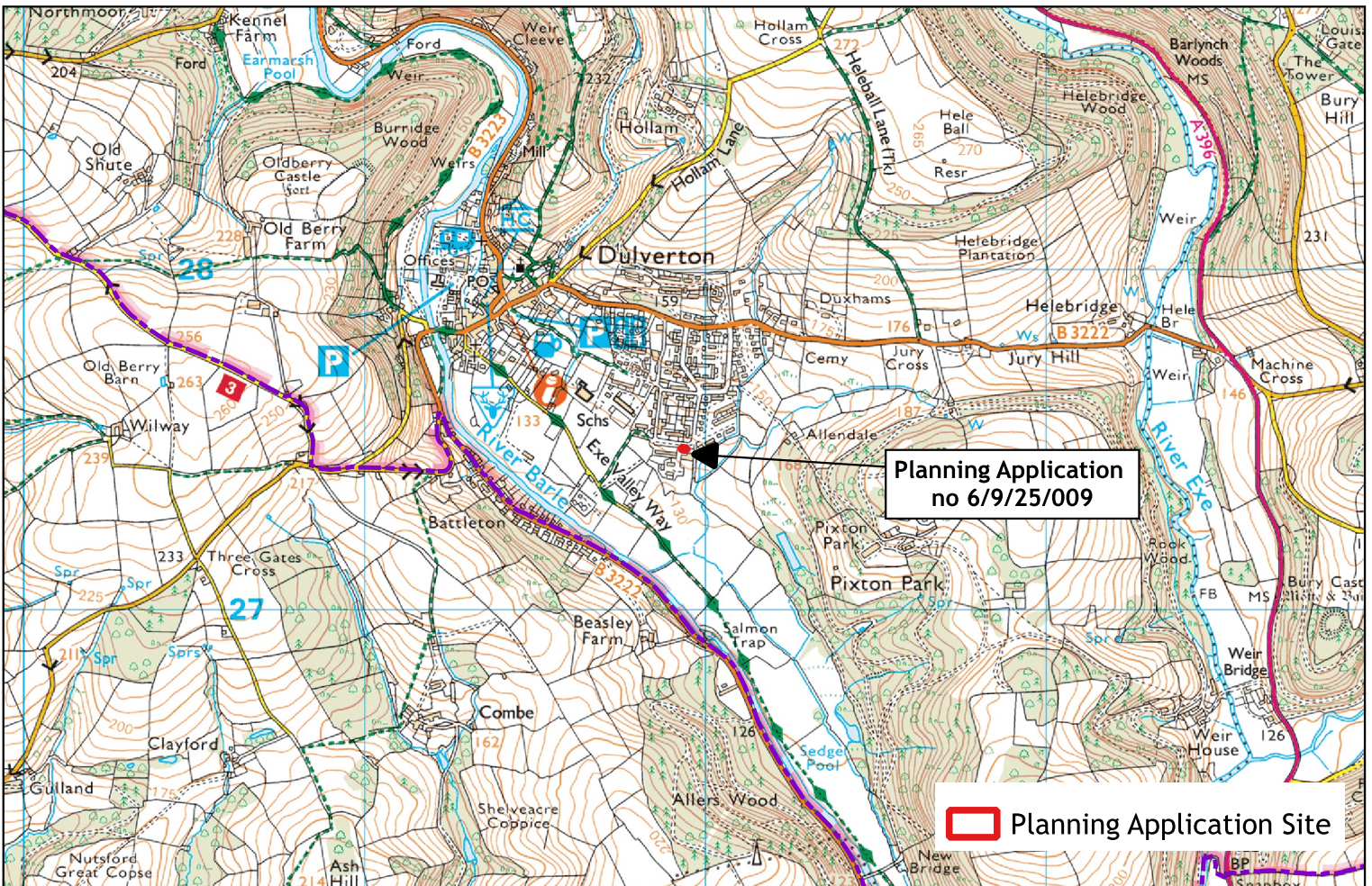
The applicant and their contractors are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during works it is required that works stop until the young have fledged and advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.



Site Map

Scale 1:2,500

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Overview Map

Scale 1:20,000

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### Committee Report

Application Number:	62/41/25/009LB
Registration Date:	19-Sep-2025
Target Determination Date:	12-Nov-2025
Extension of Time:	
Applicant	Mr. T Thurlow, Exmoor National Park Authority
Agent:	
Case Officer:	Joe White
Site Address:	Lime Kilns, The Esplanade, Lynmouth, Devon, EX35 6EQ
Proposal:	Application Under Regulation 3 of The Town & 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.
Recommendation:	Approve with conditions
Reason for bringing before Authority Committee:	The application is made by Exmoor National Park Authority and the Authority is the owner of the site.

### Relevant History

62/41/01/040LB Renewal of listed building consent 62/41/96/013LB for the relocation of existing Approved 07/05/2002

62/41/04/045LB Listed Building Consent for the conversion of existing storage area within Lime Approved 02/02/2005

62/41/04/046 Conversion of existing storage area within Lime Kilns to shop with related exter Approved 02/02/2005

62/41/13/002 Application under regulation three of Town & Country Planning General Regulation Approved 04/29/2013

62/41/13/003LB Application for Listed Building Consent for the proposed removal of existing whi Approved 04/29/2013

62/41/13/018 Application under regulation three of Town & Country Planning General Regulation Approved 06/05/2013

62/41/13/027 Proposed fascia (340mm x 2130mm). As per additional plan 09.07.13. Approved 08/06/2013

62/41/14/002 Application under regulation three of Town & Country Planning General Regulation Approved 02/11/2014

62/41/14/003LB Listed Building Consent for the proposed installation of a handrail to the top o Approved 02/26/2014

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62/41/16/040 Application under Regulation 3 of the Town and Country Planning  
General Regulation Approved 11/01/2016

62/41/22/024 Application under Regulation 3 of the Town & Country Planning General  
Regulation Approved with Conditions 07/08/2022

62/41/25/007 Application under Regulation 3 of the Town & Country Planning General  
Regulation Approved with Conditions 10/09/2025

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## Site Description & Proposal

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The lime kilns are located to the south side of the Esplanade in Lynmouth and adjacent to the Lynmouth Pavilion. The kilns are Listed Grade II and are thought to have been constructed approximately two hundred years ago in the early 19th century. The site lies in Lynmouth Conservation Area.

The list description reads as follows:

*“Whitewashed rubble, earth-covered roof. The kiln is in the form of a double bastion, connected at the lefthand end by a broad flight of steps with the Pavilion. There are two broad conjoined openings to the north with flat segmental voussoir heads over the deep hearths, which are partly filled by later masonry; a small square flue-hole leads out from one of these. There is a third hearth to the left, and fourth on the east return, now partly covered by steps, and a fifth to the right facing west. The top of the kilns forms part of a promenade, and is enclosed by the upper walls of the kiln with on-edge copings at approximately 0.4 – 0.9m, above earth level.”*

The kilns are constructed in a group and include five hearths. They are built using local random rubble stone and lime mortar.

Concrete steps are located to the east of the kilns, passing under the bridge structure and giving access to the coastal path.

Immediately to the west of the kilns is the cliff railway.

The structure has undergone a structural survey. The survey has highlighted a number of issues, including cracking and a failing timber lintel. There are numerous areas where cementitious materials have been used to repair the structure historically. These are to be removed and replaced with lime, and where there are areas of cracking, these would be stitched using stainless steel heli-bar ties. It is proposed to use a mineral silicate paint in place of lime wash. A timber lintel to the north elevation will be replaced like for like with new hardwood.

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## Consultee Representations

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**Lynnton & Lynmouth Town Council** – To support the application, provided the Ecological Report is adhered to by Planning Officer.

**Wildlife Officer** – No objection.

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Based on the proposal it is good to have received a Bat Roost Assessment, Orbis Ecology, dated 8th September 2025. The letter details the findings of a site visit to assess for evidence of bats and the potential to support roosting bats (carried out 19/08/25) The methods, presentation of results and recommendations within the reports are satisfactory.

No bats or evidence of bat use was found during the survey. Many of the cavities in the stonework were shallow and unsuitable for roosting bats. There were some cavities that do have potential to support roosting bats, in particular hibernating bats; it was concluded that there was moderate suitability to support hibernating bats and low suitability to support roosting bats. As there is a significant public health and safety risk due to the potential of falling masonry it was determined that to prevent a potential offence that the cavities to be filled will be inspected by a licenced bat ecologist prior to works. Any cavities that are safe to retain will not be filled. If any bats are found, then no further re-pointing shall take place with a licence from Natural England. Where possible, works should be avoided in January and February to avoid the coldest months of the winter hibernation period.

As enhancement, the applicant has suggested installing bat boxes on the adjacent building which is also owned by ENPA. These should be installed on the south or west elevation as far from any windows or potential disturbance as possible and at a height of 3m.

Please apply conditions to any permission granted 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 Roost Assessment (Orbis Ecology, September 2025).
- 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.

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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.

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## **Representations**

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At the time of preparing this report, no public representations had been received. Any representations that are received will be verbally updated to the Committee at the meeting.

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## **Policy Context**

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EXMOOR NATIONAL PARK LOCAL PLAN  
GP1 Achieving National Park Purposes and Sustainable Development  
CE-S4 Cultural Heritage and Historic Environment  
CE-D3 Conserving Heritage Assets  
CE-S6 Design and Sustainable Construction Principles

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

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

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## **Planning Considerations**

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When making a decision on listed building consent applications, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (sec. 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 applies). Preservation in this context means not harming the interest in the building, as opposed to keeping it unchanged.

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.

The application property has a Grade II listing. Whilst kilns have been on the site for longer, the current kilns are thought to be 18th Century or earlier, with one of the kilns present in an 1824 plan of Lynmouth suggesting that the kilns were extended after

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this. The kilns are constructed of thick rubble stone walls with five draw holes which would have originally linked to the open furnaces. The lime kilns near the harbour are evidence of a former major local industry. Limestone would have been transported in from South Wales by sailing ketches and taken to the kilns in horse drawn “butts.” The kilns were originally fired by charcoal and the resulting lime raked out when cool. Much of the lime was destined for agricultural use, to counteract the acidity of local soils, although some would have been used by the building trade for lime mortars, washes and putty. The kilns are thought to have been last used in 1910.

The significance and special interest of the lime kilns, as a designated heritage asset is drawn, in-part, from its 18th century origins and its connection to the area’s industrial past.

The condition of the kilns is poor and there are extensive inappropriate areas of cementitious mortars, which would be removed. The proposed works follow a structural survey and would address issues identified by that survey in the interests of preserving the building. The proposal would not remove or damage existing historic fabric within the building. Moreover, the proposal seeks to redress some damage caused to the structure, and it would not alter the historic plan or form of the building.

As such, subject to the consideration of any further comments that may be received during the consultation period, these works would preserve the historic character of the building and would not lead to harm to its historic or architectural interest.

### OTHER MATTERS

A Bat Roost Assessment, carried out by Orbis Ecology and dated 8th September 2025 was submitted in support of the application. No bats or evidence of bat use was found during the survey. Many of the cavities in the stonework were shallow and unsuitable for roosting bats. There were some cavities that do have potential to support roosting bats. It was concluded that there was moderate suitability to support hibernating bats and low suitability to support roosting bats. The Assessment report letter sets out Avoidance and Mitigation Measures, which can be secured through condition of consent.

Whilst the Ecologist has referred to enhancement measures, given the nature of the application being for Listed Building Consent only and related to preserving the building, it would not be reasonable or relevant to require these by condition. In any case, there is no reason to believe that the applicant would not install bat boxes on the adjacent non-listed building, which is owned by the applicant.

No external lighting is proposed and as such it would not be necessary to apply a condition seeking to agree external lighting.

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### Human Rights

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

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## **Conclusion**

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Subject to the consideration of any further comments that may be received during the consultation period, for the reasons outlined above, the proposed alterations, which would contribute to works to preserve the building, would have an acceptable impact on its historic character and architectural interest of the building thereby satisfying s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Moreover, the proposals are considered to comply with the relevant development plan policies in so far as they are material to this application.

## **Recommendation**

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To GRANT listed building consent subject to the following conditions:

1. The works hereby approved shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby approved shall not be carried out except in complete accordance with the location plan, site plan and drawing numbers P-060125-01 and DWG001 submitted with the application.

Reason: For the avoidance of doubt and to ensure the works accord with the approved details.

3. The works hereby approved shall not be carried out except in accordance with the Avoidance and Mitigation Measures as set out in the Bat Roost Assessment (Orbis Ecology, September 2025) letter submitted in support of the application.

Reason: In the interests of bat species and their potential habitat.

## **Informatives**

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### 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 (General 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.





**Committee Report**

Application Number:	6/9/25/018LB
Registration Date:	19-Sep-2025
Target Determination Date:	12-Nov-2025
Extension of Time:	
Applicant	Mr. T Thurlow, Exmoor National Park Authority
Agent:	
Case Officer:	Joe White
Site Address:	EXMOOR NATIONAL PARK AUTHORITY, EXMOOR HOUSE, DULVERTON, TA22 9HL
Proposal:	Application Under Regulation 3 of The Town & 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
Recommendation:	Approve subject to conditions
Reason for bringing before Authority Committee:	The application site is owned by Exmoor National Park Authority, and the Authority is the applicant.

**Relevant History**

6/9/02/124LB Listed Building Consent for internal alterations, as additional drawings dated 3 Approved 03/26/2003  
 6/9/02/125 Application under Regulation 3 of the Town & Country Planning General Regulation Withdrawn 01/20/2003  
 6/9/02/129 Application under Regulation 3 of the Town and Country Planning General Regulati Approved 12/03/2002  
 6/9/02/130LB Installation of 2. No rooflights, replacement of existing window to match origin Approved 02/03/2003  
 6/9/03/124 Application under Regulation 3 of The Town & Country Planning General Regulation Approved 11/19/2003  
 6/9/03/125LB Listed Building consent for the formation of a disabled access ramp with associa Approved 11/17/2003  
 6/9/06/110LB Listed Building Consent for internal arrangements including the provision of gla Approved 09/22/2006  
 6/9/07/108LB Listed Building Consent for the installation of an air conditioning unit and rel Approved 09/11/2007

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6/9/08/103 Application under Regulation 3 of The Town & Country Planning General Regulation Approved 04/21/2008

6/9/08/104LB Listed Building Consent for the removal of existing air conditioning system in s Approved 04/04/2008

6/9/09/116 Application under Regulation 3 of the Town and Country Planning General Regulation Approved 10/06/2009

6/9/09/117LB Listed Building Consent application for the proposed replacement of metal balust Approved 11/25/2009

6/9/09/120LB Listed Building Consent for the replacement of internal disabled lift. Approved 12/15/2009

6/9/09/121 Erection of 2 low voltage poles either side of the River Barle. Approved 11/23/2009

6/9/11/136 Application under Regulation 3 of the Town & Country Planning General Regulation Approved 05/02/2012

6/9/11/137LB Listed Building Consent for application under Regulation 3 of the Town & Country Approved 05/02/2012

6/9/13/121 Proposed construction of five new all weather pitches in lieu of grass together Approved 11/08/2013

6/9/14/113 Application under Regulation 3 of the Town and Country Planning General Regulation Approved 07/02/2014

6/9/14/114LB Listed Building Consent for application under Regulation 3 of the Town and Count Approved 07/23/2014

6/9/15/118LB Listed Building Consent for Application for the proposed installation of seconda Approved 02/05/2016

6/9/17/117LB Listed building consent for proposed replacement of existing box guttering to th Approved 11/07/2017

6/9/19/124LB Application Under Regulation 3 of The Town & Country Planning General Regulation Approved with Conditions 12/06/2019

6/9/20/104LB Remove one window pane and replace with an 'Extractor fan' Approved with Conditions 05/20/2020

6/9/20/117 Application under Regulation 3 of the Town & Country Planning General Regulation Approved with Conditions 01/12/2021

6/9/20/118LB Application under Regulation 3 of the Town & Country Planning General Regulation Withdrawn 11/27/2020

6/9/21/111LB Application Under Regulation 3 of The Town & Country Planning General Regulation Approved with Conditions 07/06/2021

6/9/21/126LB Application Under Regulation 3 of The Town & Country Planning General Regulation Approved with Conditions 10/05/2021

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

6/9/24/017DC Discharge of Condition 3 (materials) of approved application

6/9/24/006LB Approved 11/07/2024

6/9/24/020LB Application Under Regulation 3 of The Town & Country Planning General Regulation Approved with Conditions 02/05/2025

6/9/25/002 Application Under Regulation 3 of The Town & Country Planning General Regulation Approved with Conditions 05/07/2025

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6/9/96/121 Proposed conversion of existing garage to disabled persons toilet facilities and Approved 09/03/1996

6/9/96/123LB Proposed installation of disabled person wheelchair lift and step lift. Alterat Approved 10/29/1996

6/9/98/105LB Proposed to insert panels of glass into two external doors, Exmoor House, Dul Approved 04/15/1998

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## Site Description & Proposal

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Exmoor House is a Grade II listed building and was built as the Dulverton Union Workhouse in 1855. It is now the headquarters of the Exmoor National Park Authority. The property is located next to the River Barle, within a flood risk area. It lies to the east of Dulverton within the Conservation Area. The building has a formal façade with the front central section jutting forward slightly of the bays at either side. This central bay comprises the main entrance into the building. To the rear (north) is a long two-storey wing with less formal architectural treatment but using the same stone. The Committee room occupies the first floor of this rear wing.

The T-shaped plan was originally divided down the middle, with men accommodated in the west half and women in the east. At first floor level, the physical division between the east and west halves was largely lost in the 1960s when the building was occupied by Dulverton Rural District Council, but it is still reflected in the current layout of the stairs, which allow ascent on the left or right, and two doors giving access to the Committee room.

The listed building application follows a previous listed building consent, reference 6/9/24/020LB, granted in February 2025. This fresh application seeks to amend that previous consent through the variation of the approved plans condition, which was condition 2 of the consent. Whereas the previous consent permits the removal of two non-historic walls from the former storage/print room to allow a new meeting space, this amended scheme would retain one of the walls, which would have a new door inserted to provide a new meeting space but retain a separate area of file storage.

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## Consultee Representations

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**Dulverton Town Council** – Support

**Wildlife Officer** – No concerns from an ecological perspective.

No other comments received

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## Representations

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No comments received

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**Policy Context**

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EXMOOR NATIONAL PARK LOCAL PLAN  
GP1 Achieving National Park Purposes and Sustainable Development  
CE-S4 Cultural Heritage and Historic Environment  
CE-D3 Conserving Heritage Assets  
CE-S6 Design and Sustainable Construction Principles

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

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

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**Planning Considerations**

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The application property has a Grade II listing. When making a decision on listed building consent applications, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (sec. 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 applies). Preservation in this context means not harming the interest in the building, as opposed to keeping it unchanged.

The proposed internal changes would remove one relatively recent wall partition within the building, rather than two as previously approved. However, a new door would be installed within an existing archway within the wall partition.

There would be no damage or loss of historic fabric within the building, and the works would not be as extensive as those works already consented in that they would retain an existing partition wall. In any case, the removal of the wall and the insertion of a new door would not cause any level of harm to the existing historic plan of the building and the proposal would not harm the special architectural interest of the listed building.

The works would preserve the historic character of the building and would not lead to harm to its historic or architectural interest.

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**Human Rights**

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

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**Conclusion**

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The proposed alterations, which would support the continued use of the building, would have an acceptable impact on the historic character and architectural interest of the building thereby satisfying s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Moreover, the proposals are considered to comply with the relevant development plan policies in so far as they are material to this application.

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## Recommendation

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To GRANT listed building consent subject to the following conditions:

1. The works hereby approved shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby approved shall not be carried out except in complete accordance with drawings and plans labelled File No. 1, File No. 2, File No. 3, and File No. 5 by the Local Planning Authority and date stamped 19 Sep 2025.

Reason: For the avoidance of doubt and to ensure the works accord with the approved details.

3. The new door hereby approved shall comprise a timber door with two vertical glass panel inserts in accordance with the details submitted with the application.

Reason: In the interests of the character and architectural interest of the building.

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## Informatives

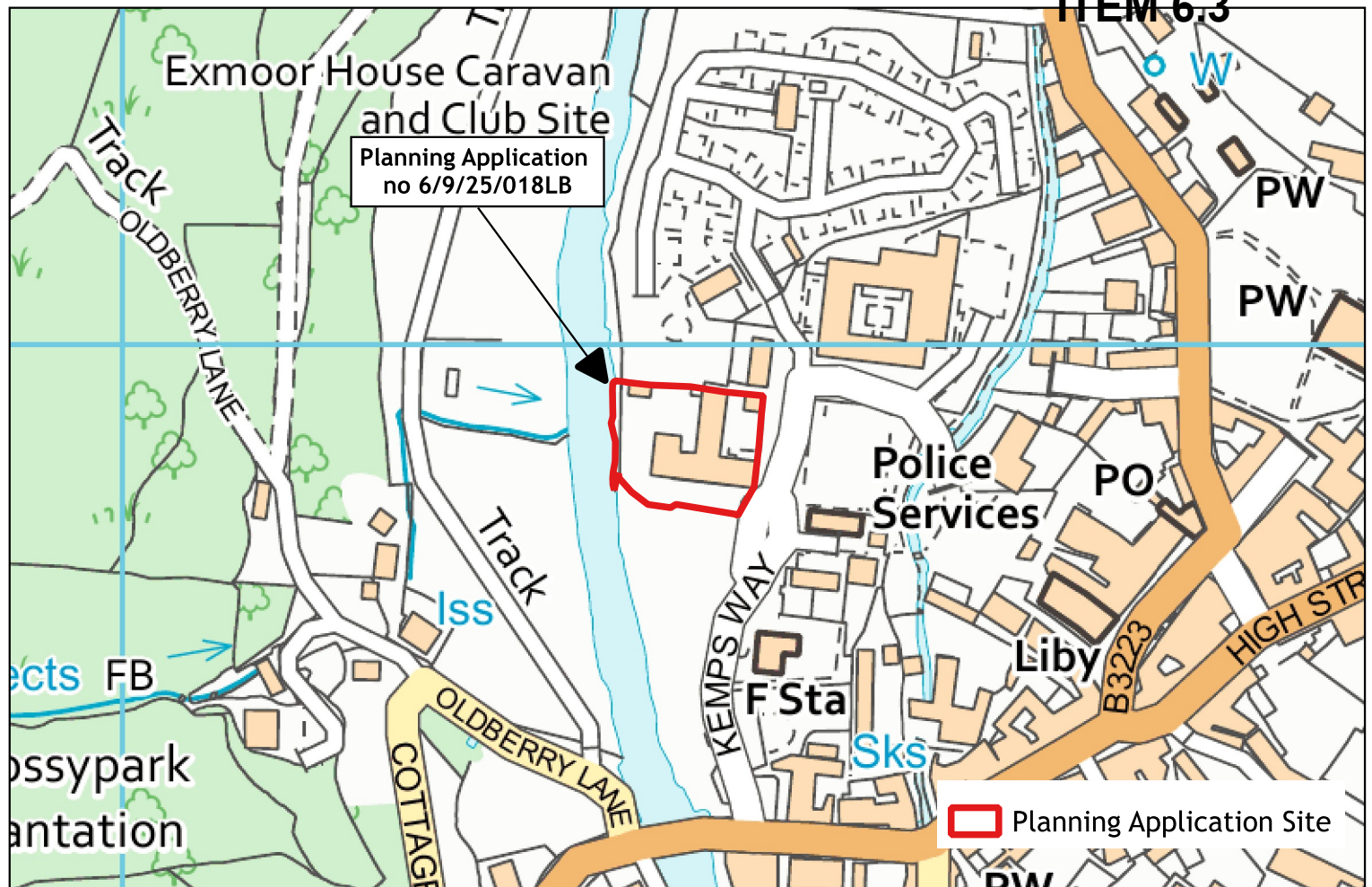
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### Positive and Proactive Statement

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 (General Management Procedure) (England) Order 2015, in determining this application, Exmoor National Park Authority has endeavoured to work positively and proactively with the agent/applicant, in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed to achieve a positive outcome.

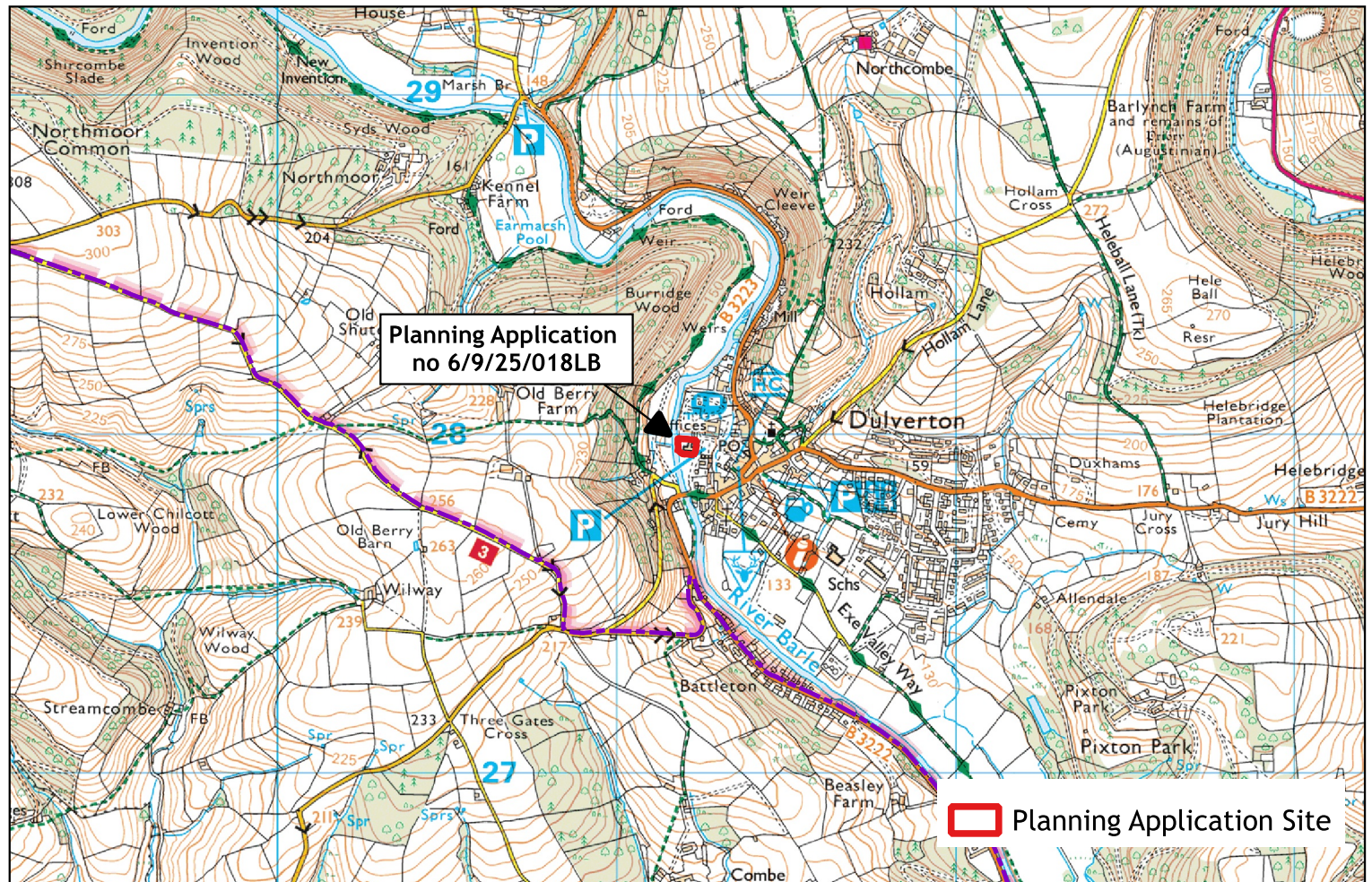
Exmoor House Caravan and Club Site

Planning Application no 6/9/25/018LB



Site Map  
Scale 1:2,500

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Overview Map  
Scale 1:20,000

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### Application decisions delegated to the Chief Executive

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
6/8/25/005	Mr P Huntley - Lawful development certificate for the proposed installation of solar PV panels to be placed on existing building roof. (CLOPUD ) - Cutcombe Market, Wheddon Cross, Minehead, Somerset, TA24 7DT	25-Sep-2025 Approved
6/43/25/007	Mr & Mrs G Van Den Berg - Proposed new purpose-built timber stables to be built on the western boundary of the site opposite the existing barn and with an associated sand arena, with existing MOT garage to be demolished for hardstanding parking area. Refurbishment of the existing barn for ancillary use to the equestrian facility. (Full ) - MOT garage and Barn situated to the north of Grove Bank, Wootton Courtenay, Minehead, TA24 8RH	25-Sep-2025 Approved with Conditions
GDO 25/10	Mr Chris Lerwill - Prior notification for proposed extension (36.57m x 24.38m) to agricultural building to store hay and straw from weather. (Prior Notification - Agricultural/Forestry (GDO) ) - Verwill Lands, Lane To Holdstone Farm, Combe Martin, EX34 OPE	01-Oct-2025 Prior Approval Required
62/11/25/007	Mr J Hayball - Proposed demolition of a lean to and conservatory on the west elevation to be replaced with a new ground floor extension and a first floor extension including a replacement roof finish over the 1970s extension, localised landscaping works and new steps down to the drive. (Householder ) - WILLSHAM COTTAGE, COUNTISBURY, LYNTON, EX35 6NF	01-Oct-2025 Approved with Conditions
62/43/25/007	Ms E Jarvis & Mr T Scorer - Proposed erection of a car port/garage, a wood store and a machinery/tool shed together with landscaping works and retention of works comprising reinforcement of retaining wall. Part retrospective. (Full ) - HEDDONS GATE HOTEL, MARTINHOE, PARRACOMBE, BARNSTAPLE, EX31 4PZ	02-Oct-2025 Approved with Conditions
6/27/25/008	Mr C Mikulla - Proposed formation of 8no. hard surfaced car parking bays (retrospective). (Full ) - PORLOCK CARAVAN PARK, HIGHBANK, PORLOCK, MINEHEAD, TA24 8ND	06-Oct-2025 Approved with Conditions

### Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
WTPO 25/02	Mr D Richardson - Works to trees subject to a Tree Preservation Order: crown reduction of 3.5metres to 1no. Sweet Chestnut tree (T1) and removal of overhanging branches to 2no. Sweet Chestnut trees (T2 & T3). (WTPO) - 10, HOLLAM DRIVE, DULVERTON, TA22 9EL	07-Oct-2025 Approved
6/10/25/016LB	Mrs K Lee - Listed building consent for the proposed replacement of rear and side roofs to include replace lead flashing, chimney pots, haunching and repointing the chimneys together with replacing all guttering. (Listed Building Consent) - 1, CASTLE HILL, DUNSTER, MINEHEAD, TA24 6SQ	08-Oct-2025 Approved with Conditions
6/10/25/014LB	Mr Tim Chanter - Listed building consent for the proposed works to render on front elevation and redecoration to front and rear elevations. (Listed Building Consent) - 16, WEST STREET, DUNSTER, MINEHEAD, TA24 6SN	09-Oct-2025 Approved with Conditions
6/9/25/013LB	Mr & Mrs M Smith - Listed building consent for the proposed reinstatement of front garden. (Listed Building Consent) - The Boot, 6 Bridge Street, Dulverton, Somerset, TA22 9HJ	10-Oct-2025 Approved with Conditions
6/9/25/012	Mr & Mrs M Smith - Proposed reinstatement of front garden. (Householder) - The Boot, 6 Bridge Street, Dulverton, Somerset, TA22 9HJ	10-Oct-2025 Approved with Conditions
GDO 25/12	Mr J Toogood - Prior notification for proposed mixed use agricultural building for housing of livestock and storage of agricultural machinery, implements and fodder (36m x 25m). (Prior Notification - Agricultural/Forestry (GDO)) - Greenlands, Exford, Minehead, Somerset, TA24 7NU	15-Oct-2025 Prior Approval Required
62/41/25/010	Mr. W Ladbury, Lynton Camping & Caravaning Club Site - Non-material amendment – full – of approved application 62/41/25/001 to allow revision to spin the water tank around by 90 degrees. (NMA - Full) - Six Acre Caravan Park, The Caravan and Camping Club of GB, Road from Dean Cross to Six Acre Cross, Lynton, Devon, EX35 6JS	15-Oct-2025 Approved