



# EXMOOR

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## NATIONAL PARK

EXMOOR NATIONAL PARK AUTHORITY  
EXMOOR HOUSE, DULVERTON  
SOMERSET TA22 9HL  
TEL: (01398) 323665  
FAX: (01398) 323150  
E-mail: [info@exmoor-nationalpark.gov.uk](mailto:info@exmoor-nationalpark.gov.uk)  
[www.exmoor-nationalpark.gov.uk](http://www.exmoor-nationalpark.gov.uk)

26<sup>th</sup> March 2026

### EXMOOR NATIONAL PARK AUTHORITY PLANNING COMMITTEE

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

A meeting of the Planning Committee will be held in the **Committee Room, Exmoor House, Dulverton** on **Tuesday, 7<sup>th</sup> April 2026 at 1.30pm.**

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

There is Public Speaking at this meeting, when the Chairperson will allow members of the public two minutes each to ask questions, make statements, or present a petition relating to any item on the Agenda. Anyone wishing to ask questions should notify the 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 3<sup>rd</sup> February 2026 (Item 3)
- (2) To consider any Matters Arising from those Minutes.

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

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

### 6. Appeal Decisions

#### 6.1 To note the decision of the Secretary of State to dismiss the appeal against the refusal of planning permission at Triscombe Farm, Wheddon Cross, Minehead, Somerset, TA24 7HA Ref: 6/15/25/001

### 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	6/3/25/009	Update report – Proposed demolition of ruinous structure and erection of agricultural building and associated works (amended description) - at Land South of Hownel Lane, Brompton Regis, Dulverton, TA22 0LQ	1 - 22
7.2	6/26/25/003	Proposed conversion of existing church into a single affordable residential unit (amended description) - at Roadwater Methodist Church, Roadwater, Watchet, TA23 0QY	23 - 45
7.3	EXM/26/071/DOC	Discharge of Condition 3 (Odour Risk Assessment) of approved application 62/41/25/007 - at Exmoor National Park Information Centre, The Pavillion, The Esplanade, Lynmouth, EX35 6EQ	46 - 50



## ITEM 3

### EXMOOR NATIONAL PARK AUTHORITY PLANNING COMMITTEE

**MINUTES** of the Meeting of the Planning Committee of Exmoor National Park Authority held on Tuesday, 3 February 2026 at 1.30pm in the Committee Room, Exmoor House, Dulverton.

#### PRESENT

Mr S J Pugsley (Chairperson)

Mr M Kelly (Deputy Chairperson)

Mr A Bray

Mr D Elson

Mr J Holtom

Mr R Hopley

Mr B Geen

Mrs F Nicholson

Miss L Williams (Deputising -

Miss E Stacey)

Apologies for absence were received from Mr T Butt Phillip, Mr J Patrinos, Mrs F Smith, Miss E Stacey

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

#### 67. MINUTES:

i. **Confirmation:** The **Minutes** of the Committee's meeting held on 6<sup>th</sup> January 2026 were agreed and signed as a correct record.

ii. **Matters arising:**

Application No: 6/42/25/002 – West Hollocombe, deferred decision Dec 2025, ongoing discussions of site plans.

Application No: 6/3/25/009 – Hownel Lane, deferred decision Dec 2025, progression of application underway, expected to come back to Committee for final decision.

#### 68. BUSINESS OF URGENCY: There were none.

#### 69. PUBLIC SPEAKING: There was none.

#### 70. APPEAL DECISIONS: The Committee noted the **decisions** of the Secretary of State for the following appeals:

6.1 – Appeal allowed and planning permission granted. REF:62/50/25/001. Valley View, Parracombe, Barnstaple, EX31 4RJ.

#### DEVELOPMENT MANAGEMENT

#### 71. Application No: 6/9/25/017

**Location: Allandale, Pixton Park, Dulverton, TA22 9HW. Proposed conversion of existing double garage and storage areas into 1no 1 bedroom ancillary accommodation with single garage.**

3 February 2026

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

**The Committee's Consideration**

An update report had been received following the application and report to the Committee on 2 December 2025, where the application had been deferred.

Officers outlined changes to the site plans and recommendations, which Members agreed to approve subject to conditions.

**RESOLVED:** To approve Planning Permission subject to the conditions set out in the updated report February 2026.

**72. APPLICATION DECISIONS DELEGATED TO THE CHIEF EXECUTIVE**

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

- 73. SITE VISITS:** If there were any site visits to arrange, these would take place on the morning of Friday 27<sup>th</sup> February 2026.

The meeting closed at 1.47 pm

(Chairperson)



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## Appeal Decision

Site visit made on 17 February 2026

by **O Marigold BSc DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 23 February 2026

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### Appeal Ref: 6002219

#### Triscombe Farm, Wheddon Cross, Minehead, Somerset TA24 7HA

- 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 Ruth Brinkley against the decision of Exmoor National Park Authority.
  - The application Ref is 6/15/25/001.
  - The application sought planning permission for a proposed extension without complying with a condition attached to planning permission Ref 6/15/18/107, dated 21 December 2018.
  - The condition in dispute is No 3 which states that: *The development hereby approved shall not be used or occupied other than by those persons occupying the holiday accommodation at Triscombe Farm, and/or by occupiers of the farmhouse, known as Triscombe Farm.*
  - The reason given for the condition is: *To control the volume of traffic attracted to the site in the interests of highway safety in accord with Policy AC-D2 of the Exmoor National Park Local Plan 2011 – 2031.*
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### Decision

1. The appeal is dismissed.

### Background and Main Issue

2. The site consists of a farm, farmhouse and holiday complex, including ten holiday cottages, some formed from converted buildings. In 2018, planning permission was granted for an extension to the main farmhouse to provide an events room as part of the holiday accommodation. The extension has subsequently been built.
3. The site is accessed from the A396 via a steep entrance and a long narrow lane. In granting permission, a condition was imposed restricting use of the extension to only those occupying the holiday accommodation or the farmhouse. This was to limit the volume of traffic using the entrance and lane. The appellant seeks to widen the allowable use of the room to include its occupation by non-residents, such as for local groups, or for organised events like fitness or art classes. The main issue is therefore whether condition 3 is reasonably necessary in the interests of highway safety.

### Reasons

4. The entrance off the A396 consists of a hard surfaced apron. In previous years, to improve the visibility of drivers leaving the site, hedgerow has been removed and replaced by open stock fencing. At one time the access was deemed sufficiently safe for the County Council school bus to drop off children at the entrance. More recently, a 'Triscombe Farm' nameboard has been relocated to avoid impeding the visibility of drivers exiting the lane.

5. The appellant's visibility sketch plan shows that, at the site entrance, a sight stopping distance of more than 170 metres is available to the south, with 85 metres to the north-east, taken 2.4 metres back from the carriageway edge. However, although accompanied by a large-scale Ordnance Survey map, the visibility plan is not drawn to a recognised scale and does not appear to correctly show the curvature of the A396.
6. My winter morning visit represents a snapshot in time. Nonetheless, I saw that when leaving the access, the visibility attainable to or from vehicles travelling southbound towards the access is restricted by a sharp curve in the road, and roadside embankments and vegetation. Based on the Ordnance Survey map, the line of visibility north-east from the access crosses land and greenery on the opposite side of the A396 where it bends, and so visibility may be further hindered by vegetation growth in warmer months.
7. Even if the suggested sight distances are available all year-round, I have little substantive evidence of the average speeds of vehicles on the A396 here, and therefore whether these distances are sufficient. Accordingly, I cannot be sure that drivers leaving the site would have enough visibility of oncoming traffic, in time to avoid a collision. Consequently, on the evidence before me, an increase in the use of the entrance would potentially risk the safety of road users.
8. The evidence before me is that many holidaymakers now prefer shorter breaks and experiences, rather than weekly stays, resulting in reduced occupancy rates compared to pre-Covid years. To fill gaps, it is suggested that non-resident events using the room would be restricted to quieter periods, such as mid-weeks and outside of school holidays. Event bookings for non-residents would not be advertised until the preceding month, and accommodation guests would be offered places at events at reduced prices. The size of the room is modest, and the limited amount of space available for parking would provide a degree of self-regulation.
9. Even so, for commercial reasons, the business would no doubt seek to maximise its occupancy of both the accommodation and of the room. Levels of holiday occupancy may fluctuate, especially over the long term. Without condition 3, it would be possible, for example, for booked events including for non-residents to coincide with the holiday accommodation being busy, such as with last-minute bookings. Limitations on parking space would not necessarily prevent additional traffic from being generated, for example by local event attendees being dropped-off and picked-up later.
10. There are a few passing places along the narrow, single-track lane, and two cars can pass at the entrance. Most traffic to an event would be flowing in the same direction along the lane. That said, any vehicles travelling in the opposite direction, could result in queuing or reversing manoeuvres being needed, including towards or even within the A396 carriageway. This therefore adds to my concerns regarding the access and road safety.
11. Other rural tourist businesses may well have poor accesses and greater levels of traffic. However, I have considered the proposal and the circumstances before me. As such, on the information available, the removal of condition 3 could well result in a material increase in traffic using the access and lane, thus risking the safety of road users.

12. For the reasons given above, condition 3 is reasonably necessary in the interests of highway safety. Accordingly, its removal would conflict with policy AC-D2 of the Exmoor National Park Local Plan, adopted July 2017. This makes clear that development which would prejudice road safety interests should not be permitted.
13. The proposal would help boost the rural economy and employment. It seeks to further diversify the business, in a difficult market where there is far more competition. Nevertheless, as a matter of planning judgement, these benefits do not overcome my concerns regarding the safety of highway users.

**Conclusion**

14. For the reasons given, the proposed removal of condition 3 would conflict with the Development Plan, read as a whole. Material considerations do not indicate a decision other than in accordance with the Development Plan. I therefore conclude that the appeal should be dismissed.

*O Marigold*

INSPECTOR



EXMOOR NATIONAL PARK AUTHORITY  
7 April 2026

**Application 6/3/25/009 – Proposed demolition of ruinous structure and erection of agricultural building and associated works (amended description).**

**Land south of Hownel Lane, Brompton Regis, Dulverton, TA22 9LQ**

### **1.0 Introduction**

1.1 This update report relates to the above-referenced planning application, which was previously reported to the Authority's Committee on 6 January 2026. The original Committee Report is appended for Members' information. At that meeting, Members resolved to defer the application to allow the applicant the opportunity to amend the description of development and submit revised plans, as requested by the applicant during the meeting. It was agreed that the application would be brought back to the next available Committee following receipt of those amendments. The description of development has since been amended, and revised plans have been received. The Authority has undertaken a further round of consultation on the amended details, and the application is now being reported back to Members accordingly.

### **2.0 Updated Comments:**

2.1 Since going out to re-consultation following the January the following comments have been received:

2.2 ENPA Woodlands Officer – No objection:

*I have considered the submitted amended information, and my comments remain the same as those previously submitted.*

2.3 South West Water – No objection:

*With reference to the planning application at the above address, the applicant/agent is advised to contact South West Water if they are unable to comply with our requirements as detailed below. Surface Water Services The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable): 1. Water re-use (smart water butts, rainwater harvesting, grey flushing toilets) 2.*

*Discharge into the ground (infiltration); or where not reasonably practicable, 3. Discharge to a surface waterbody; or where not reasonably practicable, 4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable, 5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation) Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge into the ground (infiltration) is acceptable and meets with the Run-off Destination Hierarchy. I trust this provides confirmation of our requirements, however should you have any questions or queries, please contact the Planning Team on 01392 442836 or via email: DeveloperServicesPlanning@southwestwater.co.uk.*

### **3.0 Additional observations**

- 3.1 Since the meeting held on 6th January, the applicant has subsequently amended the description of development and submitted revised plans which now present the proposal as an agricultural building, with the previously stated element of private storage removed. Officers note that this amendment was made at the applicant's request following the Committee meeting.
- 3.2 This update report focuses solely on the amendments made since the Committee meeting of 6 January 2026, namely the revised description of development and the amended plans and considers how these changes materially affect the previous assessment and recommendation. All other planning considerations are set out in the original Officer Report, which remains applicable in all other respects.
- 3.3 Officers have carefully reviewed the amended plans and supporting information, including the further clarification provided in respect of the intended use of the building for beekeeping and the storage of associated equipment, together with the storage and use of vintage tractors. Whilst officers acknowledge that certain elements of the proposal may fall within the definition of agriculture, they are not persuaded that the information submitted demonstrates an overriding functional need for a new building in this isolated location, as explicitly required by Policy SE-S4.
- 3.4 The applicant has also submitted amended drawings which reduce the overall dimensions and mass of the building. Whilst these changes are noted, officers consider that the reduction in scale and massing is relatively modest and does not materially alter its appearance in landscape terms. Officers remain of the view that the proposal would introduce an isolated building into an open countryside landscape

whose characteristic pattern of development is one of clustered farmsteads, villages and hamlets, reflecting their organic and functional evolution. Whilst such groups of buildings are individually set within the wider landscape, they are not typically dispersed as isolated standalone structures and are instead separated by larger areas of undeveloped land. The proposed siting of a new building in this location would therefore in officers view, be at odds with this prevailing pattern and would give rise to some degree of harm to landscape character.

- 3.5 In terms of design, officers acknowledge that the form, scale and use of materials of the proposed building are not uncommon in modern agricultural development. In this regard, paragraph 4.167 of the supporting text to Policy CE-S6 confirms that the design detailing of agricultural buildings are to be assessed under Policy SE-S4, and paragraph 7.62 of the supporting text to that policy encourages the use of appropriate materials, including timber cladding and dark grey (anthracite) fibre cement roofing, to minimise visual impact. The proposed materials and relatively modest scale are therefore noted and are broadly acceptable in isolation. Nevertheless, the siting of the building in this location in officers view would interrupt the established landscape pattern and would fail to conserve the character of open countryside in the National Park.
- 3.6 In respect of wider criteria under Policy SE-S4, officers are not convinced that the circumstances outlined amount to the exceptional justification required for a new isolated building. Whilst officers are sympathetic to the applicant's position, the proposal would, in effect, replace access to buildings formerly associated with the holding which have since been subdivided away. The policy is again explicit that new isolated buildings will not be permitted in such circumstances, irrespective of how that subdivision arose.
- 3.7 Officers also note the wider benefits cited in respect of land management and beekeeping. Whilst these are acknowledged and afforded weight, in officers' view this weight is limited in the overall planning balance and does not outweigh the identified conflict with development plan policy. In undertaking that balance, it is prudent to note that officers must have regard to paragraph 189 of the National Planning Policy Framework, which requires that great weight be given to the conservation and enhancement of landscape and scenic beauty within National Parks, even where such harm may be limited.
- 3.8 Accordingly, having regard to the amended details, officers remain of the view that the proposal would result in harm to the character and appearance of the landscape which, when afforded great weight, is not outweighed by the limited benefits identified. The proposal therefore

remains in conflict with Policies SE-S4, CE-S1 and CE-D1 as well as paragraph 189 of the National Planning Policy Framework.

3.9 Overall, officers conclude that, notwithstanding the amendments made to the scheme, the proposal remains unacceptable when assessed against the development plan and when judged on a planning balance. The recommendation for refusal in this case therefore remains unchanged.

## **4.0 Recommendation**

The Officer recommendation remains that planning permission should be refused for the following reason(s):

1. The proposal fails to demonstrate an overriding functional agricultural need for a new isolated building or exceptional circumstances to justify its siting away from existing agricultural buildings and would in effect replace buildings which have been subdivided away from the former farm holding, contrary to Policy SE S4 of the Exmoor National Park Local Plan 2011–2031.

The proposal would introduce a new isolated building in the open countryside, resulting in adverse impacts on the character, appearance and natural beauty of the landscape of Exmoor National Park. In accordance with development plan policy, only limited weight can be afforded to the identified need for the building, as neither a clearly evidenced overriding functional requirement nor other sufficient public benefits have been demonstrated. By contrast, national policy requires that great weight be given to landscape harm within a National Park, even where that harm is limited. In the planning balance, the identified landscape harm is not outweighed by the benefits of the development.

The proposal is therefore contrary to Policies GP1, GP4, SE-S4, CE S1, CE-D1 & CE-S6 of the Exmoor National Park Local Plan 2011–2031 and paragraph 189 of the National Planning Policy Framework, which requires great weight to be given to conserving and enhancing landscape and scenic beauty in National Parks.



**Committee Report**

Application Number:	6/3/25/009
Registration Date:	02-Oct-2025
Target Determination Date:	24-Nov-2025
Extension of Time:	TBC
Applicant	Mr P Veale
Agent:	Miss. M Hunter, Acorn Rural Property Consultatnts
Case Officer:	Joseph Rose
Site Address:	Land south of Hownel Lane, Brompton Regis, Dulverton, TA22 9LQ
Proposal:	Proposed demolition of ruinous structure and erection of building for mixed use agriculture and private storage.
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 Brompton Regis Parish Council who support the application.

**Relevant History**

None.

**Site Description & Proposal**

The application site is located within the open countryside of Exmoor National Park, approximately 1 mile west of the village of Brompton Regis and around 2.5 miles south-west of Dulverton, but within the parish of Brompton Regis. The site forms part of a parcel of land extending to approximately 0.3 hectares and contains a ruinous structure comprising a masonry block gable end wall and a masonry block rear wall. Vehicular access to the site is taken directly from the adjacent public highway, known as Hownel Lane.

The application seeks planning permission for the demolition of the existing ruinous structure and the erection of a building for mixed agricultural use and private storage.

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**Consultee Representations**

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**ENPA Ecology – No Objection:**

Based on the proposal it is good to have received an ecology report: Ecological Impact Assessment (including a Biodiversity Net Gain assessment), Acorn, dated 29 September 2025. The EclA report details the findings of a desk study and field survey (carried out 14/07/2025) including a UKHab/BNG survey. The methods, presentation of results and recommendations within the reports are satisfactory.

The UKHab survey confirmed the habitats present are: modified grassland and ruderals along with the presence of a bare ground access track and ruinous structure. These were identified as being in poor condition. The proposal involves the loss of the modified grassland and ruderals and the creation of an area of mixed scrub to achieve over 10% Biodiversity Net Gain. The plans for habitat creation have not been described here but the proposal seems achievable and this will be confirmed when the Habitat Management and Monitoring Plan is submitted for discharge of condition.

The site was assessed as having negligible suitability for bats, dormice, barn owls and great crested newts. No evidence of nesting birds was found and there was no suitable habitat or evidence of badgers. The pile of cut vegetation was suitable for common reptiles and sheltering hedgehogs. To reduce risk of harm to these species the vegetation removal and clearance of ruderal vegetation should be carried out as specified in the ecology report.

The ecology report recommended the installation of at least 1 bat box or tube and at least 1 bird box or cup on the proposed building or a suitable tree onsite. In line with Local Plan Policy CE-S3 and Appendix 1 of the Exmoor Biodiversity Net Gain Technical Guidance Note we would expect to see more enhancements provided for biodiversity. Unless the applicant would like to choose an enhancement feature from Appendix 1, I would suggest installing at least 2 bat boxes and 2 bird boxes in suitable locations. This should be secured by condition.

There is no external lighting proposed, and this should be secured by condition. Given the size of the site and the scale of the BNG works it is probable that the applicant will be able to achieve 10% BNG onsite.

Requirement	Submitted documents	Further information requirements
Has the applicant provided a statement as to whether they believe planning permission would be subject to the biodiversity gain condition?	Yes, BNG will apply	None
Has the pre-development biodiversity value of the site been established?	Yes 0.0396 habitat units (no hedgerow) (no watercourse)	None
What metric has been used?	Statutory Biodiversity Metric	None
Who did the assessment (competent person test)?	Henry Buckpitt, ecologist working for Acorn Rural Property Consultants and is an associate member of CIEEM	None
Has the post-development biodiversity value of the site been established?	Yes 0.0446 habitat units (+12.61%)	None
When was the baseline established?	UK Habitat Classification survey (14 July 2025)	None
Has degradation occurred?	No	None
Are irreplaceable habitats present?	No	None
Are priority habitats present?	None	None
Are EPS present?	None found in survey	None
Is 10% achievable on-site?	Yes, based on the current metric	None
If no, how do they propose to deliver 10% BNG?	N/A	

In addition to the statutory biodiversity gain condition (for which an informative should be added to any decision notice) 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 4 of the Ecological Impact Assessment (Acorn, September 2025).

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- 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 Tree Officer – No Objection:**

The applicant has provided a comprehensive tree survey in accordance with BS5837, along with an impact assessment, method statement and tree protection plan. The main trees of note across the site (hedgerow boundary trees and block of trees to the Southeast have been included in the survey and are recommended for retention. I agree with the tree report with regards to retaining these trees, and the suggested location of the tree protection fencing. The Arboricultural method statement sets out clear instructions on how the trees should be protected, how the site should be cleared and that the root protection areas must not be disturbed by site compounds, service runs etc. If permission were to be granted, I recommend that a condition be added specifying the tree protection plan and Arboricultural method statement as set out be adhered to. With regards Bettina Bettina Broadway-Mann Woodlands Officer Exmoor National Park Authority.

### **Brompton Regis Parish Council – Support:**

Brompton Regis Parish Council supports this application on the following grounds: - the proposal replaces an existing albeit ruinous building; - if approved the building will be screened from the highway and surrounding land; - although isolated the proposed building would not have a noticeable adverse effect; - no external lighting is proposed; - it is understood that the proposed building will be used for agricultural purposes and BRPC suggests that if the proposal is approved a condition to this effect be placed on it In its discussions BRPC endorsed the comments of the ENPA Future Landscapes Officer which were stated in the pre planning advice.

### **Somerset Highways Development Control – No Objection:**

If the use is ancillary to the land on which it will be sited, I have NO OBSERVATIONS to make. If it is not, it must be a matter for the Planner to decide if this is an appropriate location for a building for private use.

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## South West Water – No Objection:

With reference to the planning application at the above address, the applicant/agent is advised to contact South West Water if they are unable to comply with our requirements as detailed below. Surface Water Services The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable): 1. Water re-use (smart water butts, rainwater harvesting, grey flushing toilets) 2. Discharge into the ground (infiltration); or where not reasonably practicable, 3. Discharge to a surface waterbody; or where not reasonably practicable, 4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable, 5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation) Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge into the ground (infiltration) is acceptable and meets with the Run-off Destination Hierarchy. I trust this provides confirmation of our requirements, however should you have any questions or queries, please contact the Planning Team on 01392 442836 or via email: DeveloperServicesPlanning@southwestwater.co.uk. Kind regards The Pre-Development Team Peninsula House, Rydon Lane, Exeter EX2 7HR southwestwater.co.uk

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## Representations

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The Authority has received 11 representations with regard to the proposals, comprising 8 in support, 2 non-stated, and 1 objection. The comments raised are summarised below:

### Support (8):

- The existing ruinous structure is described as an eyesore and unsafe.
- The proposal is considered to tidy up the site and improve its appearance.
- The building is regarded as modest, well designed and appropriate in scale.
- Screening by existing hedgerows is noted.
- Support expressed for beekeeping and perceived biodiversity benefits.
- Reference made to the site's historic family association and the applicant's personal circumstances.

### Non-stated (2):

- Queries raised as to whether the proposal constitutes a new build in open countryside.
- Potential industrial appearance
- Whether the level of screening (existing and proposed) is sufficient
- Whether there is sufficient parking space at the site

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- Potential for pollution from leaking oil etc.
  - Suggestion that a barn owl box be included if permission were granted.

Objection (1):

- Concern that the proposal represents an isolated and speculative form of development unrelated to an agricultural holding.
- Concern regarding potential future use of the building and its impact on the countryside.

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## Policy Context

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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 Landscape and Seascape
- CE-S2 – Protecting Exmoor’s Dark Night Sky
- CE-S3 – Biodiversity and Green Infrastructure
- CE-D2 – Green Infrastructure Provision
- CE-S5 – Principles for the Conversion or Structural Alteration of Existing Buildings
- CE-S6 – Design and Sustainable Construction Principles
- SE-S4 – Agricultural and Forestry Development
- CC-S7 – Pollution
- HC-D16 – Outbuildings
- 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 for all applications

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## Planning Considerations

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The main planning considerations for this proposal are the principle of the development (Agricultural & Private Storage), Design and Impacts on the Character and Appearance of the Landscape.

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.

With regard to the principal of the development, officers consider that both Policies SE-S4 (in so far as the building relates to agriculture) would apply, as well as Policy HC-D16 (in so far as the building relates to private storage).

Policy SE-S4, which sets out the principles for agricultural development in the National Park states that: Permission will be granted for new or replacement buildings, tracks and structures or extensions required for agriculture or forestry purposes where:

- a) it can be demonstrated there is a functional need for the extension, building, structure or track and its size and scale is commensurate with the demonstrated need;
- b) the building, track or structure is designed for the purposes of agriculture or forestry;
- c) in the case of new buildings, the site is related physically and functionally to existing buildings associated with the business;
- d) buildings, tracks or structures are sited appropriately in the context of local topography and of an appropriate design that responds to and reinforces landscape character in terms of size, scale, massing, layout, external appearance and materials – if a landscaping scheme is required it should be in accordance with policy CE-D1;
- e) proposals do not generate a level of activity or otherwise detrimentally affect the amenity of surrounding properties and occupiers including through loss of daylight, overbearing appearance, or conflict with neighbouring land uses;
- f) appropriate measures are taken to ensure proposals do not, including through the level of activity, have an adverse impact on biodiversity and cultural heritage (in accordance with CE-S3 and CE-S4) or cause other unacceptable environmental impacts; and
- g) it can be demonstrated that opportunities have been taken for:
  - i. the integration of passive design and sustainable construction methods to improve energy efficiency;
  - ii. the integration of appropriate renewable energy technologies to reduce carbon emissions in accordance with CC-S5; and
  - iii. minimising surface water run-off to avoid impacts on water quality (CC-D1).

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Clause 2 of the policy then states that: New isolated buildings will not be permitted unless it can be demonstrated that there are exceptional circumstances relating to an overriding functional need for a more isolated location, and where:

- a) they do not replace existing agricultural buildings that have been subdivided away from the holding; and
- b) the requirement for them does not result from a change of farming practices, such that could adversely affect the management of the traditional landscape character of the National Park.

Clause 3 then states that: Where new agricultural buildings with a floorspace of 500sqm or less are granted planning consent, permitted development rights may be withdrawn in respect of agricultural buildings and any land within its curtilage to alternative uses.

Policy HC-D16 establishes the principles for outbuildings within the National Park. 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.

With regard to the buildings overall design impacts on the character and appearance of the landscape, officers would consider the following policies to apply:

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.

Policy CE-S6 establishes the principles for design and sustainable construction. It requires that development proposals deliver high-quality, sustainable designs that conserve and enhance the local identity and distinctiveness of Exmoor's built and

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historic environment. Applicants are expected to demonstrate that new development positively contributes to its setting in terms of siting, massing, scale, height, orientation, density, and layout. Additionally, the materials and design elements of new buildings or conversions should complement the local context through the use of traditional and natural sustainable building materials, with an emphasis on the use of locally sourced materials where possible. Furthermore, Clause 1g of the policy requires that the use and activity of the development should not detrimentally affect the amenities of surrounding properties and occupiers including overlooking, loss of daylight, overbearing appearance, or other adverse environmental impacts.

Policy CE-S1 of the Local Plan states that the high quality, diverse and distinct landscapes and seascapes of Exmoor National Park will be conserved and enhanced. It requires that development proposals are informed by, and complement, the distinctive characteristics of the landscape character types and areas identified in the Exmoor National Park Landscape Character Assessment, as well as the seascape character areas and types identified in the North Devon and Exmoor Seascape Character Assessment. The policy further requires that proposals have regard to, and are appropriate in terms of their impacts on, the conservation of significant landscape and seascape attributes. In this context, opportunities to conserve, enhance and restore important landscapes and seascapes, including the minimisation of existing visual detractions, are encouraged.

Furthermore, Policy CE-D1 of the Local Plan 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. In this regard, the policy requires that the visual impact of development in both its immediate and wider setting is minimised through high-quality design which reflects local landscape character, with particular regard to scale, siting, materials and colour. It further seeks to ensure that the cumulative and/or sequential landscape and visual effects of development do not detract from the natural beauty of the National Park or the experience of tranquillity. The policy also requires that landscaping schemes reinforce local landscape or seascape character and confirms that, where necessary, conditions will be imposed to protect important landscape characteristics and elements, including the provision of appropriate replacement or additional landscape planting. Development proposals that are significant in terms of scale and/or impact are required to be supported by a Landscape and Visual Impact Assessment.

Officers also consider it particularly prudent to underscore that paragraph 189 of the National Planning Policy Framework makes clear that "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." And that "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". These points are also reflected in both paragraphs 3.13 and 4.3 of the Exmoor National Park Local Plan 2011-2031.

It is important to be clear that the application before the Authority expressly seeks permission for a mixed-use building, comprising agricultural use and private storage. The applicant does not contend that the building is wholly one or the other in nature, and officers' understanding is that the applicant's and their agent's position is that, because the building is proposed for a combination of uses, neither Policies SE-S4 and HC-D16 should be engaged by the proposal.

However, having regard to the description of development, the submitted plans and the intended uses of the building, officers take a different view. In officers' judgement, where a proposal expressly incorporates both agricultural and private storage uses, the principle of development must be assessed against the relevant development plan policies applicable to each component use, rather than on the basis that neither policy applies.

Furthermore, officers acknowledge, under Section 336 of the Town and Country Planning Act 1990, that beekeeping can constitute an agricultural practice in planning terms. For reference Section 336 defines that agriculture includes "horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly". On that basis, officers are satisfied that the storage of equipment directly associated with beekeeping would fall within the scope of agriculture for the purposes of the Local Plan.

Notwithstanding this, officers consider that the proposed building would, in practice, be used predominantly for private storage purposes, including the storage of vintage tractors and implements retained for hobby use. While the application suggests that such activities may have a relationship to land management, officers do not consider these activities to constitute active agricultural use in planning terms. Officers therefore consider that the agricultural element of the proposal is limited to the keeping of bees and the storage of equipment directly associated with that activity. As a result, officers are not persuaded that the agricultural element of the proposal alone, as described, gives rise to an overriding functional agricultural need for a new building in this isolated location, as required by clause 2 of Policy SE-S4 which is clear that "New isolated buildings will not be permitted unless it can be demonstrated that there are exceptional circumstances relating to an overriding functional need for a more isolated location".

Officers would also note the applicant's circumstances as set out at paragraphs 13 and 14 of the submitted covering letter, which explain that the site was formerly associated with Daws Farm, owned by the applicant's late parents, and that following the death of the applicant's mother the farm was sold as part of the administration of her estate, although officers have not been furnished with details of when this had taken place. Officers further note that the applicant historically made use of buildings at Daws Farm

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for the storage of equipment, including beekeeping and honey extraction equipment, but that this opportunity has ceased following the sale of the farm.

Officers sympathise with the applicant's circumstances and acknowledge that the loss of access to those buildings have likely arose as a result of events beyond the applicant's control. However, Policy SE-S4 is clear that new agricultural buildings should not replace existing agricultural buildings that have been subdivided away from the holding. In this case, the proposal would, in effect, replace access to buildings that formerly formed part of the farmstead, but which are no longer within the applicant's control following their sale. Officers therefore consider that, notwithstanding the applicant's circumstances, the proposal does not meet this aspect of Policy SE-S4.

To the extent that the proposed building would be used for private, non-agricultural storage, officers consider that this element falls outside the scope of Policy SE-S4. Instead, officers consider that this use must be assessed against the broader development plan, which seeks to strictly manage isolated development in the open countryside and directs private / domestic storage uses to locations associated with existing dwellings as per policy HC-D16.

In any case, officers have considered the agent's argument regarding the absence of a specific development plan policy expressly permitting private storage buildings outside of domestic premises and would consider that this argument is not without merit. Officers also agree that Section 38(6) of the Planning and Compulsory Purchase Act 2004 is clear in that it requires decisions to be made in accordance with the development plan unless material considerations indicate otherwise. However, having given weight to this position as to whether neither Policy SE-S4 nor HC-D16 applies, or alternatively whether both should be engaged as expressed earlier within the report, Officers remain of the view that the proposal must still be assessed against all relevant policies of the development plan, including those relating to the statutory purposes of Exmoor National Park, sustainable development, landscape protection, and design and sustainable construction principles. As it stands, officers are not persuaded that any identified material considerations carry sufficient weight to indicate a departure from these policies.

Having regard to the above policy framework, officers have first considered the proposal in terms of its design and appearance. In this respect, it is important to note that, in addition to the requirements of Policy CE-S6 as set out above, paragraph 4.167 of the supporting text to Policy CE-S6 clarifies that this policy applies to all types of development (including new build and conversions) except agricultural and forestry buildings, the design aspects of which are to be considered under Policy SE-S4 (Agricultural and Forestry Development).

Furthermore, paragraph 7.62 of the supporting text to Policy SE-S4 states that, for agricultural and forestry development proposals, every effort should be made to minimise impacts through appropriate siting, design, layout, materials and surfacing. It

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further notes that, in the case of agricultural or forestry buildings or structures, the use of dark grey (anthracite) fibre cement roofing and timber cladding will be encouraged.

In this case, as the application seeks permission for a mixed-use building, comprising both agricultural use and private storage. Officers therefore consider that, in design terms, both Policy CE-S6 and Policy SE-S4 are relevant and must be applied in the round. While there is some differences between the policies in terms of their emphasis on traditional and natural materials and the use of fibre cement roofing, officers consider that a pragmatic approach is required, having regard to the mixed-use nature of the proposal.

On this basis, officers consider that the proposed use of timber cladding, together with a fibre cement roof, is acceptable and broadly consistent with the development plan when assessed as a whole. The building would be modest in scale, measuring approximately 7.5 metres in length and 6.5 metres in width (providing a floorspace of 48.7sqm), with a maximum height of 4 metres on the eastern elevation, sloping down to approximately 3 metres on the western elevation. In purely design and scale terms, officers consider the building to be relatively small and appropriately proportioned for its stated purposes.

However, notwithstanding the above, officers consider that the proposal would introduce an isolated building, detached from existing established built form, into the open countryside of the National Park, without demonstrating there are exceptional circumstances relating to an overriding functional need for the building to be sited in a more isolated location, which is considered to give rise to landscape harm in conflict with Policies CE-S1, CE-D1 & CE-S6 of the Local Plan.

Whilst the presence of a ruinous structure on the site is acknowledged, officers consider that, in its current severely dilapidated condition, it does not read as established or active built form within the landscape. The remaining structure is relatively unassuming and, in its present state, does not draw significant visual attention. In this regard, officers consider that the existing remains are materially less intrusive in landscape and visual terms than the erection of a new building in this isolated location. As such, any material fallback position represented by the retention of the existing limited ruinous remains does not in officers' opinion weigh in favour of the proposal within the overall planning balance.

In addition, given the advanced dilapidation of the existing structure and the extent of demolition and reconstruction proposed, officers consider that the works go beyond what could reasonably be described as repair or maintenance and would constitute new development in planning terms, as described in the submitted details. Accordingly, having considered and given weight to the arguments presented by the applicant and their agent, officers are not persuaded that the proposal can reasonably be described otherwise than as the erection of a new isolated building within the open countryside, the impacts of which must be assessed against the relevant development plan policies.

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In summary, officers consider that, in accordance with development plan policy, only limited weight can be afforded to the need for the building, as neither a clearly evidenced overriding functional requirement nor other sufficient public benefits have been demonstrated. By contrast, national policy requires that great weight be given to landscape harm within a National Park, even where that harm is limited in visual terms. In carrying out the planning balance, officers consider in this case that the identified landscape harm is not outweighed by the benefits of the development.

Taking all of the above matters into account, including the relevant policies of the development plan and the requirement under paragraph 189 of the National Planning Policy Framework to give great weight to the conservation of landscape and scenic beauty within National Parks, officers conclude that the proposal conflicts with the development plan when read as a whole. In the absence of material considerations of sufficient weight to indicate otherwise, officers therefore consider that planning permission should be refused.

### Other Matters:

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. They have outlined that based on the proposal it is good to have received an ecology report: Ecological Impact Assessment (including a Biodiversity Net Gain assessment), Acorn, dated 29 September 2025. The EclA report details the findings of a desk study and field survey (carried out 14/07/2025) including a UKHab/BNG survey. The methods, presentation of results and recommendations within the reports were found to be satisfactory.

The UKHab survey confirmed the habitats present are: modified grassland and ruderals along with the presence of a bare ground access track and ruinous structure. These

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were identified as being in poor condition. The proposal involves the loss of the modified grassland and ruderals and the creation of an area of mixed scrub to achieve over 10% Biodiversity Net Gain.

The site was assessed as having negligible suitability for bats, dormice, barn owls and great crested newts. No evidence of nesting birds was found and there was no suitable habitat or evidence of badgers. The pile of cut vegetation was suitable for common reptiles and sheltering hedgehogs. To reduce risk of harm to these species the Authority's ecologist would recommend that the vegetation removal and clearance of ruderal vegetation should be carried out as specified in the ecology report.

The submitted ecological report, together with the advice of the Authority's Ecologist, recommends a number of enhancement and mitigation measures which officers consider to be reasonable. However, as the application is recommended for refusal, no such conditions are recommended.

Furthermore, in accordance with national legislation, the scheme would also be required to comply with the Biodiversity Net Gain (BNG) provisions, which are mandatory in England under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). A BNG metric has been provided as part of the submission, prepared by a suitably qualified ecologist, demonstrating how the proposal intends to achieve the required net gain. ENPA's ecologist has also confirmed that given the size of the site and the scale of the BNG works it is probable that the applicant will be able to achieve 10% BNG onsite.

As such, the development would be subject to the statutory BNG conditions if approved, ensuring that measurable biodiversity enhancements are secured and delivered in line with legislative requirements.

In addition, the Authority's Tree Officer has reviewed the submitted Arboricultural Impact Assessment, Method Statement and Tree Protection Plan, which have been prepared in accordance with BS5837. Officers note that the principal trees and hedgerow boundary trees are proposed to be retained and that appropriate tree protection measures are identified. Officers consider the submitted arboricultural information to be satisfactory and the recommended protection measures to be reasonable. Consistent with the above, as the application is recommended for refusal, it is not appropriate to impose conditions to secure these measures.

Regarding any potential highway's impacts, officers note that the site benefits from an existing agricultural access with good visibility onto a relatively straight section of the public highway. Officers therefore consider that there is unlikely to be any undue concerns in relation to highway safety or access arrangements and consider the proposal to be acceptable in this respect having regard to Policies AC-D1 and AC-D2 of the Local Plan.

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One representation raises concern regarding the potential for oil leakage associated with the maintenance of vintage tractors. Officers note that the proposed building would be constructed on a concrete base, which would provide an impermeable surface and limit the risk of oil or fuel seeping into the ground. In addition, given the limited scale of the proposed use and the absence of any evidence to indicate a significant pollution risk, officers consider these concerns to be speculative and have no reason to consider that the proposal would result in impacts materially different from those associated with typical agricultural buildings or domestic garages. As such, officers consider the proposals to be broadly in accordance with Policy CC-S7 of the Local Plan.

Officers also note that several representations refer to the applicant's personal circumstances and historic family association with the site. While these matters are noted they are not considered by officers to be material planning considerations and therefore attract very limited weight in the overall planning balance.

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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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Taking into account the details outlined above, and all other material considerations, officers consider that the proposed development is contrary to the policies of the Exmoor National Park Local Plan 2011–2031.

In respect of the agricultural component, officers are not satisfied that the proposal demonstrates an overriding functional agricultural need for a new isolated building, nor exceptional circumstances to justify its siting away from existing agricultural buildings, as required by Policy SE-S4. Officers further note that the application site has been severed from the former farm holding according to the submitted details, and Policy SE-S4 is clear that new agricultural buildings should not replace buildings which have been subdivided away from the holding.

In respect of the private storage component, Policy HC-D16 directs private and ancillary outbuildings to locations within the domestic curtilage of existing dwellings. The erection of a standalone building in the open countryside is therefore considered contrary to this policy.

Officers have given due consideration to the agent's argument regarding the absence of a specific policy expressly permitting private storage buildings outside domestic premises and acknowledge that this position is not without merit. However, having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, officers remain of the view that the proposal must be assessed against the relevant policies of the development plan as a whole, including those relating to the statutory purposes of the National Park, sustainable development, landscape protection and design. In

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addition, the Local Plan is not silent on outbuildings and there is a specific Policy as noted earlier in this report. Officers are not persuaded that any material considerations of sufficient weight have been identified to justify a departure from these policies.

In design terms, officers acknowledge that the proposed building is modest in scale and that the proposed materials are broadly acceptable when considered in isolation. Notwithstanding this, the proposal would result in the erection of a new isolated building, detached from established built form, giving rise to landscape harm which must be afforded great weight and as such would fail to comply with Policies CE-S1, CE-D1 & CE-S6 and paragraph 189 of the National Planning Policy Framework.

As such, the proposal is considered to be in conflict with policies GP1, GP4, SE-S4, HC-D16, CE-S1, CE-D1 & CE-S6 of the Exmoor National Park Local Plan 2011–2031. On that basis, it is recommended that permission be refused for the following reasons.

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## **Recommendation**

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Refusal for the following reason(s):

1. The proposal fails to demonstrate an overriding functional agricultural need for a new isolated building or exceptional circumstances to justify its siting away from existing agricultural buildings and would in effect replace buildings which have been subdivided away from the former farm holding, contrary to Policy SE-S4 of the Exmoor National Park Local Plan 2011–2031. Furthermore, insofar as the proposal relates to private storage, the erection of a standalone building in the open countryside is contrary to Policy HC-D16, which directs such development to locations within the domestic curtilage of existing dwellings.

The proposal would introduce a new isolated building in the open countryside, resulting in adverse impacts on the character, appearance and natural beauty of the landscape of Exmoor National Park. In accordance with development plan policy, only limited weight can be afforded to the identified need for the building, as neither a clearly evidenced overriding functional requirement nor other sufficient public benefits have been demonstrated. By contrast, national policy requires that great weight be given to landscape harm within a National Park, even where that harm is limited. In the planning balance, the identified landscape harm is not outweighed by the benefits of the development.

The proposal is therefore contrary to Policies GP1, GP4, SE-S4, HC-D16, CE-S1, CE-D1 & CE-S6 of the Exmoor National Park Local Plan 2011–2031 and paragraph 189 of the National Planning Policy Framework, which requires great weight to be given to conserving and enhancing landscape and scenic beauty in National Parks.

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## **Informatives**

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## **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.

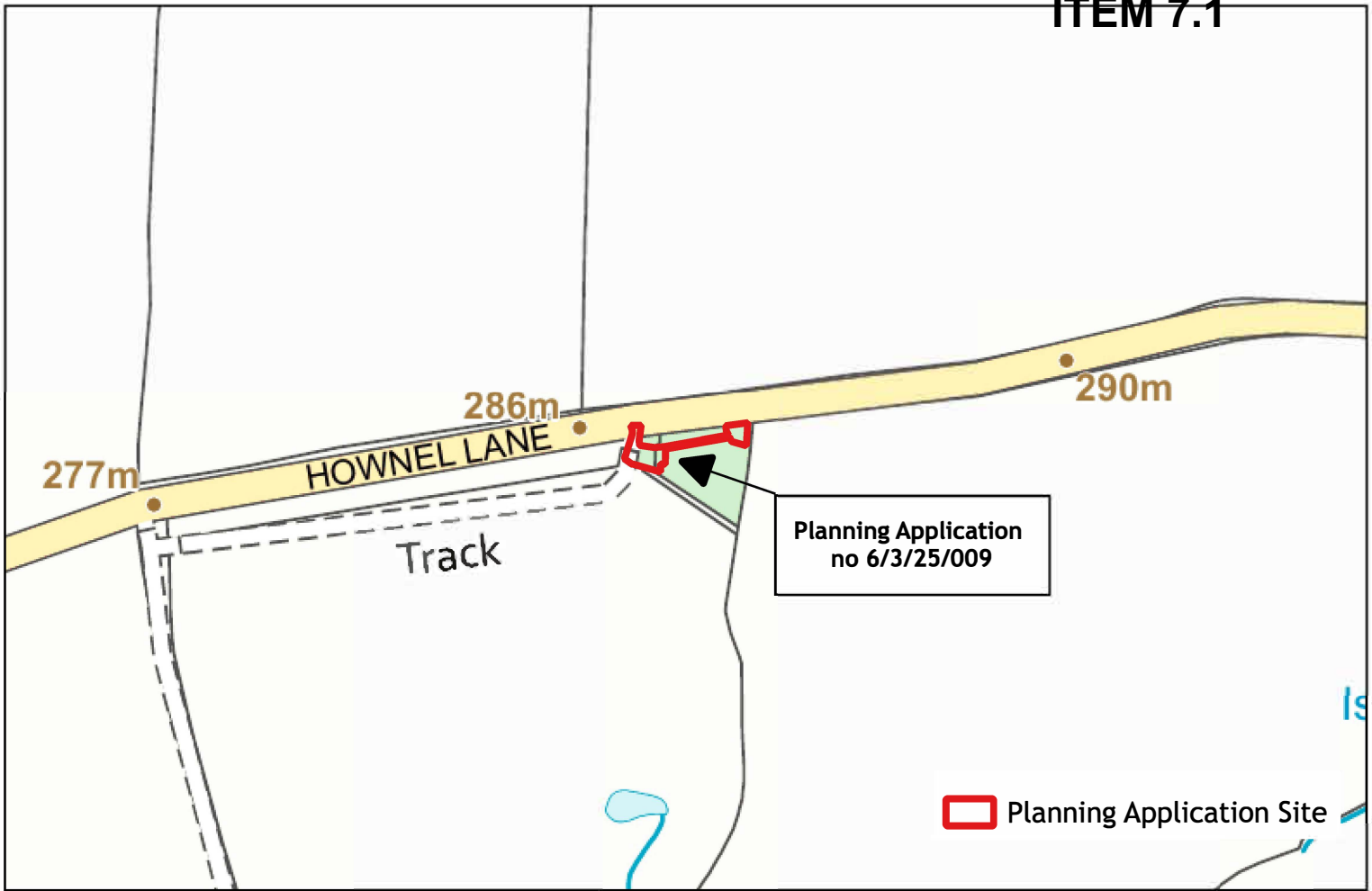
If you wish to appeal against your Local Planning Authority's decision, then you must do so within 6 months of the date of this notice.

## **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.

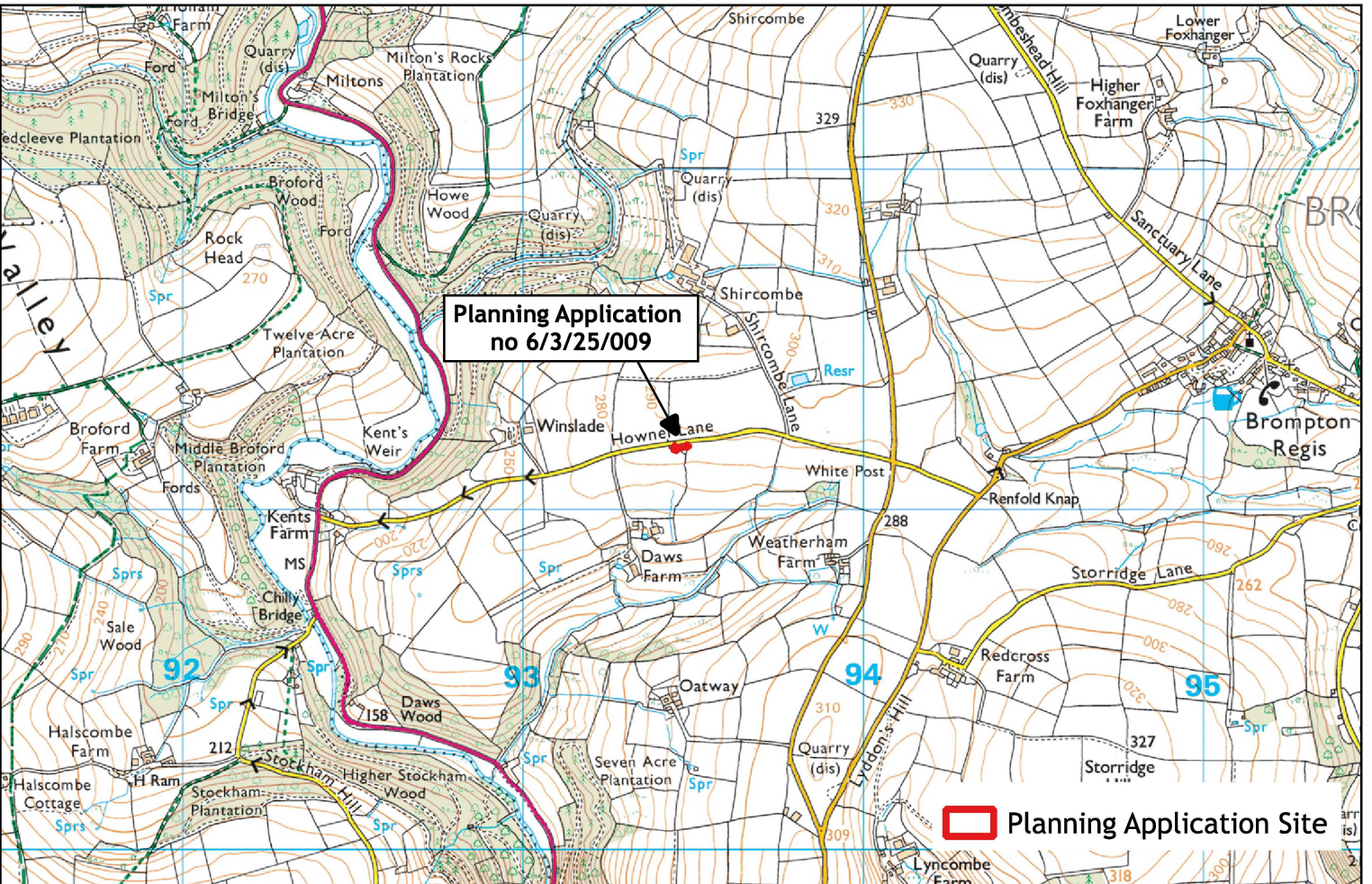
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Exmoor National Park Authority. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available, the proposal is considered to be subject to the Biodiversity Net Gain requirements, as none of the relevant exemptions apply. Accordingly, if the scheme were to be recommended for approval, it would need to be subject to the standard Biodiversity Net Gain conditions.



Site Map  
Scale 1:2,500

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Overview Map  
Scale 1:20,000.00002

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### Committee Report

Application Number:	6/26/25/003
Valid Date:	22 April 2025
Target Determination Date:	9 June 2026
Extension of Time:	TBC – Subject to S106 Agreement
Applicant:	Mr Garrity Mr M Garrity
Agent:	Mr Elston Adam Elston
Case Officer:	Joseph Rose
Site Address:	ROADWATER METHODIST CHURCH, ROADWATER, WATCHET, TA23 0QY
Proposal:	Proposed conversion of existing church into a single affordable residential unit (amended description).
Recommendation:	Approved with Conditions
Reason for bringing before Planning Committee:	In accordance with the Authority's Scheme of Delegation, as the officer recommendation differs from the views of the Parish Council, which objects to the proposal.
Pre-commencement conditions agreed:	TBC

#### Relevant History

None relevant.

#### Site Description & Proposal

Roadwater Methodist Chapel is located within the village of Roadwater, within the parish of Old Cleeve. The building is identified on the Historic Environment Record (MEM23981) and is considered to be a non-designated heritage asset. Dating from 1907, it was originally constructed as a Bible Christian Chapel.

This application seeks the conversion of the existing church building into a single affordable residential unit, as set out in the amended description. No external alterations are proposed as part of the scheme.

#### Consultee Representations

ENPA Senior Heritage Officer – No objection:

*The chapel has an entry on the Historic Environment Record (MEM23981) and is considered to be a non-designated heritage asset. It dates from 1907 and was originally a Bible Christian Chapel. The proposed conversion respects they layout of the building with the openness of the church being retained. I am pleased to see no external changes are proposed to the building. My main concern is the use of internal wall insulation. While this does not require planning permission, I would suggest that great care is taken in its installation as it can result in condensation and dampness. I would suggest that the applicant reads the Historic England document:*

*Energy Efficiency and Historic Buildings: Insulating solid walls. I would like to see the gate pillar which is to be removed rebuilt on the other side of the new wider drive entrance, there appears to be space to do so. If the conversion of the building is permitted, I recommend that a level 2 historic building record is undertaken and that the following condition is applied: Condition: Prior to the commencement of the works a scheme for the recording of the building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented as approved unless otherwise agreed in writing by the Planning Authority. This work should include a collation of any available information or old photographs providing information on the original fixtures and fittings and historic use of the Chapel. Reason: To record the architectural and historic fabric of the building.*

ENPA Ecologist – No objection:

Updated response:

*Following my previous response submitted 28/11/25 I was made aware that a Preliminary Ecological Appraisal (Orbis Ecology, ref: ORB\_5441\_AM, 10 November 2025) had been submitted, but had not been made visible on the planning portal at the time. Now that I have seen the ecology report I revoke my objection from 28/11/25.*

*No bats or evidence of bats was found during the survey and it was concluded that bats cannot access the interior of the building or the basement/crawl space. The building was assessed as offering high suitability for roosting bats and has suitability to support a roost of high conservation status, but has low suitability to support hibernating bats. The basement/crawl space could provide a suitable hibernaculum if it was accessible to bats. The proposed works will not alter any potential roosts or access to them, as the works only involve insulating the ceiling with new ceilings below and repairing an internal gap in the plaster. However, without mitigation the potential impacts are disturbing bats during works to the ceiling and artificial light spill from external light sources onto bat roosts. These would cause an offence under legislation including the Conservation of Habitats and Species Regulations 2017. To mitigate for this, the works to the ceilings must only be undertaken between 1st October and 30th April to avoid the period when bats may be roosting within the building during the active season. A precautionary approach to the works should be taken and if 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. If insulating the ceiling requires any further works not stated here (replastering the small gap and insulation installation with a new ceiling) then an ecological consultant would need to be contacted to discuss if further mitigation or bat surveys are required.*

*There were multiple external gaps that were identified in the ecology report as providing opportunities for nesting birds; therefore, 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 that at least one bat box and one swift box are installed in suitable locations on the building. It also suggested that, if the basement/crawl space would not be used during the winter, access could be provided to the basement/crawl space through a hole sized 40cmx30cm. In line with Local Plan Policy CE-S3 and Appendix 1 of the Exmoor Biodiversity Net Gain Technical Guidance Note we would expect to see 5 enhancements for a development of this size. Appendix 1 of the Exmoor Biodiversity Net Gain Technical Guidance Note provides recommendations and suggestions for the applicant to consider those appropriate for their site. This could include more bat and bird boxes installed in suitable locations or native tree or wildflower planting.*

*There is no external lighting proposed and this should be secured by condition. This includes during construction works to avoid any impact to possible bat roosts.*

*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 works to the ceilings hereby approved shall not place between 1st May and 30th September inclusive to avoid disturbance to potential bat roosts during the active season.*
- The works to the ceilings hereby approved shall not 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 building commences and provides written confirmation to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. In no circumstances shall netting be used to exclude nesting birds.*
- The development hereby approved shall be carried out in strict accordance with all ecological measures as set out in Section 6 of the Preliminary Ecological Appraisal (Orbis Ecology, 10 November 2025).*
- 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.*

Initial response:

*Thank you for consulting me on this application. Although the Design and Access statement states that the proposed change of use would have no impact on the existing roof structure, the proposal does include insulating the roof. Because of the design of the roof, the installation of insulation could have a significant impact if a bat roost is present. There could be potential for a bat roost to be present particularly as there are records of bats in the area. I would therefore like to request that a preliminary roost assessment is conducted and any required further surveys if identified by a consultant ecologist.*

Somerset Rural Housing Enabler – No objection:

*The application is for conversion of an existing building and this consultee response is on the subject of provision of affordable housing, notwithstanding any other planning matters such as the potential loss of a community facility or preservation of the existing built form.*

*I note that in the Design and Access Statement the applicant asserts that: “The proposed dwelling is to be the principal residence for the applicant as a self-build project.”*

*I further note that the same statement fails to list policies HC-S1, HC-S2 and HC-S3 as relevant (see page 5 of the D&A document), and that the application form cites ‘Market Housing’ as the proposed repurposing. However, the Design and Access Statement does discuss the difference between the standard 93m<sup>2</sup> limit on affordable dwellings and the 104m<sup>2</sup> of the existing building that would be retained following conversion.*

*My expectation is that were such a repurposing to be acceptable in respect of all other planning considerations, the resultant dwelling must be affordable (within the meaning of the NPPF) in order to comply with current Local Plan policies. There is some leeway to produce some principal residence dwellings where viability is an issue, but only where this supports the creation of affordable dwellings. So, I cannot see that viability, even if it were robustly evidenced, would be an acceptable reason to evade the production of an affordable dwelling.*

*Roadwater lies within the parish of Old Cleeve, which straddles the boundary of the National Park. I can confirm that on the 4th April 2025 (the latest date for which such data is currently available) there were 32 households registered on Homefinder Somerset citing a local connection to the parish of Old Cleeve, although it is not possible to disaggregate this figure into which settlement – Roadwater or Washford (which is outside the Park). Nonetheless, I view this is sufficient evidence that the need for affordable housing remains acute in this vicinity.*

*Those registered on Homefinder are generally seeking a rented tenure, although some may be able to afford an intermediate tenure such as a discounted market product provided that the discount was sufficient. The Exmoor National Park Authority commissioned work from Arc4 and Rural Housing Solutions, which reported in 2023, to establish the general state of the local housing market including*

*levels of discount necessary to ensure that those on prevailing local earnings can access such an intermediate product. The report suggests that in order to be within the financial reach of those on typical local incomes a 2 bedroom dwelling within Exmoor National Park requires a discount of between 40% & 50%.*

*Whilst the application form states 'Market Housing', the Local Housing Authority would have no objection in principle to the church being converted into an affordable dwelling on the basis of it being made available at a sufficient discount (from the market valuation) in perpetuity. Although the Exmoor Local Plan expects a limit of 93m2 on such a dwelling, I would suggest that this is not practical in the case of preserving a historic building whose footprint cannot, then, be altered.*

*Further, the Local Housing Authority supports the principle of self build as a route to creating additional affordable dwellings. However, the applicant would need to demonstrate, to the satisfaction of the National Park Authority, that they meet the requisite local connection criterion and that they are otherwise unable to access alternative accommodation for their needs, such as purchase of an existing dwelling.*

*If the application were to be approved, it would necessitate a s106 Agreement to enforce the discount in perpetuity and ensure that the dwelling could only ever be sold to a suitably qualifying local household in need of affordable accommodation.*

*There are no other material observations.*

### The Environment Agency – No objection:

*Thank you for your consultation in respect of this planning application. As you are aware, we no longer provide bespoke advice on consultations for change of use. Please find attached our standard planning advice note and supporting Flood Risk Assessment checklist, which will allow you to determine the suitability of the application with regard to flood risk. If your Authority is minded to refuse any such applications on flood risk grounds, please notify us. If refusal of permission is appealed by the applicant, we would be happy to support you at appeal. Additionally, the applicant may like to request Product 4 data, which is a suite of supporting documents outlining the flood risk for an area. This is free. This can be requested from us by contacting: [DCISEnquiries@environment-agency.gov.uk](mailto:DCISEnquiries@environment-agency.gov.uk)*

### Old Cleeve Parish Council – Object:

Updated response:

*The above proposal was reviewed by Old Cleeve Parish Council at its meeting on the 18 August 2025. Following consideration and discussion, Old Cleeve Parish Council resolved to maintain its OBJECTION to this proposal.*

*The Council notes that the revised proposal removes the previously proposed on-site parking provision. Whilst this amendment mitigates the concerns previously raised regarding highway safety and inadequate manoeuvring space, it gives rise to a new concern: there is no public parking available in the immediate vicinity of the site.*

*The Council further notes that the other issues raised in its earlier objection have not been addressed. In particular:*

### *Flood Risk*

*The proposed development is situated within Flood Zone 3, indicating a high risk of flooding. The Exmoor Local Plan requires developments to demonstrate resilience to climate change and flooding, and the Parish Council does not consider that adequate evidence has been provided to address this concern.*

### *Housing Policy*

*While the provision of affordable housing is welcomed in principle, the Council continues to request that, should permission be granted, a condition is imposed restricting occupancy to a principal residence only. This would ensure consistency with the Local Plan's aim of supporting sustainable and balanced local communities within the National Park.*

Initial response:

*The above proposal was reviewed by Old Cleeve Parish Council at its meeting on the 19 May 2025. Following consideration and discussion, Old Cleeve Parish Council resolved to OBJECT to this proposal due to concerns relating to flood risk, parking and highway safety.*

### *Flood Risk*

*The proposed development is situated within Flood Zone 3, indicating a high risk of flooding. The Exmoor Local Plan requires developments to consider climate resilience and emphasises the need for risk mitigation in flood-prone areas. Given the vulnerability of this location, the flood risk implications should be carefully assessed before granting approval.*

### *Parking & Highway Safety*

*The application proposes tandem parking without a turning head. The lack of manoeuvring space for vehicles to enter and exit the site in a forward gear is unacceptable, particularly given the site's proximity to the highway and limited sightlines. The development should not prejudice highway safety and should provide safe access for all users. It is also unclear whether the proposed parking area is of sufficient width to accommodate a standard vehicle. If the dimensions fall short of minimum requirements, this could lead to vehicles encroaching onto the neighbouring land, raising further concerns about practicality and compliance. Given the continuing pressure on local housing stock within the National Park, the Parish Council would also request that, if the application were to be approved, a condition be imposed to restrict the use of the property to principal residence only, thereby preventing its use as a second or holiday home. This would be consistent with the aim of the Local Plan to ensure that new housing within the National Park contributes to sustaining vibrant and balanced local communities.*

## Somerset Highways Development Control – Standing Advice:

*Standing Advice.*

### Representations

Total – Objections	Total – Support	Total – No Objections
1	0	4

### Summary of comments:

Officers note that four letters of representation raising concerns and one letter of objection have been received. The matters raised relate to highways and access, residential amenity and privacy, character and heritage, lighting and dark skies, use of the development, and land ownership issues.

### Planning Context

Exmoor National Park Local Plan 2011 – 2031 (including 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 Landscape and Seascape
- 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
- HC-S1 – Housing
- HC-D1 - Vacant Buildings in Settlements
- HC-S2 - A Balanced Local Housing Stock
- HC-S3 - Local Occupancy Criteria For Affordable Housing
- HC-D4 - Accessible and Adaptable Housing for Exmoor’s Communities
- HC-D19 - Safeguarding Local Commercial Services and Community Facilities
- AC-D1 - Transport and Accessibility Requirements for Development
- AC-D2 - Traffic and Road Safety Considerations for Development
- CC-D1 – Flood Risk

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

## Planning Considerations

The main planning considerations in the assessment of these proposals relate to the principle of development having regard to the loss of a non-commercial community service & the housing policies of the Exmoor National Park Local Plan, together with design and heritage considerations, impacts on residential amenity, highways impacts, flood risk and ecology.

### General policy context:

Policy GP1 of the Exmoor National Park Local Plan 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.

### The loss of non-commercial community services:

Policy HC-D19 of the Local Plan seeks to safeguard local community facilities. In this instance, the application relates to the loss of a Methodist Church which is a non-commercial service, and is therefore assessed against Criteria 1(a) and 1(b), as clarified by Criterion 2 of the policy.

In respect of Criterion 1(a), officers are satisfied that the information provided indicates that the facility is no longer required by the community. The submitted Design and Access Statement explains that the building has not been used for a number of years and was recently sold via auction as a redevelopment opportunity, with evidence of a long-term decline in attendance and increasing financial pressures associated with the upkeep and heating of the building. Officers note that whilst limited evidence has been provided to support this information, it has not been contested by any third parties, including the Parish Council or local residents, and is therefore afforded limited weight in support of the loss of this service.

In respect of Criterion 1(b), officers note that the building has historically been used for a range of community functions; however, according to the submitted information, these have not proven to be successful or sustainable. The ongoing use of the building for community purposes is constrained by practical limitations, most notably the

absence of on-site or readily available parking provision. Officers consider that this significantly limits the building's ability to function effectively as a community facility serving multiple users. By contrast, the proposed residential use would generate a materially lower level of activity, limited primarily to occupants and their visitors, and would therefore not give rise to the same functional constraints, which again officers afford limited weight to in support of the loss of this service.

Furthermore, officers note the presence of alternative and more suitable community facilities within close proximity, including the village hall located approximately 60 metres to the northeast, which benefits from improved parking provision and a wider range of facilities. In addition, a number of alternative places of worship are available within the locality, including St Giles Church in Leighland, St Peter's Church in Treborough, St Bartholomew's Church in Rodhuish, All Saints Church in Monksilver, and the Church of Jesus Christ of Latter-day Saints in Washford. Collectively, these provide a range of accessible and viable alternatives to serve the community's needs, which officers afford moderate weight in support of the loss of this service.

Having regard to the above, and taking these factors together, officers are satisfied that the proposal complies with the relevant criteria of Policy HC-D19. Whilst each of the above considerations is afforded limited to moderate weight individually in support of the loss of the community service, collectively they are taken to carry considerable weight in justifying the loss of the community facility in this instance.

In accordance with Criterion 6, and in the absence of any realistic prospect of the building being retained for community or employment uses, the proposed conversion to an affordable dwelling is considered to represent an appropriate alternative use in principle, subject to the below considerations.

### Principle of the development (housing provision):

Policy HC-S1 sets out the overarching approach to housing provision within Exmoor National Park. The policy makes clear that the primary purpose of new housing development is to meet the needs of local communities, with a particular emphasis on the delivery of affordable housing for local occupancy. In this regard, new housing will only be permitted on an exceptional basis where it responds to an identified local need. The policy identifies three principal forms of housing that may be supported in this context. Firstly, affordable housing that remains affordable in perpetuity and is occupied by persons in proven local housing need. Secondly, dwellings required to meet the essential functional needs of rural workers, including those in agriculture, forestry or other land-based enterprises, as well as succession farming in accordance with relevant policies. Thirdly, extended family dwellings, where justified in accordance with Policy HC-D5 and secured for occupation by local persons in perpetuity. In addition, the policy supports the provision of accessible and adaptable housing for older people and other vulnerable members of the community, where this meets an identified local need. Such provision may also be supported where it facilitates the delivery of affordable housing through cross-subsidy as part of a wider development or conversion scheme. The policy also confirms that, consistent with the National Park's exceptional approach to housing, new housing development will not be permitted solely to meet open market demand, and housing land will not be allocated for this purpose. Open market housing will only be supported in limited circumstances,

where it is essential to enable the delivery of local need affordable housing within Local Service Centres or Villages, or where it relates to the re-use of a vacant building in accordance with Policy HC-D1. Finally, the policy notes that the provisions relating to vacant building credit will only apply where consistent with national guidance, and may be subject to review should that guidance change.

Policy HC-D1 sets out the limited circumstances in which Principal Residence market housing may be permitted through the change of use or redevelopment of an existing vacant building within a Local Service Centre or Village. The policy is explicit in requiring clear and robust evidence to demonstrate that a building is genuinely vacant, including that it has been actively marketed for a minimum of three years and has not been made vacant to facilitate redevelopment.

Policy HC-S2 seeks to ensure that new residential development contributes towards the delivery of a balanced and sustainable housing stock within Exmoor National Park. The policy requires a mix of dwelling sizes, types and tenures to meet the needs of local communities, both now and in the future, whilst also ensuring that homes provide a suitable standard of accommodation. The policy places particular emphasis on accessibility and adaptability, encouraging new dwellings to meet relevant Building Regulations standards, including the provision of accessible and wheelchair adaptable homes where a need is identified. In respect of affordable housing, the policy requires that such dwellings remain affordable to local people in perpetuity and are appropriately sized, with a general expectation that they do not exceed 93sqm unless a clear need is demonstrated. The policy also provides for the removal of permitted development rights, particularly in relation to extensions, to ensure that dwellings remain of an appropriate size and continue to meet identified local needs. Overall, the policy seeks to secure well-designed, appropriately sized and accessible housing that supports the long-term sustainability and inclusivity of Exmoor's communities.

Policy HC-S3 sets out the local occupancy criteria for local need affordable housing within Exmoor National Park. The policy requires that such housing is occupied by persons with a proven housing need who cannot afford to access accommodation on the open market and who have a strong local connection to the parish or surrounding area. The policy defines a range of qualifying local connections, including established residency within the parish or National Park, strong local ties, essential employment within the area, or a need to live close to family or support networks for welfare or medical reasons. To ensure that affordable housing continues to meet local needs over time, the policy requires occupancy to be secured through a planning obligation in perpetuity. It also introduces a cascade approach, allowing occupancy criteria to be widened in stages where no eligible local occupants are available, whilst still prioritising those with the strongest local connections. Overall, the policy ensures that affordable housing is retained for those with a genuine local need and maintains a clear and robust mechanism for controlling occupancy in the long term.

Policy HC-D4 supports the provision of accessible and adaptable housing to meet the needs of older people and other vulnerable members of the community with a proven local connection. The policy encourages the delivery of homes that can be adapted over time to meet changing needs, helping to support independent living within local communities. Proposals must accord with the wider housing strategy set out in Policies HC-S1, HC-D2 or HC-D3, and ensure that dwellings are of an appropriate size in

accordance with Policy HC-S2. Development should be well integrated within existing communities, allowing for convenient access to services and facilities, and must meet relevant Building Regulations standards for accessible and adaptable or wheelchair user dwellings. The policy also requires that occupancy is secured in perpetuity for local persons through a planning obligation, alongside a Principal Residence condition. In addition, permitted development rights will typically be removed to ensure that dwellings remain appropriate to their intended purpose. Overall, the policy seeks to ensure that accessible and adaptable housing is appropriately located, well designed, and retained for those in local need over the long term.

Officers note that the Housing Needs Survey for Old Cleeve and Withycombe (2019) identifies an affordable housing need within the parish, including smaller units for single persons and couples as well as 2- and 3-bedroom family accommodation. This lends support to the principle of development in this case. This position is further supported by comments from the Somerset Rural Housing Enabler, who has advised that, as of April 2025, there were 32 households registered on Homefinder Somerset with a local connection to the parish of Old Cleeve. Whilst this figure cannot be disaggregated between individual settlements within the parish, it nevertheless provides clear and up-to-date evidence that there is need for affordable housing in the locality.

In this case, the submitted Design and Access Statement confirms that the building has not been used for a number of years, and officers note that this position is not disputed by any local residents or the Parish Council who were consulted on the scheme. On that basis, and in the absence of any evidence to the contrary, officers have no reason to dispute that the building is currently vacant. The proposal would therefore represent the re-use of an existing building in the settlement, in accordance with Policies GP4 and HC-D2.

The proposed development would utilise the existing building with no increase in footprint, resulting in a single dwelling of approximately 104sqm. Whilst this marginally exceeds the 93sqm threshold set out in Policy HC-S2, officers note that paragraph 6.68 of the Local Plan provides flexibility where an existing building exceeds this but is not capable of subdivision into more than one dwelling. Given the scale and configuration of the building, officers are satisfied that the provision of a single dwelling is appropriate in this instance.

Officers acknowledge that the proposal does not meet the requirements of Policy HC-D1, in that it has not been demonstrated that the building is redundant through active marketing for a minimum period of three years. However, as the proposal seeks to deliver a local affordable dwelling rather than an open market dwelling, it is more appropriately assessed against Policy HC-D2, the requirements of which officers consider the scheme to meet.

Further to this, it is necessary to ensure that, for the development to be carried out in a fully policy-compliant manner, the occupation of the dwelling is restricted in accordance with the Local Occupancy Criteria for Affordable Housing as set out in Policy HC-S3 of the Exmoor National Park Local Plan. In this regard, the applicant and their agent have confirmed their intention to enter into a Section 106 Agreement to secure the required local occupancy restriction, should the scheme be supported.

Taking all of the above into account, officers consider that the principle of the development, in terms of providing a local affordable dwelling through the conversion of an existing building within the settlement which is in proven need of affordable homes, is acceptable, subject to all other material considerations addressed within this report.

### Design and heritage:

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.

Policy CE-S6 establishes the principles for design and sustainable construction. It 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. Applicants are expected to demonstrate that new development positively contributes to its setting in terms of siting, massing, scale, height, orientation, density, and layout. Additionally, the materials and design elements of new buildings or conversions should complement the local context through the use of traditional and natural sustainable building materials, with an emphasis on the use of locally sourced materials where possible. Furthermore, Clause 1g of the policy requires that the use and activity of the development should not detrimentally affect the amenities of surrounding properties and occupiers including overlooking, loss of daylight, overbearing appearance, or other adverse environmental impacts.

Policy CE-S4 sets out that Exmoor National Park's local distinctiveness, cultural heritage, and historic environment should be conserved and enhanced to ensure that present and future generations can increase their knowledge, awareness, and enjoyment of these special qualities. The policy also states that development proposals affecting heritage assets, as identified on the Exmoor National Park Historic Environment Record, and their settings, will be considered in a manner appropriate to their significance. This includes designated conservation areas, scheduled monuments, listed buildings, and registered historic parks and gardens, as well as locally important historic sites and features, such as Principal Archaeological Landscapes.

Policy CE-D3, which concerns the conservation of heritage assets, outlines that development proposals affecting conservation areas must ensure that the character

or appearance of the area is preserved or enhanced. Proposals should deliver high quality design and incorporate materials that reflect the scale, architectural quality, and detailing of the area. Furthermore, in relation to heritage assets and their settings, proposals should demonstrate a positive contribution to the setting through sensitive design and siting. They should promote the understanding and enjoyment of the heritage asset and its setting, or better reveal its significance, while avoiding any unacceptable adverse effects or cumulative visual impacts on the asset's setting.

Furthermore, clause 4 of the policy then outlines that development proposals affecting heritage assets that are required to adapt to, or mitigate the effects of, climate change will be permitted where it can be demonstrated that: measures to adapt to climate change will safeguard the heritage asset over the longer term, and conserve their special interest; or measures to mitigate the effects of climate change will not harm the special interest or appearance of the heritage asset.

The building is identified on the Historic Environment Record (MEM23981) and is considered to be a non-designated heritage asset. Dating from 1907, it was originally constructed as a Bible Christian Chapel. The proposed conversion retains the overall form and layout of the building, including the openness of its internal space, and is therefore considered to respect the character and significance of the asset.

The Authority's Senior Heritage Officer has been consulted and has raised no objection to the proposals, noting that no external alterations are proposed. They have, however, highlighted the need for care in the installation of internal wall insulation to avoid potential issues of condensation and damp. Officers note that, as these works are internal and therefore not a matter for planning consideration per se, this can be addressed by way of an informative, including reference to relevant Historic England guidance.

In addition, the Senior Heritage Officer has recommended that a programme of historic building recording (Level 2) be secured by condition in order to record the architectural and historic fabric of the building. Officers endorse this recommendation and consider that such a condition is reasonable and necessary in this instance.

It should also be noted that the Senior Heritage Officer commented on the potential removal and relocation of a gate pillar; however, officers note that the scheme has since been amended and this element no longer forms part of the proposals.

Overall, officers consider that the proposal represents an appropriate form of development that preserves the character and appearance of the building and its setting and is therefore in accordance with Policies CE-S4, CE-S5, CE-S6 and CE-D3 of the Exmoor National Park Local Plan.

### Impacts on residential amenity:

Regarding residential amenity, the site provides sufficient space to accommodate an appropriate level of outdoor amenity for future occupiers. Furthermore, officers consider the proposed use is not considered to give rise to any unacceptable impacts on neighbouring properties in terms of loss of light, overlooking or overbearing impact. The proposal is therefore considered to accord with Policy CE-S6 in this regard.

It is noted that a number of representations have been received from local residents in respect of the previously proposed parking provision, which has since been omitted and is addressed within the highways section of this report, as well as concerns relating to potential overlooking from existing and any future window openings.

In respect of overlooking, officers have carefully considered the relationship between the proposed development and neighbouring properties. The submitted plans indicate that the lowest window-pane height from internal floor level is approximately 0.7m on the north-east elevation. This opening is modest in scale and serves an existing arrangement facing the soft boundary treatment with adjacent properties. All other windows have window-pane heights ranging between approximately 1.4m and 1.7m above internal floor level, which are considered to be relatively high, such that views would be directed outward at eye level rather than down into neighbouring gardens.

Importantly, these windows form part of the existing building in any case, and the proposal does not introduce any new window openings or a first-floor level. As such, the degree of overlooking would remain materially unchanged from the existing situation. On that basis, officers are satisfied that the proposal would not give rise to any additional unacceptable impacts on neighbouring amenity in terms of overlooking or any other adverse environmental impacts in accordance with clause 1g of Policy CE-S6.

### Highways impacts:

Policy AC-D1 sets out the requirements for transport and accessibility in relation to new development. The policy requires proposals to prioritise safe and sustainable modes of transport, including walking, cycling and public transport, and to demonstrate that opportunities to enhance supporting infrastructure have been fully explored. The policy also seeks to ensure that development provides appropriate access for all users, avoids severance of communities, and integrates effectively with existing transport networks and nearby services. In addition, any necessary highway works must be proportionate to the scale of development and designed to conserve or enhance the character of the area. Where proposals are likely to generate significant traffic, the policy requires the submission of appropriate supporting information, such as Transport Assessments or Statements, and Travel Plans to demonstrate that sustainable transport outcomes can be achieved.

Policy AC-D2 relates to traffic and road safety considerations in the assessment of development proposals. The policy requires that the capacity of the local road network is sufficient to accommodate the level of traffic likely to be generated, having regard to the Exmoor Route Network. The policy makes clear that development will not be permitted where it would result in unacceptable impacts on the environmental or physical capacity of the highway network, or where it would give rise to adverse impacts on road safety.

In respect of highways and parking, it is noted that the original submission proposed on-site parking provision. However, this arrangement did not accord with the Highway Authority's standing advice, as the site is unable to accommodate sufficient space for

the safe turning of vehicles. As such, it could not be ensured that vehicles would enter and leave the site in a forward gear, which raised highway safety concerns.

In response to this, the scheme has been amended to remove the proposed tandem parking spaces, such that no on-site parking is now proposed. Officers acknowledge that the site, by virtue of its constrained nature and relationship with the highway, is fundamentally unable to accommodate policy-compliant parking and turning provision. This is an inherent limitation of the existing building arrangement, rather than a constraint arising from the proposed development itself. On that note, concerns were also raised by a local resident in respect of land ownership, boundary treatment and rights of access. However, the amended scheme has omitted the previously proposed parking provision and associated works, including the removal of boundary walls. As such, these matters are considered to be adequately addressed within the amended scheme.

Notwithstanding the absence of on-site parking, the site is located within a sustainable village location, within short walking distance of a range of local amenities including a community shop, post office, recreation ground, village hall and public house.

It is acknowledged that future occupants may need to rely on on-street parking within the locality, which there is provision for. Whilst this is not ideal, officers do not consider that this would give rise to severe or unacceptable impacts on highway safety or the operation of the local road network. In reaching this view, regard is had to the fact that any alternative use of the building, including its former use as a place of worship or as a community facility, would be likely to generate a greater, level of vehicular movements and associated parking demand as expressed above.

By comparison, the proposed use as a dwelling of modest scale is likely to generate a relatively low-level of domestic traffic movements. On this basis and having regard to the site-specific constraints, officers are satisfied that the development would not result in an unacceptable impact on highway safety or capacity. The proposal is therefore considered to accord with Policies AC-D1 and AC-D2 of the Exmoor National Park Local Plan.

### Flood risk:

Policy CC-D1 of the Exmoor National Park Local Plan states that development proposals will be permitted where they are consistent with the sequential approach to flood risk, ensuring that areas at little or no risk of flooding are developed in preference to those at higher risk. The policy requires that development does not increase the risk of flooding elsewhere, does not prejudice land used for current or future flood management, and is compatible with relevant Catchment Flood Management Plans or Shoreline Management Plans. It also requires that development is designed and laid out to reduce flood risk, including the incorporation of sustainable drainage systems to minimise surface water run-off and avoid pollution. Where appropriate, proposals should be supported by a site-specific Flood Risk Assessment. In circumstances where development is approved on an exceptions basis following the application of the sequential test, planning obligations or contributions may be sought to ensure that development is adequately protected from flooding throughout its lifetime, provided that any necessary flood defences do not conflict with National Park purposes.

In this case, it is noted that the site spans Flood Zones 1, 2 and 3, as identified within the submitted Flood Risk Assessment. The front part of the building, including the main entrance and bedrooms, is located within Flood Zone 1. The rear section, including the kitchen, lies within Flood Zone 2, with the very most rear-most part of the building, being limited to the store and organ room falling within Flood Zone 3.

The proposed use as a dwelling is classified as “more vulnerable” development within the Planning Practice Guidance. Whilst such development is not ordinarily appropriate within Flood Zone 3, it is important to consider the specific layout and characteristics of the proposal in this instance.

Importantly, the main living areas and all sleeping accommodation are located within Flood Zone 1, along with the primary access and escape route from the building to the highway. This ensures that occupants would have safe access to and from the property in an area of lowest flood risk. Furthermore, officers would note that the areas of the building that fall within higher flood zones are set at a higher internal floor level, with the rear of the property elevated approximately 1 metre above external ground level, thereby providing an additional level of resilience to potential flood events.

Officers are satisfied that the proposed internal layout has been designed having regard to flood risk, and that it would not increase the risk of flooding elsewhere as the development does not introduce any new operational development within areas of higher flood risk, nor would it prejudice existing or future flood management measures.

It is also noted that the Environment Agency has been consulted on the application and has raised no objection to the proposed development.

Taking all of the above into account, including the siting of the most vulnerable living spaces within Flood Zone 1 and the provision of a safe means of escape, officers consider that the proposal accords with Policy CC-D1 and is acceptable in flood risk terms.

### Ecology and biodiversity:

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. Whilst an initial objection was raised due to the absence of ecological information, this has since been withdrawn following the submission and review of a Preliminary Ecological Appraisal (Orbis Ecology, dated 10 November 2025).

The submitted report confirms that no evidence of bats was identified and that the proposed works would not result in the loss of any roost features or access points. However, the building is identified as having some potential to support roosting bats, and there are also opportunities for nesting birds within the structure. As such, the Ecologist has advised that, in the absence of appropriate mitigation, there would be a risk of disturbance to protected species, which could give rise to an offence under the Conservation of Habitats and Species Regulations 2017.

To address this, several precautionary mitigation measures have been recommended, which officers endorse. Officers also feel that it is necessary to include suitable Informatives to any permission granted reminding the applicant and any contractors of the legal protection afforded to protected species.

In addition, biodiversity enhancement measures, including the provision of bat and bird boxes, are recommended in accordance with Policy CE-S3 and the Exmoor Biodiversity Net Gain Technical Guidance.

Subject to the imposition of appropriate planning conditions to secure these mitigation and enhancement measures, along with a restriction on external lighting to avoid impacts on bat activity, officers are satisfied that the proposal would not result in harm to protected species or their habitats.

Accordingly, the development is considered to accord with Policy CE-S3 of the Exmoor National Park Local Plan and the requirements of the Conservation of Habitats and Species Regulations 2017, provided that the works are carried out in strict accordance with the recommended conditions.

### **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 outlined within this report, and as set out within each subsection of the Officer Considerations section above, officers are satisfied that the proposal would not be in conflict with the Development Plan.

The development is considered, when assessed in the round, to accord with Policies: GP1, GP4, HC-S1, HC-D1, HC-S2, HC-S3, HC-D4, HC-D19, CE-S5, CE-S6, CE-S4, CE-D3, AC-D1, AC-D2, CE-S3 & CC-D1 of the Exmoor National Park Local Plan 2011–2031.

Furthermore, no material considerations have been identified that would indicate a decision other than in accordance with the Development Plan.

On balance, officers consider that the benefits of delivering a local affordable dwelling, in a sustainable village location, carry greater weight than the loss of the existing community facility given the evidence available that the building is no longer required for community use, the availability of alternative facilities within the locality and the functional limitations of the site, including the lack of parking provision.

Officers therefore conclude that planning permission should be granted.

### Recommendation

Approved with Conditions:

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

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 plan, location plan and drawings numbered: 3138/203 A, 3138/202, 3138/102, 3138/201, 3138/101, 3138/103, 3153/200 and 3153/100, unless otherwise required by another condition attached to this consent.

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

3. Prior to the commencement of the works a scheme for the recording of the building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented as approved unless otherwise agreed in writing by the Planning Authority. This work should include a collation of any available information or old photographs providing information on the original fixtures and fittings and historic use of the Chapel.

Reason: To ensure that an appropriate programme of historic building recording and analysis is secured in advance of works to the dwellinghouse, in the interests of safeguarding and recording the significance of the Grade II listed building, in accordance with Policies CE-S4 and CE-D3 of the Exmoor National Park Local Plan 2011-2031.

4. The works to the ceilings hereby approved shall not commence between 1st May and 30th September inclusive unless a competent ecologist has undertaken a careful, detailed check for active bat roosts immediately before the works to the buildings commences and provides written confirmation to the Local Planning Authority that bats will be harmed and/or that there are appropriate measures in place to protect such species on site.

Reason: 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.

5. The works to the ceilings 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 building 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 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.

6. The development hereby approved shall be carried out in strict accordance with all ecological measures as set out in Section 6 of the Preliminary Ecological Appraisal (Orbis Ecology, 10 November 2025).

Reason: To ensure the works are carried out in accordance with the submitted details 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.

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.

Any external lighting shall be installed in accordance with the specifications and locations set out in the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that any external lighting installed on site does not adversely affect bats or their supporting habitat, in the interests of safeguarding protected species and maintaining the dark skies and ecological integrity of the National Park, in accordance with Policies CE-S2 and CE-S3 of the Exmoor National Park Local Plan 2011-2031, the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017.

8. 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), express planning permission shall be obtained for any development within Classes A, B, C, D and G of Part 1 to Schedule 2 to the Order.

Reason: To protect the appearance and character of the traditional buildings and to control the size of the dwelling interests of ensuring the size of the dwelling is such that it remains affordable in the interests of the local community, in accordance with HC-S2 and HC-D7 of the Exmoor National Park Local Plan 2011-2031 and in the interests of visual amenity.

9. Any gas, electricity, water, sewage, telephone and cabling services to the development the subject of this application shall be placed underground.

Reason: In the interests of visual amenity in accordance with Policy CE-S6 of the Exmoor National Park Local Plan 2011-2031.

### Informatives

#### 1. BATS & BAT ROOSTS:

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.

#### 2. BIRDS & BIRD NESTS:

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.

#### 3. INTERNAL WALL INSULATION:

The applicant is advised that the installation of internal wall insulation within historic buildings can give rise to issues of condensation and damp if not appropriately designed and installed. Care should therefore be taken to ensure that any such works are undertaken in accordance with best practice guidance. Reference is made to Historic England guidance, in particular "Energy Efficiency and Historic Buildings: Insulating Solid Walls", which provides advice on suitable approaches for traditional buildings.

#### 4. MONITORING OF DEVELOPMENT:

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

Authority, Exmoor House, Dulverton, Somerset, TA22 9HL or by telephone on 01398 323665 or by email [plan@exmoor-nationalpark.gov.uk](mailto:plan@exmoor-nationalpark.gov.uk).

### 5. 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.

### 6. 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.

### 7. 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

## ITEM 7.2

begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

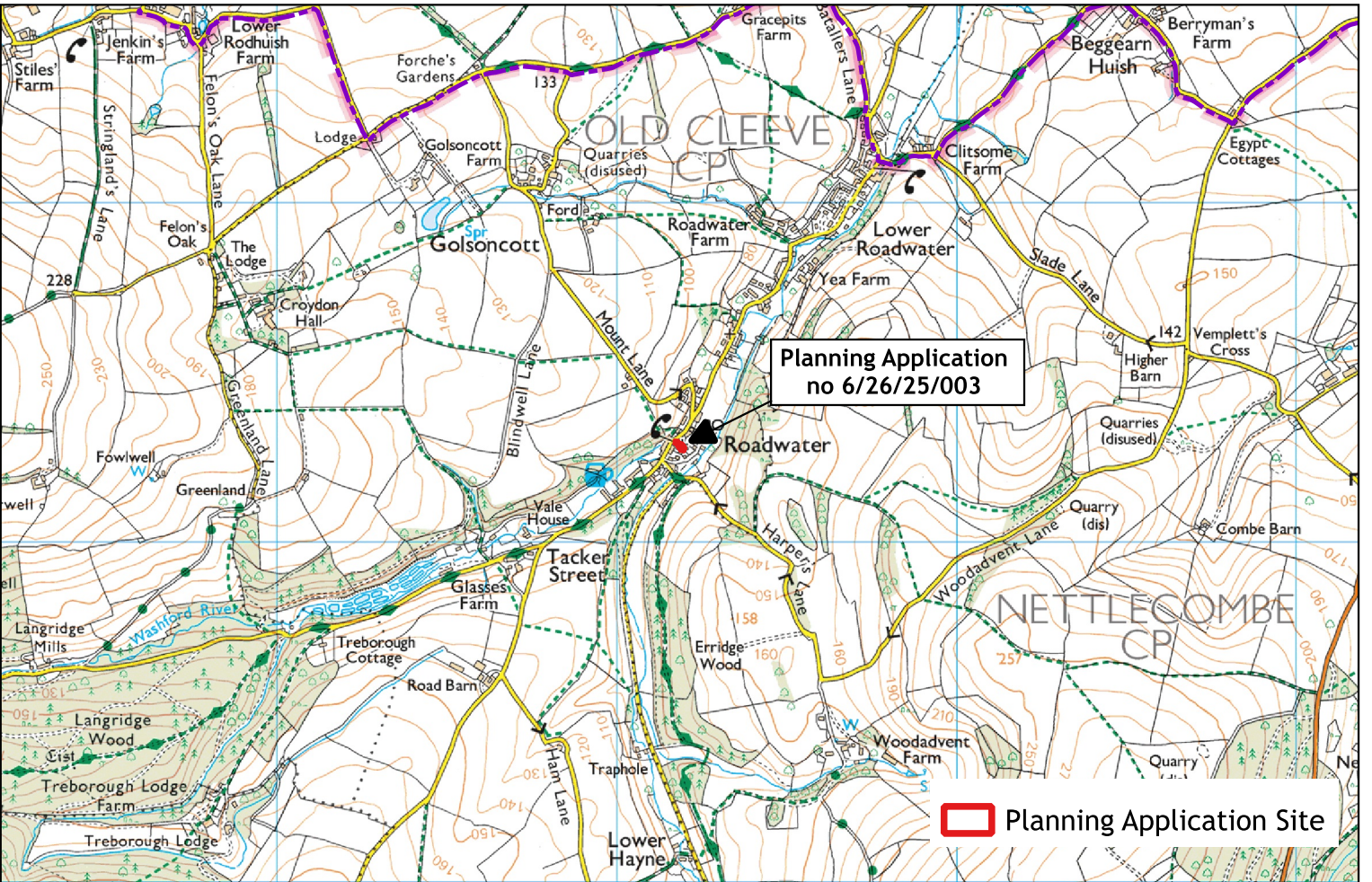
BNG is not required for development which does not impact a priority habitat and impacts less than 25 square metres of on-site habitat and / or 5 metres of on-site linear habitats such as hedgerows.



Site Map

Scale 1:2,500

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Overview Map

Scale 1:20,000.00002

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### Committee Report

Application Number:	EXM/26/071/DOC
Valid Date:	5 March 2026
Target Determination Date:	30 April 2026
Extension of Time:	N/A
Applicant:	Mr A Lawes – Exmoor National Park Authority
Agent:	
Case Officer:	Yvonne Dale
Site Address:	Exmoor National Park Information Centre, The Pavilion, The Esplanade, Lynmouth EX35 6EQ
Proposal:	Discharge of condition 3 (Odour Risk Assessment) of approved application 62/41/25/007
Recommendation:	Approved
Reason for bringing before Planning Committee:	This application is brought before Committee in accordance with the Approved Scheme of Delegation because the applicant is the National Park Authority.
Pre-commencement conditions agreed:	N/A

### Relevant History

62/41/25/007

Decision: Approved with Conditions

Decision Date: 09/10/2025

Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the proposed erection of extract unit and vertical flue on rear elevation.

### Site Description & Proposal

The application site is Lynmouth Pavillion, which lies on the Esplanade in Lynmouth, within the Conservation Area.

The building is owned by Exmoor National Park Authority and accommodates the National Park Centre of Lynmouth. There is also a café within the first floor of the building.

In October 2025, planning permission (reference 62/41/25/007) was granted for a replacement extract unit and vertical flue on the rear of the building. That permission was subject of conditions, including condition 3, which states:

*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.*

This discharge of condition application has been submitted with information intended to satisfy the requirements of the condition.

## Consultee Representations

**NDC - Environmental Health and Housing – 10/03/2026** - Thanks for forwarding the updated odour assessment incorporating a revised Summary and Conclusions.

The revisions are helpful and now provide clarity on the proposed approach to odour control at the site. I accept the conclusions of the report and consider the proposed staged mitigation approach to be justified and proportionate based on the circumstances.

## Planning Context

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

GP1 – General Policy

CE-S1 – Landscape and Seascape Character

CE-D1 – Protecting Exmoor’s Landscapes and Seascapes

CE-S2 – Protecting Exmoor’s Dark Night Sky

CE-S6 – Design and Sustainable Construction Principles

CE-S4 – Cultural Heritage and Historic Environment

CE-D3 – Conserving Heritage Assets

CC-D1 – Flood Risk

CC-S7 - Pollution

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

## Planning Considerations

This discharge of condition application seeks to formally discharge condition 3 of approved application 62/41/25/007. The main consideration is whether the submitted information satisfactorily demonstrates that the new extract unit and flue would have an acceptable environmental effect with particular regard to odour.

Policy CC-S7 of the Local Plan relates to Pollution and is therefore relevant. The Policy, amongst other things, requires applicants to avoid pollution and minimise any residual impacts to an acceptable level.

Policy CE-S6 of the Local Plan requires, as well as other things, that developments do not detrimentally affect the amenities of surroundings properties and occupiers.

The details submitted alongside the application include an odour assessment carried out by Greenavon Ltd dated March 2026. The assessment was revised following initial comments from the Environmental Health Officer at North Devon Council.

The revised report sets out that, in the absence of mitigation, the proposed development presents a high risk of odour impact to nearby sensitive receptors. This is primarily due to the proximity of a nearby residential dwelling and the assessment, predicts at worst a slight adverse effect at a single receptor (2 The Esplanade).

The report sets out that *'slight effects are not normally considered significant in planning terms and would not normally warrant best practice mitigation. This conclusion is supported by the Café's 13-year operational history with no recorded odour complaints, despite the existing extraction system not meeting current best-practice standards.*

*The proposed extraction system represents a clear improvement over the existing arrangement, which currently provides no dedicated odour control, and allows grease build up. As such, the proposal is expected to reduce odour effects compared to the extant design'.*

The report further sets out that given the site-specific evidence, requiring full best-practice abatement in line with the framework at this stage would be disproportionate.

The report instead suggests that a staged approach to odour mitigation, is, judged appropriate and proportionate and sets out the stages as follows:

- No additional odour abatement equipment will be installed at this stage.
- If the nature, scale or intensity of the kitchen operation changes—for example, increased frying, a materially different menu, or extended hours—additional mitigation should be introduced.
- If a justified odour complaint is received, the operator should implement proportionate mitigation, selected from the best-practice measures set out in Section 5 (e.g., enhanced particulate filtration, ESP, or activated carbon odour control).

The submitted report concludes that the staged approach ensures that the proposal remains compliant with Policy CC-S7, avoids potentially disproportionate intervention, and provides a clear mechanism for introducing further mitigation should future circumstances warrant it.

On this basis, the proposed development is judged to include mechanisms to adequately mitigate odours and hence meet the requirements of Condition 3.

The Environmental Health Officer accepts the conclusions of the report and considers the proposed staged mitigation approach to be justified and proportionate based on the circumstances.

### **Human Right**

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

### **Conclusion**

The amended assessment submitted in relation to the proposed extract unit is acceptable and the staged approach to mitigation is proportionate. Consequently, the proposal would safeguard local amenity and the surrounding natural environment in accordance with the condition.

Based on the above it is recommended that the Authority formally discharge condition 3 of approved application 62/41/25/007.

### **Recommendation**

Approved

### **Informatives**

#### **POSITIVE & PROACTIVE STATEMENT**

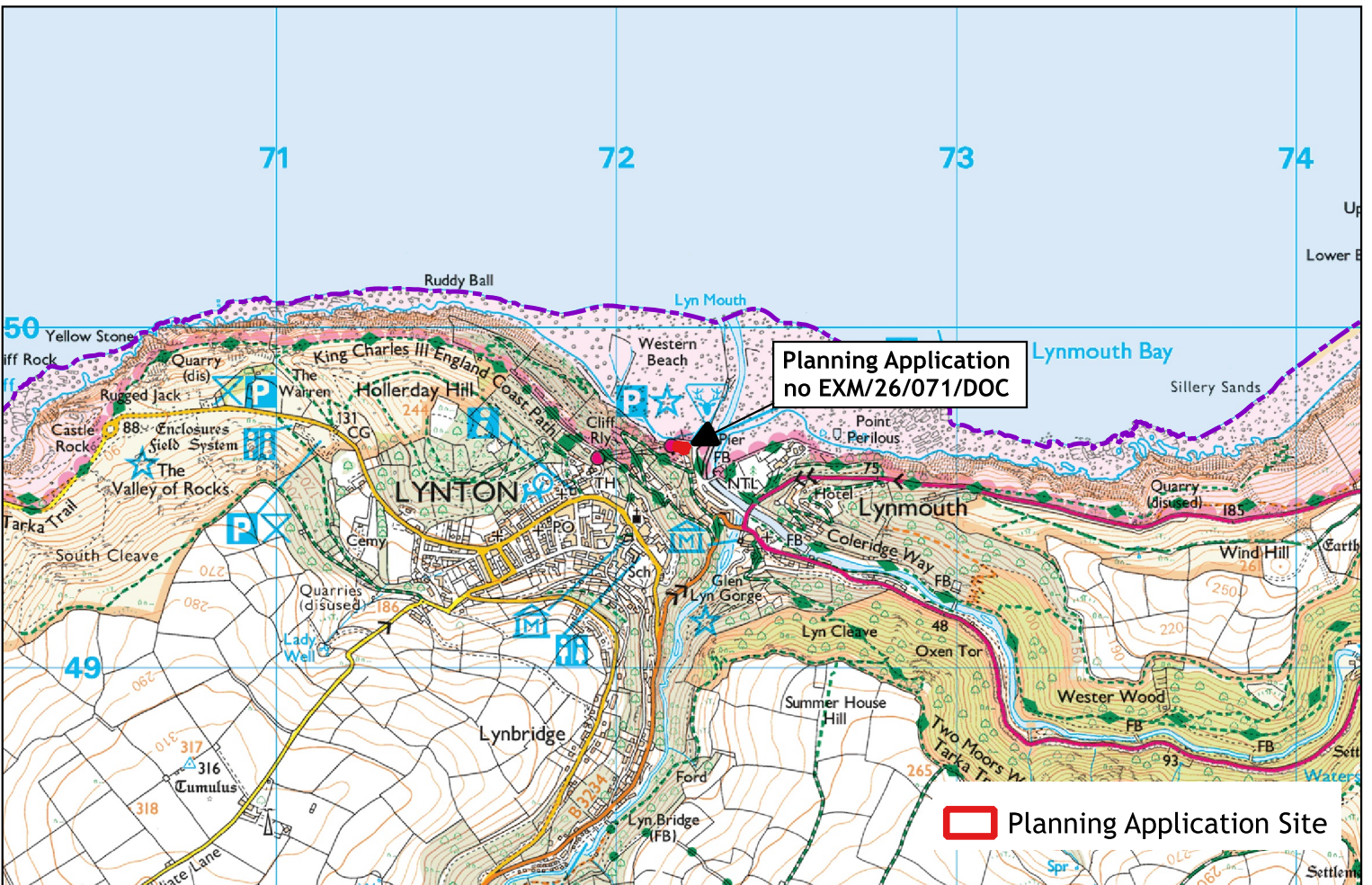
This Authority has a pro-active approach to the delivery of development. Early preapplication engagement is always encouraged. In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application, Exmoor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



Site Map

Scale 1:2,500

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Overview Map

Scale 1:20,000.00002

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### Committee Report

Application Number:	EXM/26/037/ADV
Valid Date:	4 February 2026
Target Determination Date:	1 April 2026
Extension of Time:	TBC
Applicant:	Mr Dan James
Agent:	Mr Dan James
Case Officer:	Joe White
Site Address:	Exmoor National Park Authority Exmoor House Kemps Way Dulverton TA22 9HL
Proposal:	Application Under Regulation 3 of The Town & Country Planning General Regulations 1992 for advertisement consent for the siting of a flag in association with the National Park Centre.
Recommendation:	Approved with Conditions
Reason for bringing before Planning Committee:	Exmoor National Park Authority is the applicant
Pre-commencement conditions agreed:	N/a

#### Relevant History

6/9/03/124

Decision: Approved

Decision Date: 19/11/2003

Application under Regulation 3 of The Town & Country Planning General Regulations 1992 for the formation of a disabled access ramp with associated railing to front entrance. Replacement of earth bank with stone wall including felling of adjoining tree.

6/9/01/106

Decision: Approved

Decision Date: 20/03/2001

Erection of timber garden shed in garden of Exmoor House

6/9/09/120LB

Decision: Approved

Decision Date: 15/12/2009

Listed Building Consent for the replacement of internal disabled lift.

6/9/06/110LB

Decision: Approved

Decision Date: 22/09/2006

Listed Building Consent for internal arrangements including the provision of glazed screens and doorways and externally sited air conditioning unit

6/9/02/129

Decision: Approved

Decision Date: 03/12/2002

Application under Regulation 3 of the Town and Country Planning General Regulations for the installation of 2 No. rooflights, replacement of existing window to match original (adjacent) and reforming existing internal opening previously blocked up

6/9/03/125LB

Decision: Approved

Decision Date: 17/11/2003

Listed Building consent for the formation of a disabled access ramp with associated railings to front entrance. Replacement of earth bank with stone wall. Internal alterations to reception and office.

6/9/15/118LB

Decision: Approved

Decision Date: 05/02/2016

Listed Building Consent for Application for the proposed installation of secondary double glazing units to 16 first floor windows.

6/9/02/130LB

Decision: Approved

Decision Date: 03/02/2003

Installation of 2. No rooflights, replacement of existing window to match original (adjacent) and reforming existing opening (internal) previously blocked up

6/9/08/104LB

Decision: Approved

Decision Date: 04/04/2008

Listed Building Consent for the removal of existing air conditioning system in server room and replacement with new system including external wall mounted base units at ground level at the rear of the building.

6/9/09/117LB

Decision: Approved

Decision Date: 25/11/2009

Listed Building Consent application for the proposed replacement of metal balustrade on external fire exit staircase.

6/9/11/137LB

Decision: Approved

Decision Date: 02/05/2012

Listed Building Consent for application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the change of use and conversion of redundant former public conveniences into meeting room/video conference facility.

6/9/11/136

Decision: Approved

Decision Date: 02/05/2012

Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the change of use and conversion of redundant former public conveniences into meeting room/video conference facility. As per additional information 31.01.12.

6/9/14/114LB

Decision: Approved

Decision Date: 23/07/2014

Listed Building Consent for application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the proposed upgrading of ceiling insulation in committee room together with the installation of an air source heat pump to heat committee room. (Amended description).

6/9/19/124LB

Decision: Approved with Conditions

Decision Date: 06/12/2019

Application Under Regulation 3 of The Town & Country Planning General Regulations 1992 for Listed Building Consent for the installation of insulation and dry lining of storage building together with works to remedy water ingress. Retrospective.

6/9/02/124LB

Decision: Approved

Decision Date: 26/03/2003

Listed Building Consent for internal alterations, as additional drawings dated 31/10/02 and amended by letter dated 20/12/03.

6/9/83/113

Decision: Approved

Decision Date: 10/06/1983

Proposed alterations to Car Park at Exmoor House, Dulverton, as described in the plans and drawings submitted

6/9/79/008

Decision: Approved

Decision Date: 02/07/1979

Proposed provision of fire escape stair and alterations to existing fire escape stair at Exmoor House, Dulverton, as described in the plans and drawings submitted

6/9/08/103

Decision: Approved

Decision Date: 21/04/2008

Application under Regulation 3 of The Town & Country Planning General Regulations Act 1992 for the removal of existing air conditioning system in server room and replacement with new system including external wall mounted base units at ground level at the rear of the building.

6/9/07/108LB

Decision: Approved

Decision Date: 11/09/2007

Listed Building Consent for the installation of an air conditioning unit and related pipe work.

6/9/09/116

Decision: Approved

Decision Date: 06/10/2009

Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the replacement of metal balustrade on external fire exit staircase.

6/9/98/105LB

Decision: Approved

Decision Date: 15/04/1998

Proposed to insert panels of glass into two external doors, Exmoor House, Dulverton, as described in the plans and drawings submitted

6/9/17/117LB

Decision: Approved

Decision Date: 07/11/2017

Listed building consent for proposed replacement of existing box guttering to the front elevation, to allow for the inclusion of T-Pren joints within the gutter.

6/9/92/113

Decision: Approved

Decision Date: 28/09/1992

Proposed extension into courtyard to provide office accommodation, Exmoor House, Dulverton, Somerset, as described in the plans and drawings submitted

6/9/14/113

Decision: Approved

Decision Date: 02/07/2014

Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the proposed upgrading of ceiling insulation in committee room together with the installation of an air source heat pump to heat committee room. (Amended description).

6/9/79/013

Decision: Approved

Decision Date: 23/09/1979

Proposed formation of an enclosed store in position of existing semi-enclosed store at Exmoor House, Dulverton, as described in the plans and drawings submitted

6/9/96/123LB

Decision: Approved

Decision Date: 29/10/1996

Proposed installation of disabled person wheelchair lift and step lift. Alterations/improvements to toilets and committee room on first floor. Exmoor House, Dulverton, as described in the plans and drawings submitted and amended plan received 30 September 1996

6/9/92/114LB

Decision: Approved

Decision Date: 11/09/1992

Proposed demolition of existing WC and part roof. Enclosure of space within walls to provide office accommodation, Exmoor House, Dulverton, Somerset, as described in the plans and drawings submitted

6/9/89/107LB

Decision: Approved

Decision Date: 01/06/1989

Proposed conversion of store to office at Exmoor House, Dulverton as described in the plans and drawings submitted

75349

Decision: Approved

Decision Date: 15/10/1969

Proposed change of use of accommodation formerly used by Divisional Highway Surveyor to that for Play Group at Exmoor House, Dulverton, as described in the plans submitted

6/9/20/117

Decision: Approved with Conditions

Decision Date: 12/01/2021

Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the proposed installation of 5 electric vehicle charging points.

6/9/20/104LB

Decision: Approved with Conditions

Decision Date: 20/05/2020

Application Under Regulation 3 of The Town & Country Planning General Regulations 1992 for listed building consent for the proposed removal of one window pane and replace with an 'Extractor fan'.

6/9/21/111LB

Decision: Approved with Conditions

Decision Date: 06/07/2021

Application Under Regulation 3 of The Town & Country Planning General Regulations 1992 for Listed building consent for the proposed removal and replacement of stone capping on store room.

6/9/21/126LB

Decision: Approved with Conditions

Decision Date: 05/10/2021

Application Under Regulation 3 of The Town & Country Planning General Regulations 1992 for Listed Building Consent for the installation of secondary glazing and draft proofing to doors and windows.

54969

Decision: Approved

Decision Date: 26/07/1965

Proposed erection of Public Conveniences behind Exmoor House, Dulverton

6/9/24/006LB

Decision: Approved with Conditions

Decision Date: 03/07/2024

Application Under Regulation 3 of The Town & Country Planning General Regulations 1992 for Listed building consent for the proposed Internal rearrangement to reception area, 4 no. outdoor signage and installation of defibrillator.

6/9/24/020LB

Decision: Approved with Conditions

Decision Date: 05/02/2025

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.

6/9/24/017DC

Decision: Approved

Decision Date: 07/11/2024

Discharge of Condition 3 (materials) of approved application 6/9/24/006LB

6/9/25/002

Decision: Approved with Conditions

Decision Date: 07/05/2025

Application Under Regulation 3 of The Town & Country Planning General Regulations 1992 for proposed removal of Air Source Heat Pump and installation of new air conditioning unit in new location on west elevation of outbuilding.

6/9/25/018LB

Decision: Approved with Conditions

Decision Date: 06/11/2025

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

## Site Description & Proposal

Exmoor House is a Grade II listed building and was built as the Dulverton Union Workhouse in 1855. It is now the headquarters of the Exmoor National Park Authority. It also accommodates the seasonal Dulverton National Park Centre.

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.

The application proposes a flag, which would be positioned by the main entrance into the building and adjacent to the ramped access at the front.

The flag would have a pole height of 3.10 metres. It would be a 'portrait flag' design with a height of 2.60 metres and a width of 0.70 metres.

## Consultee Representations

**Dulverton Town Council** – Support.

**Historic Buildings Officer** – I have no concerns regarding the placement of the flag which is temporary in nature and not fixed to the listed building.

**Ecologist** – No concerns from an ecological perspective.

No comments from other Consultees received

**Representations**

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

**Summary of comments:**

N/a

**Planning Context**

Under the provisions of Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, advertisements are subject to control only in the interests of amenity and, where applicable, public safety.

In addition, a local planning authority shall take into account the provisions of the development plan, so far as they are material:

EXMOOR NATIONAL PARK LOCAL PLAN

CE-S1 Landscape and Seascape Character

CE-D1 Protecting Exmoor’s Landscapes and Seascapes

CE-S4 Cultural Heritage and Historic Environment

CE-D3 Conserving Heritage Assets

CE-D5 Advertisements and Private Road Signs

AC-D2 Traffic and Road Safety Considerations for Development

Under Section 16 of Planning (Listed Buildings and Conservation Areas) Act 1990, 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.

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

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

**Planning Considerations**

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 state that a Local Planning Authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account the provisions of the development and other relevant factors. In relation to

amenity, this includes the general characteristics of the locality, including the presence of any feature of historic, architectural or similar interest.

Paragraph 141 of the National Planning Policy Framework states that the quality and character of places can suffer when advertisements are poorly sited and designed. It is also stated that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

In accordance with the National Planning Policy Framework, great weight should be given to conserving and enhancing the landscape and scenic beauty of National Parks.

Policy CE-D5 of the Exmoor National Park Local Plan 2011 – 2031 states that “advertisements, and private road signs will only be permitted where it can be demonstrated that in the interests of amenity:

- a) the proposal represents a joint or community advertisement or sign; or the advertisement is located on, or is well related to the building that is used for the business or attraction; and
- b) there will be no adverse individual, cumulative, or sequential impact on landscape character and local distinctiveness of the locality; and
- c) the size, scale, colour and siting are appropriate and the materials and design are of a high standard which conserve or enhance the character and appearance of the area”.

Further to this, Policy CE-D5 states that “the proposal should have no detrimental impact on public safety” and that “opportunities to enhance existing buildings or the landscape through consolidating, redesigning or removing existing advertisements / signage will be encouraged”.

Having regard to the above, the key considerations when determining an application for advertisement consent are the impact on amenities of the area, including the Dulverton Conservation Area and the setting of the Listed Building, and impact on public safety and highways from the installation of the proposed signage.

The purpose of advertisement control is to contribute positively to the appearance of an attractive and cared for environment, which would also be beneficial to the businesses, users and occupants of such locations. The appearance of a good building or street scene can easily be spoiled by a poorly designed and insensitively placed sign or advertisement, or by the choice of advertisement materials, colours, proportion or illumination which is alien to the building’s design or fabric.

### Visual amenity

Exmoor House is a large, attractive building overlooking Exmoor Lawns. The site lies on Kemps Way, near to public car parks, and the fire and police stations. There are already signs on Exmoor House, which reflect its use by Exmoor National Park Authority.

Although the proposal would represent an additional advertisement sign at the site, the sign would be free-standing, and its immediate backdrop would be Exmoor House and its car park. It would be viewed in the context of the National Park offices, and it would advertise the seasonal National Park Centre.

With a height that would be similar to the height of the aperture accommodating the main entrance into the building, the proposed flag would respond to proportions of the immediate built context. The design and colours of the sign would match those of the existing advertisements on the building, thereby ensuring uniformity.

Consequently, it would not stand out as incongruous, over-dominant or unduly prominent in relation to the application site or the character and appearance of the locality.

In this context, the proposed advertisement would be modest in size, of appropriate form and position, and it would not appear as an unacceptably strident feature. As such, the advert would not cause harm to the visual amenity of the area and the character and appearance of the Conservation Area or the setting of Exmoor House. Accordingly, there would be no conflict with Policy CE-D5 of the Local Plan.

### Highway Safety

The advertisement would be non-illuminated, thus limiting its potentially distracting impact. Moreover, it would be set back from the public highway within the car park for Exmoor House. It would not appear out of place, unexpected or distracting to passing motorists. Consequently, it would not cause distraction to highway users that would result in potential harm to the existing levels of highway safety.

### OTHER MATTERS

The site lies in Flood Zone 3. Nevertheless, the proposed advertisement would have a limited footprint that would be unlikely to materially impact flood flows. Moreover, in the event of a flood and the advertisement being in place, there would be little harmful effect on the advertisement itself.

### **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 above reasons it is recommended that the application proposal be approved, subject to the attachment of appropriate conditions, which are set out below.

### **Recommendation**

Approved with Conditions

1. The advertisement hereby approved shall be displayed in accordance with the plans submitted with the application.

Reason: For the avoidance of doubt and to ensure the advert is displayed in accordance with the plans/drawings to which this consent relates.

2. The advertisement hereby permitted shall not be illuminated.

Reason: For the avoidance of doubt and in the interests of the visual amenities of the locality.

3. Any advertisement displayed, and any site for the display of advertisement, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: In accordance with the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.

4. Any structure or hoarding erected or used principally for the purposes of displaying advertisements shall be maintained in a safe condition.

Reason: In accordance with the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.

5. When the advertisement hereby permitted is required to be removed in accordance with the Town and Country (Control of Advertisement) (England) Regulations 2007, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: In accordance with the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.

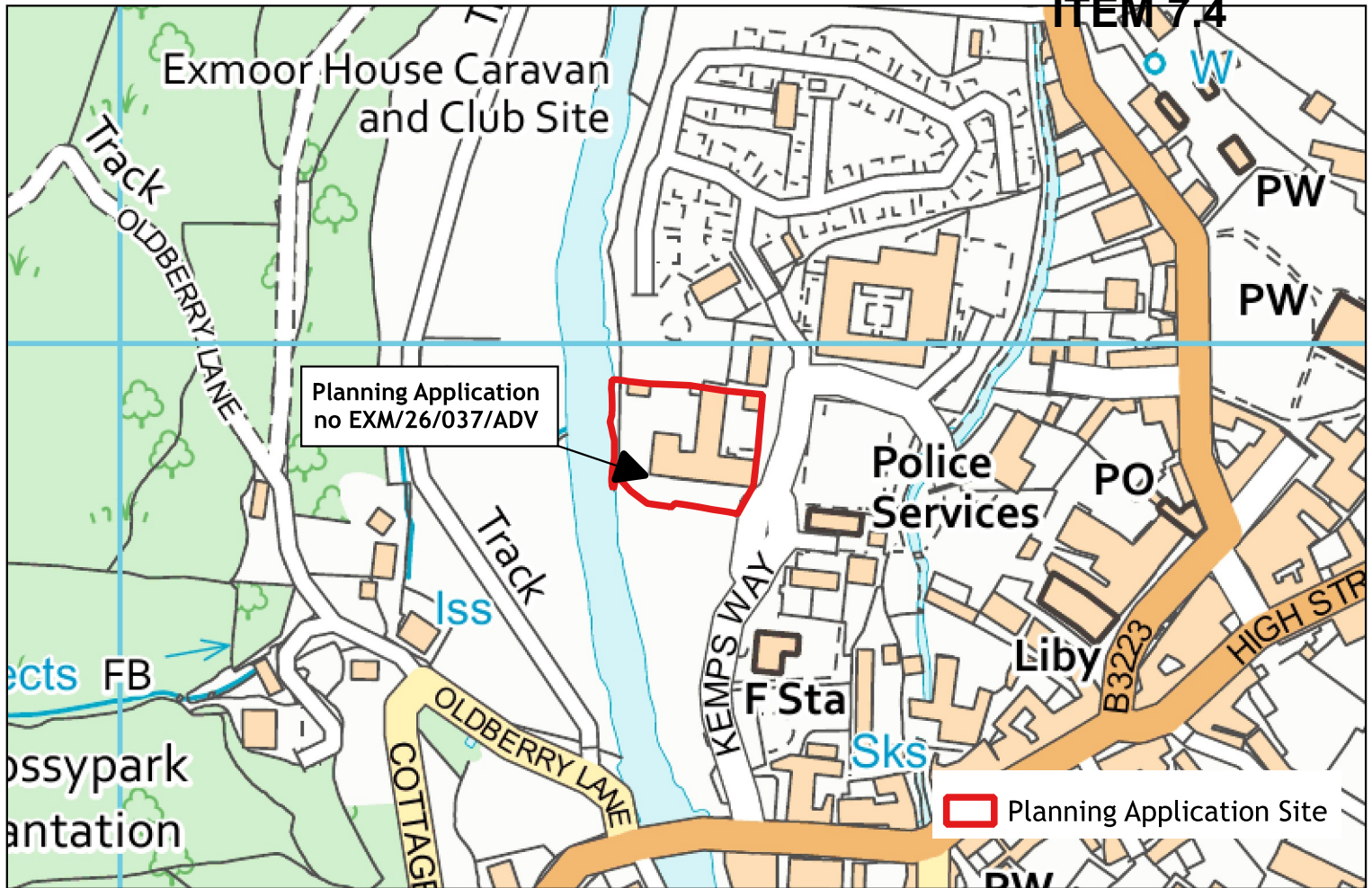
6. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as to otherwise render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: In accordance with the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.

### **Informatives**

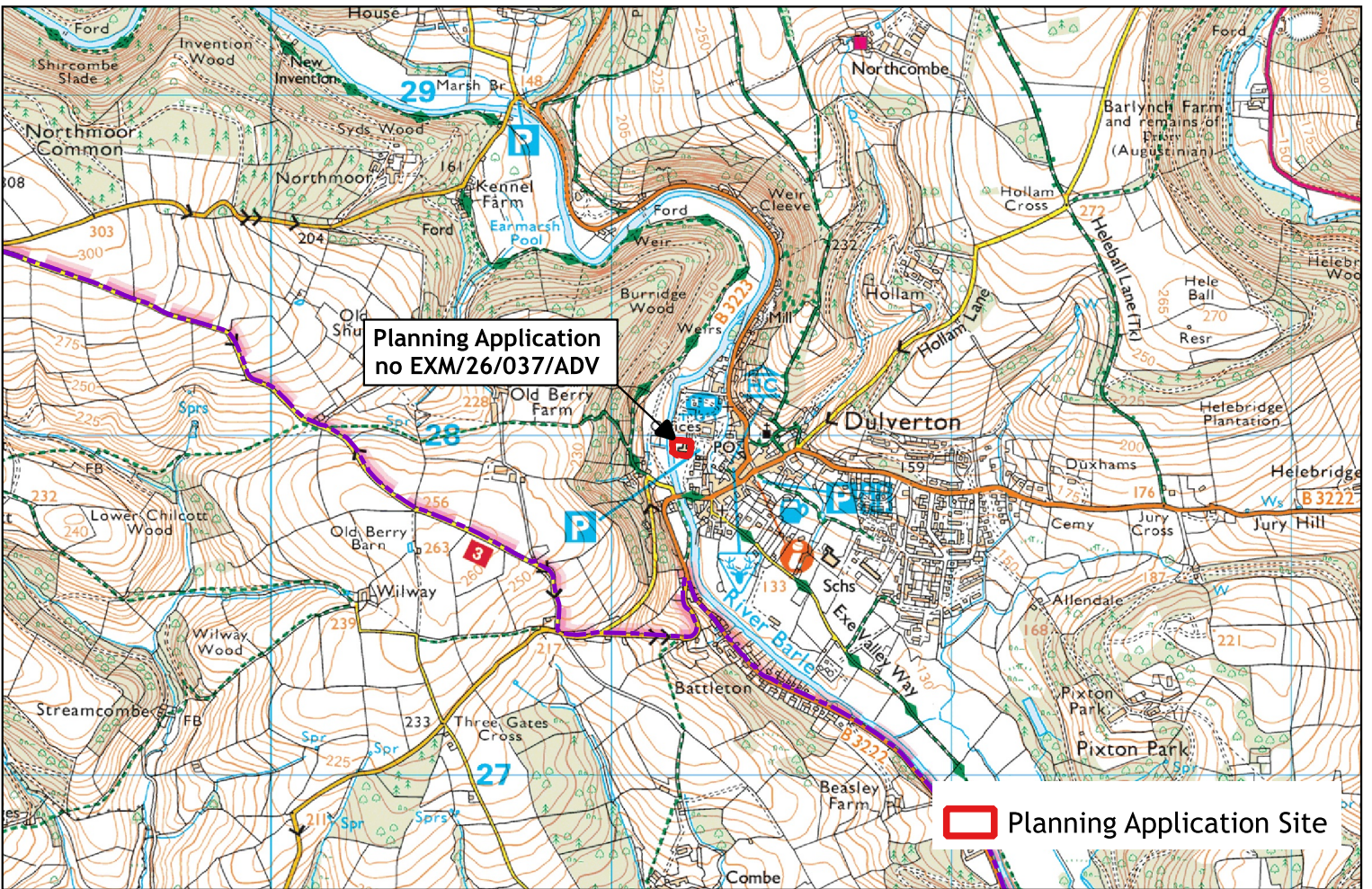
#### **1. POSITIVE & PROACTIVE STATEMENT**

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



Site Map  
Scale 1:2,500

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Overview Map  
Scale 1:20,000.00002

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## ITEM 8

### SCHEDULE OF SECTION 106 AGREEMENTS BEING UNDERTAKEN BY DEVON COUNTY COUNCIL ON BEHALF OF EXMOOR NATIONAL PARK AUTHORITY 7 April 2026 (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	Applicant returned Draft on 06/02/26 – still awaiting costs or 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. No further progress despite chasing this matter. 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 and 24/11/25.	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. Title document rec'd. Updated costs undertaking also required. Requested on 21/10/25. Chased 27/02/26.	Y Dale
6/34/24/002	Knowle Farm, Timberscombe	OA – Deed of Variation	Officer instruction 03/10/24	Draft Agreement	Agreement has been approved and is being circulated by applicant for signature. Update received from applicant on 20/02/26 – they are in receipt of the DoV and this is being returned.	J White
6/3/25/001	The Duckhouse, Leigh Farm, Exton	AH – x1 or holiday let	Officer instruction	Draft Agreement	Draft 106 agreement sent to applicant on 10/11/25. Title reviewed but not complete	J Rose

## ITEM 8

			14/03/25		and will need to be provided before completion. Awaiting further comments from the applicant on the existing tenant and their eligibility to occupy the property. No further progress from applicant on this matter.	
s6/9/25/007	Beech Cottage, Liscombe, Dulverton	AH – x1 or holiday let	Officer instruction 30/06/25		First drafts prepared. Waiting for title docs 27.02.26.	J Rose
6/9/25/008	Sycamore Cottage, Liscombe, Dulverton	AH – x1 or holiday let	Officer instruction 30/06/25		First drafts prepared. Waiting for title docs 27.02.26.	J Rose
6/8/24/002	Land at Dunkery View Farm and North of Higher Park Lane	AH – x9 (& 7 PR dwellings)	Committee decision 06/01/26		Undertaking for legal fees requested on 08/12/2025. DCC drafting 106 Agreements following receipt of undertaking from applicant.	J White

### 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)

### Since 1 January 2026:

## EXMOOR NATIONAL PARK PLANNING MEETING

### Application decisions delegated to the Chief Executive

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/20/23/001	28 Jan 2026	Approved with Conditions	Messrs M & B Willes

Land At Higher Bakers Farm, Luxborough, (X 297067: Y 138590).

Proposed erection of 2no. agricultural buildings and associated works (as amended)

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<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/24/25/004	05 Feb 2026	Approved with Conditions	Mr N Griffiths

BROOK LEA, WOODFORD, WILLITON, TAUNTON, TA4 4HR

Proposed erection of boundary wall. Retrospective

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<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/26/25/015	20 Jan 2026	Approved with Conditions	Ms H Eggar

10, WATERSMEET CLOSE, ROADWATER, WATCHET, TA23 0QT

Proposed replacement of existing timber windows & doors

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<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/27/25/009	27 Jan 2026	Approved with Conditions	Mr. D McCanlis

Porlock Recreation Ground, Parsons Street, Porlock, Minehead, TA24 8QJ

Proposed installation of outdoor calisthenics park (Amended Plan)

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<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/27/25/014	20 Jan 2026	Approved with Conditions	Ms J Webber

8, THE MEADOWS, PORLOCK, MINEHEAD, TA24 8NL

Proposed conversion of the detached garage to a hobbies room along with the erection of a single garage.

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<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/27/25/015LB	06 Feb 2026	Approved with	Ms R Chambers

4 Gibraltar Cottages, Porlock Weir Road, Porlock, Minehead, Somerset, TA24 8PE

Listed building consent for the proposed installation of secondary glazing, central heating, alterations to staircase, installation of extract unit and formation of ensuite shower room.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/27/25/016LB	24 Feb 2026	Approved with Conditions	Ms R Chambers

5 GIBRALTAR COTTAGES, PORLOCK WEIR, MINEHEAD, TA24 8PE

Listed building consent for the proposed installation of secondary glazing, central heating, removal of chimney stack, removal of modern kitchen wall and installation of window.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/34/24/003	30 Jan 2026	Approved with Conditions	Mr & Mrs J Judd

Burnells Estate, Knowle Lane, Dunster, Minehead, TA24 6TX

Proposed erection of replacement two storey rear extension (Retrospective).

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/34/25/006	22 Jan 2026	Approved with Conditions	Mr & Mrs S Moore

THE FIELD HOUSE, DUNSTER, MINEHEAD, TA24 6TY

Proposed erection of replacement implement storage shed

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/42/25/002	13 Feb 2026	Approved with Conditions	Mr T Adams

West Hollowcombe, Broad Lane, Withypool, Dulverton, Somerset, TA22 9QL

Proposed siting of 2no. temporary timber cabins for use as holiday accommodation, together with associated landscaping and installation of a shower within the existing stable building. (amended plans)

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/8/25/006	25 Feb 2026	Approved with Conditions	Mr C Matravers

SHUTE CLOSE, LOWER PARK LANE, CUTCOMBE, MINEHEAD, TA24 7DH

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/9/25/019	24 Feb 2026	Approved with Conditions	Miss L Downs

Millham Lane - x:291621, y:127414, Dulverton, Somerset, TA22 9HQ

Proposed erection of a small agricultural shed and moveable chicken coop. Retrospective.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/9/25/020	19 Jan 2026	Approved with Conditions	Mr & Mrs P Bryden

4, MILLHAM LANE, DULVERTON, TA22 9HQ

Proposed extension to existing detached private dwelling. Works include internal reconfigurations, external insulation to property, solar panel installation, amendments to landscaping, inclusion of an Air Source Heat Pump, and installation of 3 bay detached garage.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
62/11/25/014	29 Jan 2026	Approved with Conditions	Ms A Mortimer

MILLSLADE HOUSE, ROAD FROM ASH GATE TO LEEFORD GREEN, BRENDON, DEVON, EX35 6PS

Proposed demolition of existing two-storey lean-to extension and erection of replacement single storey extension.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
62/11/25/016	10 Feb 2026	Approved with Conditions	Mr & Mrs A & D Hodges

BARN FARM, BRENDON, LYNTON, EX35 6PS

Part-retrospective renovation and conversion of existing barns into 2 no. units of serviced holiday accommodation including new additional access (Amended Description) without complying with conditions 2 & 3 of approved application 62/11/22/005. (As per additional plan)

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
62/19/25/003	30 Jan 2026	Approved with Conditions	Mr M Hall

PERRYHOW, WEST CHALLACOMBE LANE, COMBE MARTIN, ILFRACOMBE, EX34 0DR

Proposed demolition of existing garage, alterations to existing vehicular access, alterations to existing pedestrian access, extension to dwelling, new detached garage.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
62/19/25/004	05 Feb 2026	Approved with Conditions	Mr R Gould

SOUTH COT, HANGMAN PATH, COMBE MARTIN, ILFRACOMBE, EX34 0DL

Proposed alterations to the existing dwelling including: the extension and refurbishment of the front and rear dormers; installation of new glazing and zinc cladding to dormer structures; construction of a small front balcony with glazed balustrade; installation of a frameless glass porch enclosure to protect the existing timber porch; and minor external works to improve access steps and storage beneath the stair structure.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/001/CLE	02 Mar 2026	Certificate Of Lawfulness Granted	Mr D Gurnett

Sloecombe Barn, Ranscombe Combe, Timberscombe, Wootton Courtenay, Minehead, TA24 8QX

Lawful development certificate for the existing use of a tractor shed (10 m x 5m) on the grounds of continuous use as such for over 4 years.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/002/LBC	03 Mar 2026	Approved with Conditions	Mr O Robins

WIDLAKE FARM, BRIDGETOWN, DULVERTON, TA22 9JE

Listed building consent for the proposed replacement of 4no. upvc double glazed windows with timber frame single glazed units and the replacement of a further 3no. dilapidated timber frame windows on the south elevation.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/004/LBC	20 Feb 2026	Approved with Conditions	Mrs C Blowing

HEDDON HALL, PARRACOMBE, BARNSTAPLE, EX31 4QL

Listed building consent for the proposed installation of a domestic through floor lift including the formation of the lift aperture through the floor.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/006/DOC	03 Mar 2026	Approved	Mr Dovey

Melton House 43 High Street Dulverton TA22 9DW

Discharge of conditions 7 (Bond & Mortar details) & 8 (Commencement of works dates) of approved application 6/9/19/120

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/021/DOC	23 Feb 2026	Approved	Ashleigh Boyce

Barns Close Dulverton Somerset TA22 9EA

Discharge of condition 5 (Soft Landscaping Plan) of approved application 6/9/25/009.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/022/DOC	25 Feb 2026	Approved	Mr Bryant

Hunters Rest Roadwater Road Roadwater Watchet TA23 0RF

Discharge of conditions 5 (Written Scheme of InvestigationI) & 6 (Results analysis) of approved application 6/26/25/004

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/031/DOC	25 Feb 2026	Approved	Scott Redfern

1-4 Orchard Bungalows (TA24 7TF) and 1-27 Orchard Way (TA24 7UL) Timberscombe Minehead

Discharge of condition 4 (External Colours) of approved application 6/34/25/005

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
GDO 25/05	20 Feb 2026	Prior Approval Refused	Mr S & Mrs C Blowing

HEDDON HALL, PARRACOMBE, BARNSTAPLE, EX31 4QL

Prior approval for repairs to 1no. existing shed and erection of 1no. new barn.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
GDO 25/13	21 Jan 2026	Prior Approval Refused	Mr Dod

Land at Withiel Farm, Withiel Florey, Minehead, TA24 7DE

Prior approval for erection of agricultural barn (23m x 9.1m) for storage of farm machinery and hay.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
GDO 25/14	21 Jan 2026	Prior Approval Refused	Ms. J Britton

Land to the West Side of Porlock, Being Wood, Porlock Hill, Hawkcombe, Porlock, Somerset, TA24 8QH

Prior approval for erection of 6m x 3m steel storage container

**Application decisions delegated to the Chief Executive**

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/26/25/011	13 Mar 2026	Approved with Conditions	Mrs J Clarke

Oatway House, Roadwater, Watchet, TA23 0QY

Proposed repairs and minor internal alterations including removal of C20th partitions. Timber framed extension to outbuilding and new porch to northwest elevation.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/26/25/012LB	13 Mar 2026	Approved with Conditions	Mrs J Clarke

Oatway House, Roadwater, Watchet, TA23 0QY

Listed building consent for the proposed repairs and minor internal alterations including removal of C20th partitions. Timber framed extension to outbuilding and new porch to northwest elevation.

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/34/25/007	17 Mar 2026	Approved with Conditions	Mr R Jeffrey

Providence Methodist Chapel, Church Street, Timberscombe, TA24 7TR

Proposed change of use from existing Methodist Chapel to Community Hall, together with, the creation of balcony, chimney, disabled access and ramp, installation of rooflights and associated works without complying with condition 2 (Plans) of approved application 6/34/22/111

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
6/43/25/010	17 Mar 2026	Approved with Conditions	Mrs I Popplewell

MANOR HOUSE, RANSCOMBE ROAD, WOOTTON COURTENAY, MINEHEAD, TA24 8RD

Works to the property including: Re-render to east, west and south elevations; replacement windows; replacement doors; replacement guttering; secondary glazing; internal alterations; redecoration and re-flooring; localised repairs to plank and munion screen; installation of new drainage route from first floor ensuite; alterations to first floor bathroom layout. without complying with condition 2 (Approved Plans), 3 (Method Statement) and condition 4 (Methodology & photographic recording) of approved application 6/43/23/002LB (amended description).

## ITEM 9

**Application**

6/43/25/011

**Decision Date**

04 Mar 2026

**Decision**

Approved with  
Conditions

**Applicant**

Mrs I Popplewell

Manor House  
Wootton Courtenay  
Minehead  
TA24 8RD

Proposed re-roofing of property, replacement roof lights, conversion of part of loft space into accessible storage area including new staircase access. without complying with conditions 3 (Bat Licence) of approved application 6/43/23/009 (amended description).

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**Application**

62/13/25/002

**Decision Date**

05 Mar 2026

**Decision**

Approved with  
Conditions

**Applicant**

Mr M Roberts

Little Swincombe Farm, Challacombe, Barnstaple, EX31 4TU

Proposed erection of a youngstock shed (30.4m x 15.24m)

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**Application**

62/14/25/001

**Decision Date**

04 Mar 2026

**Decision**

Approved with  
Conditions

**Applicant**

Mr & Miss P & M Crane &  
Killen

Kedworthy Farm, Brayford, Barnstaple, Devon, EX32 7QP

Proposed erection of 1. no rural workers dwelling and associated change of use of land

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**Application**

EXM/26/003/ADV

**Decision Date**

13 Mar 2026

**Decision**

Approved with  
Conditions

**Applicant**

St Austell Brewery

The Crown Hotel  
Sinai Hill  
Lynton  
EX35 6AG

Advertisement consent for the proposed installation of 10 no. new signs.

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<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/008/HH	13 Mar 2026	Approved with Conditions	Paul Johnson

Mount Ballan  
The Ridge  
Porlock  
Minehead  
TA24 8HA

Proposed erection of a pitched lean to side extension forming additional reception/storage rooms and shower room.

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<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/009/NMA	10 Mar 2026	Approved	Catherine O'Sullivan

Exmoor Society, 34 High Street, Dulverton, Ta22 9Dj

Non-material amendment - full - of approved application 6/9/25/014 to amend fire door on west elevation.

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<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/014/VOC	18 Mar 2026	Approved with Conditions	Mr R Vowles

Swiss Lodge  
Parsons Street  
Porlock  
Minehead  
TA24 8QN

Proposed variation of condition 1 of approved application 6/27/21/124, to allow redesign of replacement house, garage and associated parking, and landscaping.

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<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/023/CLE	10 Mar 2026	Certificate Of Lawfulness Granted	Mr & Mrs Drover

Kemps Farm  
Oare  
Minehead  
Lynton  
EX35 6NX

Lawful development certificate for the existing use of the first floor of the barn (known as The Hayloft) which has been used continuously as a holiday let in breach of condition 2 of approved application 6/25/91/103 in excess of ten years.

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## ITEM 9

<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/033/FULL	17 Mar 2026	Approved with Conditions	Mr S Lewis

Dunster First School  
St Georges Street  
Dunster  
Minehead  
TA24 6RX

Proposed removal of existing post, rail and chain link fencing around two sides of the school field. To be replaced with a treated timber picket fencing.

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<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/048/PNA/CA	05 Mar 2026	Prior Approval Required	Mr N Gregory

Lower Ley  
Luxborough  
Watchet  
TA23 0SU

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

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<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/050/PNA/CA	05 Mar 2026		Mr M Waldock

Forest Field Yard  
Silverdown Hill  
Stogumber  
TA4 4JF

Prior approval for proposed erection of agricultural storage building (30m x 15m).

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<b>Application</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Applicant</b>
EXM/26/051/PNA/CA	19 Mar 2026	Prior Approval Required	Roger Mason

Sherdon  
Higher Sherdon  
Sandyway  
South Molton  
EX36 3LU

Prior notification for the proposed erection of agricultural barn (13.8m x 9m).

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## ITEM 9

**Application**

EXM/26/067/DOC

Lower Venn Farm  
Brompton Regis  
Dulverton  
TA22 9NS

**Decision Date**

05 Mar 2026

**Decision**

Approved

**Applicant**

John Vincent

Discharge of condition 3 (Natural England Licence) of approved application 6/3/25/004.

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