



EXMOOR
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
www.exmoor-nationalpark.gov.uk

28 March 2024

**EXMOOR NATIONAL PARK AUTHORITY
PLANNING COMMITTEE**

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

A meeting of the Planning Committee will be held in the **Committee Room, Exmoor House, Dulverton** on **Tuesday, 9 April 2024 at 1. 30pm.**

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

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

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

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

Sarah Bryan
Chief Executive

AGENDA

1. **Election of Chairperson**
2. **Election of Deputy Chairperson**
3. **Apologies for Absence**
4. **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.

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. Appeals

To note the decision of the Secretary of State for Levelling Up, Housing and Communities to allow the following appeal and to refuse an application for award of costs:

Lynmouth Holiday Retreat, Manor Farm, Lynton, Devon EX35 6LD - Proposed siting of 5 no. timber and canvas glamping safari tents, permeable parking/turning area with 6 no. parking bays, with a double EV charging point, recycling/waste facilities, associated footpaths, landscaping, composting toilets and an underground water treatment plant for drainage treatment (application no. 62/41/22/001) (Item 6).

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	6/3/23/007	Proposed erection of agricultural building (13.5m x 9.3m) - Land at Bryants Hill, Brompton Regis, Dulverton	1-12
7.2	62/41/24/001	Proposed new entrance to domestic accommodation - Polly Skye Gallery, The Wishing Well, Castle Hill, Lynton, Devon, EX35 6JA	13-26
7.3	GDO 24/01	Prior notification for the erection of an agricultural storage building (18.29m x 9.14m) - Part of Weatherslade Farm, Easting – 285100, Northing - 1136310, Withypool, Minehead, TA24 7RT	27-34
7.4	GDO 24/02	Application under Regulation 3 of The Town & Country Planning General Regulations 1992 prior notification for the re-roofing of the East Barn at Driver Farm and associated repairs - Driver Farm, Simonsbath, Minehead, TA24 7LH	35-40

8. **Application Decisions Delegated to the Chief Executive:** To note the applications determined by the Chief Executive under delegated powers (Item 8).
9. **Site Visits:** To arrange any site visits agreed by the Committee (the reserve date being Friday, 3 May 2024 (am)).
10. **Any Other Business of Urgency**
11. **Confidential Business:** To consider passing a resolution pursuant to Section 100A(4) of the Local Government Act 1972 that the press and public be excluded from the meeting for the duration of Item 12 on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business arising in Item 12 – Legal Matters and that the following information will be considered which is exempt information as presented in Schedule 12A of the Act (as amended):-

Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
12. **Legal Matters:** To consider the verbal report of the Head of Climate, Nature & Communities.

Further information on any of the reports can be obtained by contacting the National Park Authority at the address and telephone numbers at the top of the agenda. Details of the decisions taken at this meeting will be set out in the formal Minutes which the Committee will be asked to approve as a correct record at its next meeting. In the meantime, details of the decisions can be obtained by emailing Committees@exmoor-nationalpark.gov.uk

Appeal Decision

Site visit made on 15 February 2024

by **C Butcher BSc MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 08 March 2024

Appeal Ref: APP/F9498/W/23/3324108

Lynmouth Holiday Retreat, Manor Farm, Lynton, Devon EX35 6LD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr David James (Brean Beach Holiday Parks Limited) against the decision of Exmoor National Park Authority.
 - The application ref 62/41/22/001, dated 9 December 2021, was refused by notice dated 16 December 2022.
 - The development proposed is the proposed siting of 5 no. timber and canvas glamping safari tents, permeable parking/turning area with 6 no. parking bays, with a double EV charging point, recycling/waste facilities, associated footpaths, landscaping, composting toilets and an underground water treatment plant for drainage treatment.
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Decision

1. The appeal is allowed and planning permission is granted for the proposed siting of 5 no. timber and canvas glamping safari tents, permeable parking/turning area with 6 no. parking bays, with a double EV charging point, recycling/waste facilities, associated footpaths, landscaping, composting toilets and an underground water treatment plant for drainage treatment at Lynmouth Holiday Retreat, Manor Farm, Lynton, Devon EX35 6LD in accordance with the terms of the application, Ref 62/41/22/001, dated 9 December 2021, subject to the conditions in the attached schedule.

Applications for costs

2. An application for an award of costs was made by Mr David James (Brean Beach Holiday Parks Limited) against Exmoor National Park Authority. This application will be the subject of a separate decision.

Preliminary Matters

3. During the course of the application, a revised description of development was agreed between the main parties. As such, I have used that description as part of this decision.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the area, including the landscape and scenic beauty of Exmoor National Park.

Reasons

5. The appeal site is effectively split into two distinct parts. It is proposed that three of the safari tents, the parking area, refuse and recycling facilities and

the water treatment plant would be located on the southern part of the site. I note that the Council is satisfied that these elements of the proposed development would not lead to harm. Given the topography of this part of the site, and the amount of natural screening that exists, I can see no reason to disagree with that position.

6. It is also proposed that two further safari tents be located on higher ground on the northern part of the site. I observed on my site visit that views of part of the site can be glimpsed from across the valley on Station Hill, largely as a result of the time of year and the consequent lack of foliage on the trees that surround the site. The tents themselves would be placed upon wooden platforms and it is likely that they would be visible to some extent as part of those longer range views. However, when seen from Station Hill, the two tents would be seen within the context of the static caravans which are already visible behind the appeal site. Furthermore, the appellant has provided evidence that the field immediately to the east of the site is used for pitching tents in the main holiday season. Again, from Station Hill, the two safari tents would be seen in that context and would appear well related to the wider holiday park. In addition, during the summer months, foliage would block views of much of the site.
7. The plans show that the safari tents would be a tan colour and this would reduce their prominence further. While I accept that some earthworks will be required to install the wooden frames, their size would be limited and the works required would not cause any visual harm.
8. As a result, I conclude that the proposed development would not harm the character and appearance of the area, or the landscape and scenic beauty of Exmoor National Park. It would therefore not conflict with Policies CE-S1, RT-S1, RT-D5 and RT-D9 of the Exmoor National Park Local Plan 2011 – 2031, the relevant aspects of which seek to preserve the character and appearance of the natural environment.

Other Matters

9. In support of their application, the appellant produced a Preliminary Ecological Appraisal Report (Orbis Ecology, July 2022). The report concludes that it is unlikely that there would be an adverse impact on protected species, subject to certain recommendations. The report appears to be based on a robust methodology, and I have no reason to dispute its findings. I am satisfied that the recommended actions can be secured via condition. As such, the proposed development would not cause harm to protected species.
10. A third party has raised concerns about the impact of the proposal on the local highway network. However, the scale of the proposed development is limited and there is no substantive evidence before me that leads me to conclude that harm would be caused in this regard.

Conditions

11. I have imposed the standard conditions to identify the relevant timescales and plans in the interests of certainty. Additional conditions limit the use of the safari tents to holiday accommodation. I have also imposed conditions to provide certainty over parking arrangements, and to protect and enhance wildlife, biodiversity and the character of the area.

Conclusion

12. The proposed development is in accordance with the development plan when considered as a whole. Having had regard to all matters raised, I conclude that the appeal should be allowed.

C Butcher

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (reference 210821-01-01 rev A); Proposed Site Layout Plan (reference 210821-01-03 Rev D); Landscape Plan (reference 210821-01-04 Rev E); Drainage Plan (reference 210821-01-04-Rev E) and Elevations and Floor Plans (reference 210821-09-01 Rev A).
- 3) The proposed glamping safari tents hereby approved shall only be used in association with the camping facilities at Lynmouth Holiday Retreat (also known as Channel View Caravan Park). They shall not be used for any other purposes.
- 4) No safari tent shall be occupied until space has been laid out within the site, in accordance with the Proposed Site Layout Plan (210821-01-03 Rev D), for six cars to be parked, and that space shall thereafter be kept available at all times for those purposes.
- 5) The development hereby permitted shall not be used or occupied other than for the provision of short let holiday accommodation and shall not at any time be used, let, sold or otherwise occupied as a separate unit of accommodation. No person, couple, family or group shall occupy or use the accommodation hereby permitted for a single period or cumulative periods exceeding 28 days in any calendar year.
- 6) The owner/operator of the holiday accommodation hereby approved shall maintain an up-to-date register of the names and main home addresses of all occupiers and shall make this register available to the Authority for inspection upon request.
- 7) The development hereby approved shall be carried out in accordance with the recommendations made in Section 5 of the Preliminary Ecological Appraisal Report prepared by Orbis Ecology including sensitive lighting and precautionary methods of work with respect to reptiles.
- 8) The development hereby approved shall be carried out in accordance with the approved planting and shall be maintained hereafter as set out within the associated Landscaping Plan (reference 210821-01-10 Rev E).
- 9) At least six integrated bird boxes and at least four bat boxes shall be erected in suitable locations on mature trees on or adjacent to the site.



Costs Decision

Site visit made on 15 February 2024

by **C Butcher BSc MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 08 March 2024

Costs application in relation to Appeal Ref: APP/F9498/W/23/3324108

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
- The application is made by Mr David James (Brean Beach Holiday Parks Limited) for a full award of costs against Exmoor National Park Authority.
- The appeal was against the refusal of planning permission for the proposed siting of 5 no. timber and canvas glamping safari tents, permeable parking/turning area with 6 no. parking bays, with a double EV charging point, recycling/waste facilities, associated footpaths, landscaping, composting toilets and an underground water treatment plant for drainage treatment.

Lynmouth Holiday Retreat, Manor Farm, Lynton, Devon EX35 6LD

Decision

1. The application for an award of costs is refused.

Reasons

2. Parties in planning appeals normally meet their own expenses. However, the Planning Practice Guidance (PPG) advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. In this instance, the applicant has set out that the Council's planning committee acted unreasonably in refusing the application contrary to officer advice. However, the committee is not bound by officer advice. While I have allowed the appeal, and therefore disagree with the committee's conclusions, it was not unreasonable for the committee to have determined that, in their view, the proposal would lead to harm.
4. Therefore, unreasonable behaviour resulting in unnecessary or wasted expense has not occurred and an award of costs is not warranted.

C Butcher

INSPECTOR

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Committee Report

Application Number:	6/3/23/007
Registration Date:	20-June-2023
Target Determination Date:	11-August-2023
Extension of Time:	
Applicant	Mrs. S Luxton
Agent:	Mr. A Elston, Architectural Studio SW Ltd.
Case Officer:	Joseph Rose
Site Address:	Land at Bryant's Hill, Brompton Regis, Dulverton
Proposal:	Proposed erection of an agricultural building (13.5m x 9.3m)
Recommendation:	Approval subject to Conditions.
Reason for bringing before Authority Committee:	This application is brought before committee as the committee deferred the application to a future committee back in September 2023, to allow the applicant further time to provide more details pertaining to the proposals.

Relevant History

None Relevant.

Site Description & Proposal

Site Description:

The application site is located on the eastern edge of Brompton Regis directly adjacent to Bryant's Hill highway boundary. The site is situated within the eastern field in the northern corner on a level parcel of agricultural land that forms part of a collection of agricultural fields totaling approximately 15 acres. Access to the site is via an unmade track and field gate off Bryant's Hill. The site is primarily rough grassland and ruderals bounded by a hedge and tree line to the north and native hedges to the east.

Proposal:

This application seeks permission to erect an agricultural building to be used in conjunction with the adjacent 15-acres/6-hectares land under the applicant's ownership. The primary reason for the building is to provide the necessary storage for machinery, to maintain the land, along with areas for dry storage for agricultural purposes, such as hay. The secondary reason for the proposed building is to provide an area where rainwater can be collected and reused on the site, avoiding the need to transport water to the site from elsewhere.

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The eaves height of the proposed building would be 4.7m which allows for tractor height clearance, along with a ridge height of 6m. In order to further screen the site, a section of beech hedge planting is proposed to the south of the site.

Consultee Representations

ENPA Wildlife Conservation Officer – No Objection:

I undertook a site visit alongside the planning officer on 25 July 2023.

The proposed building will sit on an area of rough grassland and ruderals, which whilst not rare or particularly species-rich provides some ecological interest compared to the rest of the field. The mature hedgerows bounding the site are really positive, will be retained and must be protected. I note further hedgerow planting is proposed which is good.

The development will result in the loss of a small area (around 0.05ha) of rough grassland with bare ground and ruderals. This provides some limited opportunities for protected and priority species including widespread reptiles and mammals such as badger and hedgehog which may use the site in combination with other opportunities in the local area. Individuals of these species need to be protected from harm during work, though the loss of this habitat is very unlikely to affect the conservation status of any species given its size and context.

I recommend:

- Precautionary methods of work with particular consideration of reptiles and mammals during initial site clearance and construction – I suggest this is secured by way of condition requiring the submission of an ecological mitigation strategy prior to the start of works.
- The standard condition with respect to nesting birds.
- Protection of retained hedgerows (please discuss this with our woodlands officer).
- Compensation for the loss of rough grassland through the provision of similar habitat on site – would the applicant consider a wider field margin alongside either the northern or eastern hedgerow bounding the wider field? Can this be conditioned as it is outside the redline boundary?
- Further enhancement in the form of three swallow nest cups installed inside the barn, in a sheltered position inside the eastern elevation.

ENPA Future Landscapes Officer – No Objection:

The proposed agricultural barn is relatively small and would be positioned in the corner of the field, well screened by the existing hedgerows in views from the PRoW to the north-east and north-west, and it would not be visible from any other public rights of way in the local area. The hedge to the north-east is on a tall hedgebank and the building would be set back from it, with the open fronted elevation facing the hedge.

Whilst the barn would be separate from the farmstead which it serves, it would not form a prominent, isolated building in the landscape as it is not on exposed or

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elevated ground or on a skyline, is well positioned in the field corner and small in scale. The surrounding farmland has scattered farm buildings and dwellings.

The proposed mitigation hedge planting at the entrance would help screen any passing view from the road. The wavy edged timber cladding would give the building a traditional appearance which would weather in well.

ENPA Assistant Woodlands Officer – No Objection:

Provided that no ground clearance or construction works occur within 4m of the existing hedgerows, I have no objections to the proposals.

I note that a new stretch of hedgerow is proposed to enhance screening, but no soft landscaping proposals plan has been submitted.

If you are minded to approve the application, I suggest that a condition is added with regards to soft landscaping:

Prior to any works starting on site, the applicant shall submit to the Local Planning Authority for written approval, a soft landscaping plan covering the following details – species to be planted, number and spacings of plants, size of plants at planting, a 5 year management specification and details of how the new planting will be protected from grazing damage.

Somerset Highways – No Observations:

No Observations.

Brompton Regis Parish Council – Support:

The application is supported as it is in keeping with ENPA planning policy and if approved would have environmental benefits.

Representations

Exmoor National Park Planning Authority has received no letters from local residents in respect of the proposals at Land at Bryant's Hill.

Policy Context

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

GP1 – Achieving National Park Purposes and Sustainable Development

GP4 – The Efficient Use of Land and Buildings

CE-S1 – Landscape and Seascape Character

CE-D1 – Protecting Exmoor's Landscape and Seascape

CE-S2 – Protecting Exmoor's Dark Night Sky

CE-S3 – Biodiversity and Green Infrastructure

CE-D2 – Green Infrastructure Provision

CE-S6 – Design and Sustainable Construction Principles

CC-S1 – Climate Change Mitigation and Adaptation

CC-D2 – Water Conservation

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CC-S5 – Low Carbon and Renewable Energy Development
SE-S4 – Agricultural and Forestry Development

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

Planning Considerations

The main planning considerations for this proposal are the principle of the development, siting & design and ecology & biodiversity:

The Principle of the Development:

The primary aspect of this application is to erect an agricultural building to be used in conjunction with the adjacent land under the applicant's ownership. The primary reason for the building is to provide the necessary storage for machinery, to maintain the land, along with areas for dry storage for agricultural purposes, such as hay. The secondary reason for the proposed building is to provide an area where rainwater can be collected and reused on the site.

Policy SE-S4 outlines under point 1c, that permission will be granted for new buildings and structures required for agricultural purposes where the site is related physically and functionally to existing buildings associated with the business, outlining that new agricultural buildings in principle are supported. Furthermore, point 2 of policy SE-S4 outlines 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 the more isolated location and where they do not replace an existing agricultural building that have been subdivided away from the holding.

In response to the specified policy requirements, the planning agent has taken various factors into account, including existing site access, existing and proposed on-site screening and land topography and has clarified that the barn would be utilised in conjunction with the adjacent land owned by the applicant.

Since the Committee meeting held on 5th September, the applicant has provided the Local Planning Authority with updated information. This includes a revised land ownership plan detailing three fields covering approximately 5.5 hectares, which currently lack any agricultural buildings. Additionally, the applicant has submitted an ownership plan for Oatway Farm, the primary farm under the applicant's ownership, where the applicant resides of which is located some 2.5km (measured in a straight-line distance) from the land at Bryant's Hill. Oatway Farm is situated to the west of Brompton Regis and spans approximately 12 hectares, bringing the total ownership to roughly 17 hectares.

Since the committee meeting on September 5th, the applicant has stated that, in line with clause 2 of policy SE-S4, there exist exceptional circumstances pertaining to an overriding functional necessity for isolating the placement of the agricultural building. The applicant has explained that, considering the main farmstead is situated approximately 2.5km to the southwest, the proposed structure would facilitate the

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storage of fodder, thereby preventing its continuous transfer between Oatway and Bryants Hill for feeding purposes. Additionally, the proposed agricultural building would facilitate the handling of animals and provide a dry, clean handling area. Furthermore, the barn would offer a dry, hardstanding area suitable for feeding animals during the wet winter months, thereby reducing on-site mess. Moreover, the building would serve as a sheltered overnight storage for machinery, thereby minimizing the need to transfer equipment between the main farm and the site. The applicant has emphasized that the proposed barn would enhance the efficiency of farming operations in terms of both cost and time, and would enable the expansion of the existing flock of sheep, as the building would support a flock at the field and surrounding fields at the Bryant's Hill site.

It is also paramount to emphasize that evaluating a planning balance between the landscape impact of the development and the functional necessity outlined by the applicant is a fundamental material planning consideration for proposed isolated agricultural buildings within the national park. Essentially, the greater the landscape impact the proposed structure would have, the more emphasis must be placed on the functional need. In accordance, officers have sought comments from the Future Landscapes Officer, who has outlined that they have no objections, due to the minimal visual impact the built structure would have on the surrounding landscape (More evaluation on the Landscape Impacts are provided further in this report).

It is considered by officers that, since the committee meeting held on 5th September, the applicant has outlined an overriding functional need for the agricultural building, how it will aid further farming operations and more specifically the need for its siting at the Bryant's Hill site.

In summary, whilst it is recognised that the barn would not be placed amongst existing agricultural buildings, officers are satisfied that in this case, considering the barn would not form a prominent, isolated building in the landscape, that the planning balance leans more heavily towards the necessity of the agricultural building, as its proven need is considered to outweigh the minimal visual impact it will have on the surrounding landscape. As such the principle of the development in this location is supported.

Siting & Design:

Policy CE-S6 (Design and Sustainable Construction Principles) of the Local Plan outlines that development proposals should deliver high quality sustainable designs that conserve and enhance the local identity and distinctiveness of Exmoor's built environment, and that all new build development should positively contribute in terms of siting, massing, scale, height, orientation density and layout.

In this instance, as previously mentioned, Officers are now satisfied, based upon a visual inspection of the site and upon a further evaluation of the site conducted by the Future Landscapes Officer, that the suggested barn's placement is the most suitable. This is firstly due to the applicant being able to demonstrate that the Bryant's Hill site needs an agricultural building to support agricultural practices at the site.

Furthermore, the siting of the proposed building within the 5.5Ha site at Bryant's Hill is considered to be the most appropriate, given its close proximity to the field access,

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the generally level terrain compared to the remainder of the fields meaning that earthworks will be limited, and its close placement to the eastern hedgerow and the line of trees to the north which will provide a level of screening. Further to this point, the applicant has proposed to include more natural screening to the south of the building in order to minimize its view when travelling north on Bryant's Hill, which is welcomed by the authority.

Furthermore, whilst the barn's height will exceed that of some of the existing and proposed screening on site, the proposed building is relatively small in size and the screening would make the building much less prominent in the landscape from nearby Public Rights of Way to the north-west and as such would not detract from user's interest in the network or the overall character and appearance of the network and the surrounding environment in accordance with Policy RT-D12 (Access Land and Rights of Way) of the Local Plan. Additionally, as highlighted by the Future Landscapes Officer, the built structure would not be visible from any other public rights of way in the local area.

Regarding the use of materials, the utilisation of waney edge timber cladding is viewed positively in alignment with policy CE-S6 which emphasises that new construction should harmonise with the local context by employing traditional, sustainable, and natural building materials. The choice of timber would reflect traditional building materials and would weather well. Additionally, for the barn's roof, corrugated fibre cement sheets are proposed. This roofing material is commonly associated with agricultural structures on the National Park and is thus deemed acceptable under policy CE-S6.

Ecology & Biodiversity:

As highlighted by the Wildlife Conservation Officer, the proposed building will sit on an area of rough grassland and ruderals, which whilst not rare or particularly species-rich provides some ecological interest compared to the rest of the field. The proposed development will result in a loss of a small area (around 0.05ha) of the rough grassland and ruderals, which provides some limited opportunities for protected and priority species including widespread reptiles and mammals such as badgers and hedgehogs which may use the site.

As such, an ecological mitigation strategy outlining the precautionary methods of work with consideration of reptiles and mammals during the initial site clearance and construction has been recommended in order to ensure the adequate protection of reptiles and mammals on site in accordance with policy CE-S3 (Biodiversity and Green Infrastructure) of the Exmoor National Park Local Plan 2011-2031.

Further ecological enhancements by way of three swallow nest cups to be installed inside the barn are also recommended by way of a planning condition in accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 174(d) of the National Planning Policy Framework and in accordance with policy CE-S3 (Biodiversity and Green Infrastructure) of the Exmoor National Park Local Plan 2011-2031.

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Furthermore, the application includes details of the proposed planting of a number of beech trees to screen the development from the south, which will also once matured provide a number of ecological benefits.

The Wildlife Conservation Officer has also recommended compensating for the loss of rough grassland by widening the field margin along the northern or eastern boundaries of the field. However, from a planning perspective, the proposed compensatory measure is not considered necessary in this case. The rough grassland and ruderals on site are not protected by legislation and are situated on agricultural land that could be cultivated without express permission. It would not be necessary to carry out compensatory planting in order to mitigate harm associated with the development, and, consequently, officers do not consider it necessary or reasonable to apply such a condition. Furthermore, the proposed plan already includes on-site planting and other ecological 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

Taking into account the issues noted above and all other relevant material considerations, it is considered that the proposed development's benefits and proven functional need outweighs any potential minor impacts the built structure will have on the surrounding landscape.

In summary, whilst it is recognised that the barn would not be placed amongst existing agricultural buildings, officers are satisfied that in this case considering the barn would not form a prominent, isolated building in the landscape as it is not on exposed or elevated ground or on a skyline, that, the planning balance leans more heavily towards the necessity of the agricultural building, as its proven need is considered to outweigh the minimal visual impact it is likely to have.

It is therefore considered that the proposed development largely aligns with the principles of agricultural development and environmental conservation outlined in the Exmoor National Park Local Plan. As such the case-officer for this application recommends that planning permission be approved, subject to a number of conditions.

Recommendation

Approval in accordance with conditions as listed below:

1. Time Limit (3 Year Implementation):

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

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

2. Completion in accordance with the approved details:

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The development hereby permitted shall not be carried out except in complete accordance with the submitted drawings numbered: 1279.1/100, 1279.1/101, 1279.1/201 & 1279.1/200 unless otherwise required by a condition below.

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

3. Completion in accordance with the approved materials:

The development hereby permitted shall not be carried out except in complete accordance with the proposed materials specified within the application form submitted as part of the application (PP Reference: 12240300), unless explicitly stated by any subsequent planning condition.

These materials shall then be retained thereafter.

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

4. Ecological Mitigation Strategy:

Prior to commencement an ecological mitigation strategy outlining the precautionary methods of work with consideration of reptiles and mammals during the initial site clearance and construction shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of reptiles and mammals on site in accordance with policy CE-S3 (Biodiversity and Green Infrastructure) of the Exmoor National Park Local Plan 2011-2031.

5. Nesting Birds:

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

PLEASE NOTE: the inspection must be immediately prior to starting (within 24 hours). The condition does not need discharging prior to starting as this would result in an unacceptable delay between the inspection taking place and work commencing.

Reason: To ensure the protection of wild birds building or using their nests and in accordance with policy CE-S3 (Biodiversity and Green Infrastructure) of the Exmoor National Park Local Plan 2011-2031.

6. Hedgerows:

No ground clearance or construction works are to take place within 4m of the existing hedgerows.

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Reason: In the interest of protecting existing trees on site and their root systems.

7. External Lighting:

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the development hereby approved unless details have first been submitted to and approved in writing by the Local Planning Authority. The external lighting shall thereafter be installed and operated fully in accordance with the approved scheme.

Reason: In the interests of visual amenity, the conservation of protected species and habitats and to protect Exmoor's dark night sky in accordance with policies GP1, CE-S2 & CE-S3 of the Exmoor National Park Local Plan 2011-2031.

8. Biodiversity Enhancement:

The National Planning Policy Framework (Paragraph 180d) requires biodiversity enhancement to be provided within development. Therefore, in accordance with this legislation the applicant is required to incorporate the following enhancement measures into their development:

- 3x Swallow Nest Cups installed inside the barn, in a sheltered position inside the eastern elevation.

Photographs of the installed features will then be submitted to and agreed in writing by the Local Planning Authority prior to first use of the barn.

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

9. Agricultural use:

The building(s) hereby permitted shall be used only for agricultural purposes as defined in Section 336(1) of the Town and Country Planning Act 1990.

Reason: To protect the character and amenities of the local landscape.

10. Commercial Activities:

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

Reason: To control any subsequent development of commercial activities in the interests of the visual and residential amenities of the locality.

7.1

11. Planting Scheme:

Prior to any works starting on site, the applicant shall submit to the LPA for written approval, a soft landscaping plan covering the following details:

- The species to be planted and a timeline for when this will take place;
- The number and spacings of plants;
- The size of plants at planting stage;
- A 5 year management specification;
- And details of how the new planting will be protected from grazing damage.

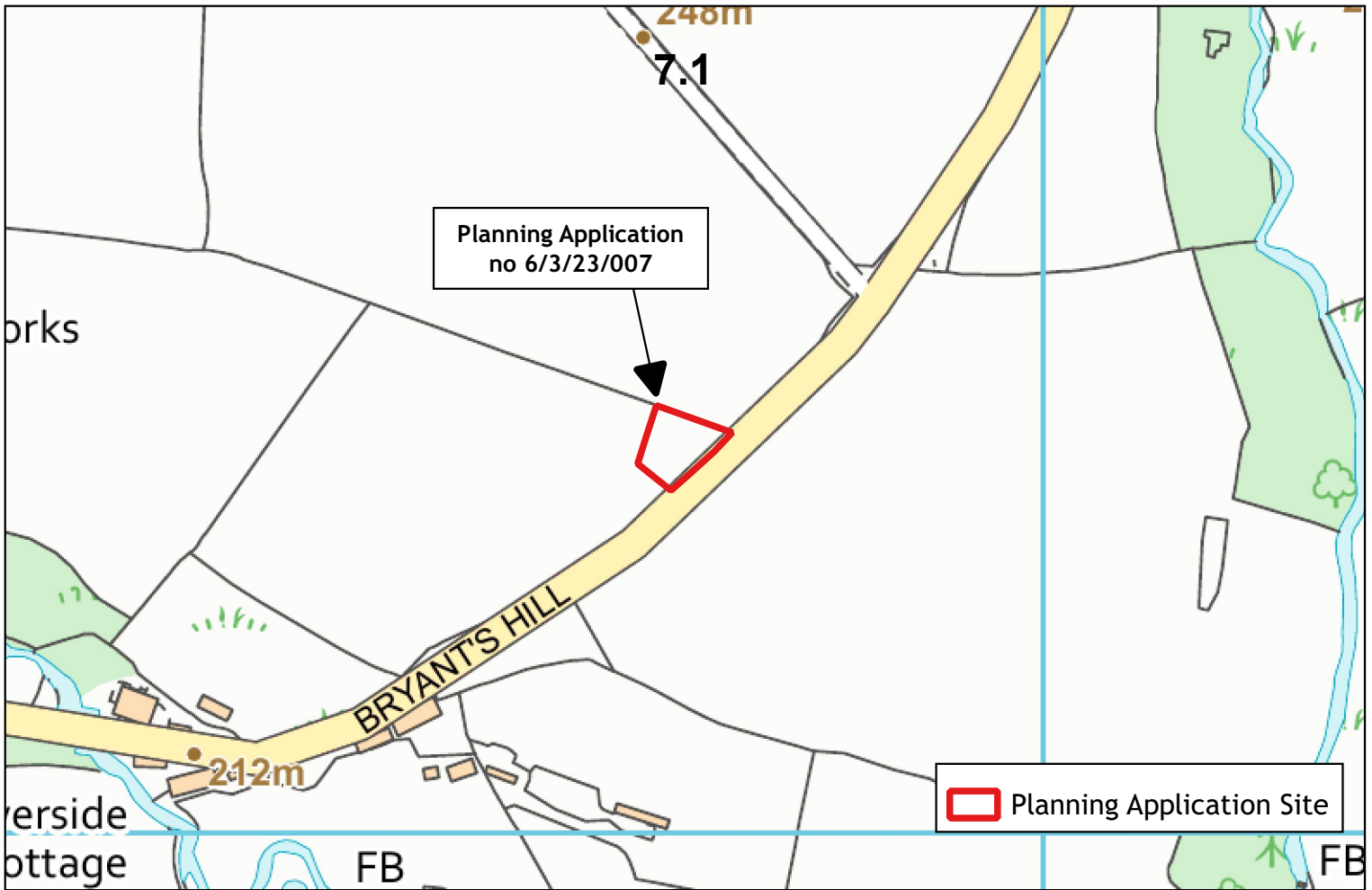
Once planted the trees shall be left to mature in accordance with the 5 year management specification and will be retained thereafter unless otherwise agreed in writing by the LPA.

Reason: To ensure that the proposed planting is carried out in accordance with the approved plans and to ensure that the trees to be planted are suitable and remain protected thereafter.

Informatives

POSITIVE & PROACTIVE STATEMENT

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



Site Map
Scale 1:2,500

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Overview Map
Scale 1:20,000

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Committee Report

Application Number:	62/41/24/001
Registration Date:	09-Jan-2024
Target Determination Date:	01-Mar-2024
Extension of Time:	
Applicant	Ms P Skye
Agent:	
Case Officer:	Charlotte Spiers
Site Address:	Polly Skye Gallery, The Wishing Well, Castle Hill, Lynton, Devon, EX35 6JA
Proposal:	Proposed new entrance to domestic accomodation.
Recommendation:	Refusal
Reason for bringing before Authority Committee:	The Officer recommendation is contrary to the recommendation of Lynton & Lynmouth Town Council

Relevant History

NE 831 – Proposed conversion from living room to part shop. Approved 24/01/1973

62/41/13/011 – Proposed change of use of ground floor shop with shop manager's flat above to a ground floor cafe/restaurant, retaining retail in part with an independent flat above. Approved 02/04/2013

Site Description & Proposal

Polly Skye Gallery is an attached property at the corner of Church Hill and Castle Hill, Lynton. The property is set over three storeys with a basement below. The ground floor is currently in use as an art gallery, with a kitchen, bathroom and storage facilities sited within the basement, and owner's living accommodation to the first and second floors. The principal (eastern) elevation of the property is a good example of a Victorian double shop front and is very regular in appearance, with a central recessed doorway and symmetrical windows on either side. This faces onto Castle Hill and Imperial Court opposite. The north eastern elevation contains a shop window and a side door into the business premises and faces Church Hill and St. Mary the Virgin's Church beyond. A public footpath bounds the front elevations and finishes at the south eastern corner.

7.2

The application property adjoins Castle Hill Guest House to the south and the Exmoor Property estate agents, a shop, to the north.

The walls of the property are stone with brick quoins under a natural slate roof. The rear elevation is mainly slate hung. Windows and doors are timber framed. The shopfront is timber with painted brick pilasters and a tiled stall riser on the eastern elevation. The north eastern elevation features windows just above street level. There are canopies on both elevations.

There is a small yard to the west and rear of the property. This is accessed from a door at basement level or from a lane off Castle Hill through the back yard of the adjoining guest house. It is enclosed with high timber fencing and adjoins the yards of properties on Queen Street and Church Hill which are predominantly commercial with residential uses on the upper floors.

The property lies within the Lynton Conservation Area and is specifically recorded on the Historic Environment Record for Exmoor National Park (HER) under reference MEM22363 with the following details:

“In Church Hill north of the Parish Church are two facing late 19th Century three storey groups with gabled dormer windows and largely original shopfronts, one having a stall riser of green glazed tiles. The main elevations are a mix of stone with brick or Ham Hill stone dressings or are rendered. Most timber sash windows and a cast-iron balustrade also survive.”

As such the property is considered to be a non-designated heritage asset which is locally listed and, whilst not being nationally listed, is considered to be of historic or architectural importance. In addition, the shop frontage is specifically included in the Lynton Conservation Area Appraisal document.

Prior to 1973, the aforementioned side door led into a corridor which led to private accommodation to the rear of the shop and to the stairs serving the upper storey.

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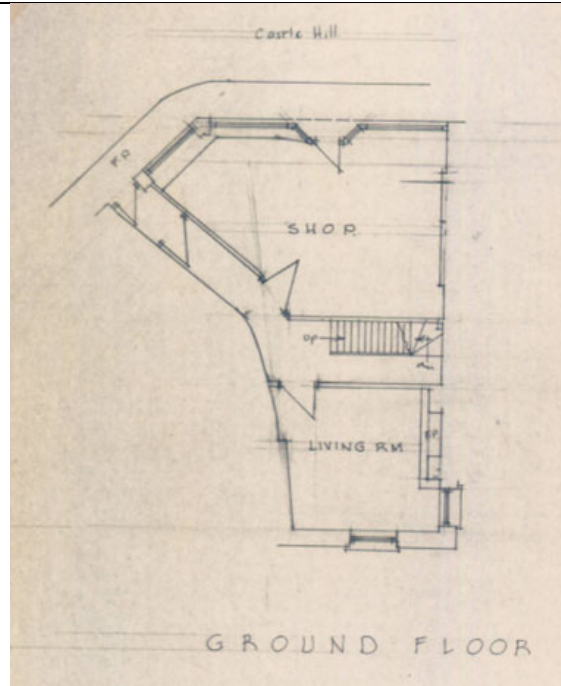


Figure 1 - As existing drawing taken from application NE 831 and dated December 1972

Following approval of application NE 831 in January 1973, the internal walls to the ground floor of the property were removed to create an enlarged open-plan shop area with the stairs to the upper floors being realigned and on the opposite side of the property to the side door. This layout remains today, with the side door opening into the ground floor of the shop and no private entrance existing for the accommodation above.

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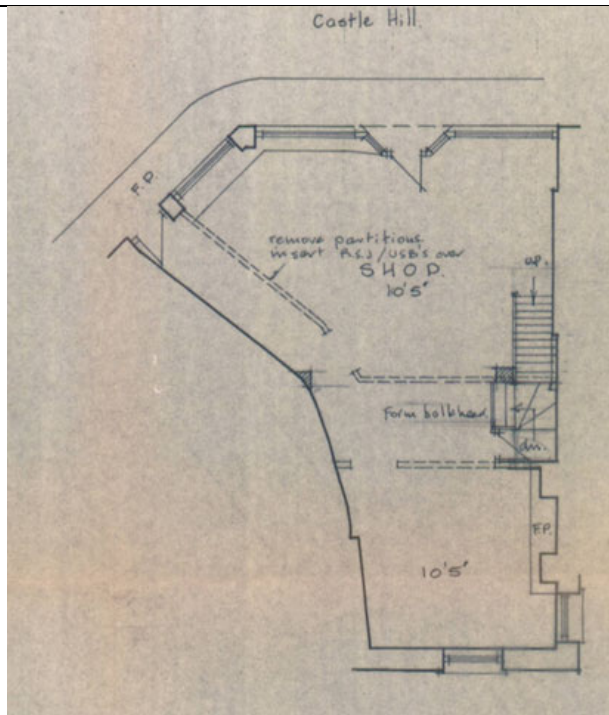


Figure 2 - Ground floor layout approved under NE 831 and remaining today

The current proposal is to create a separate entrance to serve the stairs to the accommodation on the first and second floors of the property. This would entail the creation of a new internal wall and the removal of a section of the traditional shop frontage to create a new doorway.

Consultee Representations

Lynton & Lynmouth Town Council –

Support

Support the application, subject to any recommendations made by the historic buildings officer.

ENPA Historic Buildings Officer –

Object

The building is located in Lynton Conservation Area and is identified as a building which makes a positive contribution to the town. The building features in the current conservation area appraisal with a photograph on page 37. It is described as a late 19th century shop. There is an entry in the Historic Environment Record (MEM22364) which in it describes this as a good group of 19th century buildings with original shopfront detail.

7.2

While I fully understand the rationale for the application, unfortunately I cannot support it as it will result in considerable harm to a good example of a 19th century shop front.

I would be of the view that the application is in conflict with local plan policy CE-D6 (Shopfronts) which states that: 1. Traditional shopfronts will be retained and restoration will be encouraged where appropriate.

It is also in conflict with CE-D3 Conserving Heritage Assets which states that: Development proposals affecting conservation areas should ensure that: a) the character or appearance of the area is preserved or enhanced.

And CE-S4 Cultural Heritage and Historic Environment - Development proposals should make a positive contribution to the local distinctiveness of the historic environment and ensure that the character, special interest, integrity, and significance of any affected heritage asset and its setting is conserved or enhanced.

North Devon District Council –
No Observations

Representations

Exmoor National Park Authority has received no letters of representation from members of the public in respect of the present application.

Policy Context

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

GP1 – General Policy
CE-D1 – Protecting Exmoor’s Landscapes and Seascapes
CE-S2 – Protecting Exmoor’s Dark Night Sky
CE-S4 – Cultural Heritage and Historic Environment
CE-S5 – Principles for the Conversion or Structural Alteration of Existing Buildings
CE-S6 – Design and Sustainable Construction Principles
CE-D3 – Conserving Heritage Assets
CE-D6 - Shopfronts

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

7.2

The application building lies in the Conservation Area. As a result, the decision taker is required by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Planning Considerations

The main material planning considerations in this case are considered to be the design, scale and materials and impact upon the character and appearance of the conservation area and the non-designated heritage asset.

Design, Scale and Materials

In terms of design, scale and massing, Policy CE-S6 states that:

“Development proposals should deliver high quality sustainable designs that conserve and enhance the local identity and distinctiveness of Exmoor’s built and historic environment and in doing so applicants will be expected to demonstrate the following design principles:

- a) All new build development should positively contribute to its setting in terms of siting, massing, scale, height, orientation, density and layout.*
- b) The materials and design elements of a new building or conversion of an existing building, should complement the local context through the use of traditional and natural sustainable building materials. The use of locally-sourced sustainable building materials will be encouraged.*
- c) Design should reinforce landscape character and the positive arrangement of landscape features through planting and landscaping schemes, boundary treatments, and surfacing. Existing features such as trees, hedges and stone walls should be retained particularly where they are characteristic of the streetscape and/or the local area.*
- d) Design should have regard to health and well-being and ensure that sufficient public and/or private space is provided or available, and footpaths and cycleways are incorporated where appropriate.*
- e) The design and layout of development should have regard to improving safety, inclusivity and accessibility for those who live, work and visit there.*
- f) The layout and design of new streets and associated infrastructure, required as part of new build development proposals, should respond to local character and the scale, and proportions of the historic street pattern. Opportunities for streets to be used as social spaces will be encouraged.*
- g) 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.*

2. To incorporate sustainable construction methods, proposals should:

- a) promote the sustainable use of resources;*
- b) provide adequate access to, and storage for, recycling waste; and*

7.2

c) future proof against climate change impacts, including flood risk, in accordance with CC-S1.

3. Proposals that reduce carbon emissions further than required by Building Regulations, including through improving energy efficiency or through renewable and low carbon technologies (CC-S5), will be encouraged.”

Policy CE-D6 states that:

“1. Traditional shopfronts will be retained and restoration will be encouraged where appropriate.

2. The provision of new shopfronts or the replacement or alteration of non-traditional shopfronts will be permitted where it can be demonstrated that the scale, colour, materials and design are of a high standard which conserve and enhance the character and appearance of the host building and the wider streetscape.”

In the preamble to Policy CE-D6, explanatory Paragraph 4.177 states that:

“Traditional shopfronts play an important role in contributing to the built heritage of Exmoor’s settlements and, for this reason, the National Park Authority will seek their retention and restoration will be encouraged over replacement. The use of vernacular design, traditional materials and proportions appropriate to the scale of the building and its surroundings will be required for proposals for existing and new shopfronts, to ensure that the architectural character of buildings and the overall visual quality of the street scene are conserved and enhanced.”

In terms of scale and massing, the proposed alterations are relatively small and will not alter the massing of the existing building. As such, on these grounds, Officers consider the proposal to be acceptable and in accordance with policy.

In terms of design, however, the proposal would significantly alter the appearance of the traditional shopfront. The symmetry and regularity of the existing traditional shopfront would be interrupted by the inclusion of the extra doorway, with the proposed design neither conserving nor enhancing the character and appearance of the host building and the wider streetscape.

It is noted that the applicant has drawn attention to a property situated at No. 7 Queen Street where permission was granted in 2016 for the replacement of a window in the principal façade with a doorway to create a private entrance to the private accommodation above (App. No. 62/41/16/021), which in turn was a re-submission of a lapsed application from 2008 (62/41/08/021). It is acknowledged that both properties lie within the Lynton Conservation Area, but in practice the properties are very different in design, style and position. It is noted that Polly Skye Gallery occupies a prominent position within the core shopping area of Lynton and has an extremely traditional Victorian frontage categorised by regularity of form and symmetry, large bay windows, a recessed main doorway and a stall riser of green glazed tiles as

7.2

noted in the HER. No. 7 Queen Street, however, is situated within a side street and features a relatively modern asymmetrical shop frontage. It is further noted that the replacement of the full length window with a door has made little impact on the appearance of the shop front. As such, Officers consider that the two properties are not truly comparable and that the harm to the visual appearance of Polly Skye Gallery through the installation of the doorway as outlined in this proposal would be unacceptable and not in accordance with local planning policy.

It is noted that the applicant has indicated that the separate entrance is necessary as, at present, trades people and visitors to the private accommodation above the property have to enter through the gallery which potentially leads to loss of sales and damage to stock. Whilst Officers fully understand the desire to create a separate access, it is noted that these are principally matters of private benefit and as such have very little weight in terms of determining the application. The applicant has further indicated in an email to the Case Officer, that they consider the provision of the new entrance to be necessary for fire safety. No further details of this have been provided, however, and no possible alternatives in terms of fire safety have been considered. Officers note that the present layout of the property has been in place since 1973, with the most recent sale of the property to the present owner occurring in 2016. As such, little weight can be given to the position with regards to fire safety in the absence of further information. Officers therefore conclude that the potential benefits to the business do not outweigh the harm to the street scene through the implementation of the proposed design.

As such, Officers consider that the design of the proposal is unacceptable and not in accordance with Policies CE-S6 and CE-D6 of the Local Plan.

Impact upon the conservation area and heritage assets

7.2



Figure 3 - Existing traditional shop frontage at Polly Skye Gallery

Policy CE-S4 of the Local Plan seeks the conservation and enhancement of Exmoor's cultural heritage and historic environment, stating that:

"1. Exmoor National Park's local distinctiveness, cultural heritage, and historic environment, will be conserved and enhanced to ensure that present and future generations can increase their knowledge, awareness and enjoyment of these special qualities.

2. Development proposals affecting heritage assets (identified on the Exmoor National Park Historic Environment Record) and their settings, will be considered in a manner appropriate to their significance including:

- a) designated conservation areas, scheduled monuments, listed buildings, and registered historic parks and gardens; and*
- b) locally important historic sites and features, including Principal Archaeological Landscapes.*

3. Development proposals should make a positive contribution to the local distinctiveness of the historic environment and ensure that the character, special interest, integrity, and significance of any affected heritage asset and its setting is conserved or enhanced.

4. Development proposals likely to affect heritage assets and/or the setting of heritage assets should be supported by a desk-based assessment appropriate to their significance. In certain cases, developers will be required to arrange for archaeological or historic building evaluations – these should be prepared in accordance with the Conduct of Archaeological Work and Historic Building Recording within Exmoor National Park (Annex 1).

7.2

5. Where development proposals will lead to substantial harm to, or total loss of significance of, a designated heritage asset, permission will be refused.

6. Adverse impacts on locally important heritage assets and/or their settings should be avoided. Where proposals are likely to cause substantial harm to or loss of locally important assets, permission will only be granted in exceptional circumstances where the public benefit outweighs the asset's historic or archaeological interest, having regard to the scale of any harm or loss and the significance of the heritage asset. The features of interest should be preserved in situ, but where this is not justifiable or feasible, provision must be made for appropriate preservation by record.

7. Development proposals should positively reinforce the historic character of Exmoor's settlements through reflecting the traditional vernacular architecture and enhancing local distinctiveness."

Similarly, Policy CE-D3 states that:

"1. Conservation Areas

Development proposals affecting conservation areas should ensure that:

- a) the character or appearance of the area is preserved or enhanced;
- b) they deliver high quality design and incorporate materials that reflect the scale, architectural quality and detailing of the area.

2. Principal Archaeological Landscapes

Development proposals affecting Principal Archaeological Landscapes (PALs) should be well related to existing development and of a scale and form that will not cause unacceptable adverse effects on the significance, integrity or context of the PAL as a whole or its individual components.

3. Heritage Assets and their Settings

Development proposals affecting a heritage asset and its setting should demonstrate:

- a) a positive contribution to the setting through sensitive design and siting;
- b) the promotion of the understanding and enjoyment of the heritage asset and its setting or better reveal its significance and appreciation of the setting; and
- c) avoidance of unacceptable adverse effects and cumulative visual effects that would impact on the setting.

4. Heritage Assets and Climate Change

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:

- a) measures to adapt to climate change will safeguard the heritage asset over the longer term, and conserve their special interest; or
- b) measures to mitigate the effects of climate change will not harm the special interest or appearance of the heritage asset.

7.2

5. Redundant Heritage Assets and Assets at Risk

a) development proposals that seek to bring heritage assets, that are redundant or at risk, into a viable use in ways that are consistent with their long term conservation will be encouraged; and

b) proposals should be consistent with policy CE-S4 Cultural Heritage and Historic Environment and CE-S5 Principles for the Conversion or Structural Alteration of Existing Buildings to ensure they continue to positively enhance local character and distinctiveness.”

In the preamble to Policy CE-D3, explanatory Paragraph 4.113 states that:

“Development proposals should seek to avoid adverse cumulative impacts on the setting of heritage assets, and the erosion of their aesthetics.”

It is noted that the Historic Buildings Officer has objected to the current proposal stating that it would *“result in considerable harm to a good example of a 19th century shop front”*.

At present, the traditional shop frontage makes a significant and positive contribution to the visual appearance of the conservation area and adds to the distinctiveness of the locality.

As previously stated, Officers consider that the loss of a section of shop frontage together with a section of the stall riser of green glazed tiles to be unacceptable. The proposed alterations which would result through the creation of the additional doorway would significantly alter the appearance of the non-designated heritage asset and thereby impact upon the setting of the wider conservation area. The loss of the historic fabric, while relatively small, would erode the aesthetics of the building and the wider street scene and would fail to conserve and enhance the traditional shop front in line with local planning policy.

As such, Officers consider that the proposal would cause significant visual harm to the historic environment, fails to preserve the character and appearance of the conservation area, fails to accord with Policies CE-S4 and CE-D3, and is therefore unacceptable.

Paragraph 205 of the NPPF advises that when considering the impact of development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. Paragraph 206 goes on to advise that significance can be harmed or lost through the alteration or destruction of those assets or from development within their setting and that this should have a clear and convincing justification. Given the scale of the proposal, the harm would be less than substantial in this instance but nevertheless of considerable importance and weight.

7.2

Under such circumstances, Paragraph 208 of the NPPF advises that this harm should be weighed against the public benefits of the proposal. It is acknowledged that the applicant considers that the new entrance would enable easier access to the residential accommodation. However, this is principally a private benefit and as such of limited weight in the decision making. There is no substantive evidence to demonstrate that a separate entrance is necessary in terms of fire risk at the property or that this would be the only suitable means to improve fire safety.

Consequently, the harm that would arise from the proposal would not be outweighed by its public benefits. Accordingly, there would be a conflict with Paragraph 206 of the NPPF as harm to designated heritage assets would not have clear and convincing justification and the NPPF states that great weight should be given to a designated heritage asset's conservation.

Other Matters

In considering recommendations for planning applications, Exmoor National Park Authority has regard to its responsibilities to mitigate the effects of climate change.

Policy GP1 of the Local Plan sets out that the need to consider future generations, through sustainability and resilience to climate change and adapting to and mitigating the impacts of climate change. Policy CC-S1 states that climate change mitigation will be encouraged, development which reduces demand for energy, using small scale low carbon and renewable energy, looks to situate development which avoids sites that would put wildlife at risk together with measures which avoids the risk of flooding, and Policy CE-S6 seeks to incorporate sustainable construction methods which future proof against climate change impacts, including flood risk.

It is considered that there would be a negligible impact on the climate resulting from the proposed changes to the property.

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

The current proposal is considered to be contrary to Policies CE-S4, CE-S4, CE-D3 and CE-D6 of the Local Plan due to the harmful visual effect of the proposal on the non-designated heritage asset, traditional shop front and wider conservation area. The proposed development is contrary to the adopted development plan and no material planning considerations have been presented that indicate that the development plan should be deviated from. The application is therefore recommended for refusal for the reasons set out below.

7.2

Recommendation

Refuse

1. The proposed alterations to the traditional shop frontage would represent an erosion of visual aesthetics and would represent significant harm to the non-designated heritage asset and wider surrounding conservation area contrary to Policies CE-S4, CE-S6, CE-D3 and CE-D6 of the Exmoor Local Plan 2011-2031.

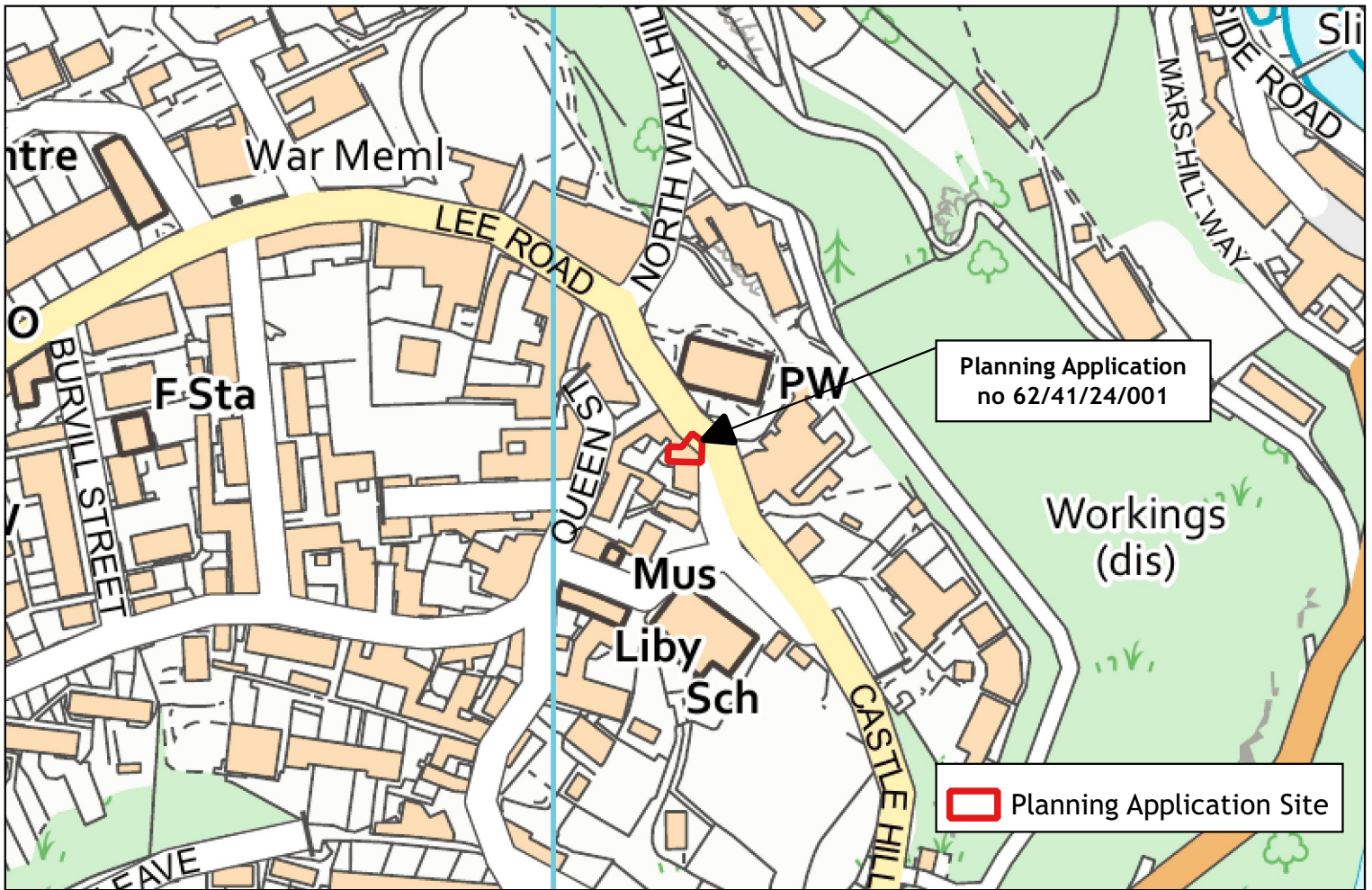
Informatives

POSITIVE & PROACTIVE STATEMENT

This Authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged but was not sought in this case. It is noted that the Exmoor National Park Authority has endeavoured to work positively and proactively with the agent/applicant. This is in accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and in line with the National Planning Policy Framework, which seeks to ensure that all relevant planning considerations have been appropriately addressed to achieve a positive outcome. In this case, the planning objections to the proposal could not be overcome.

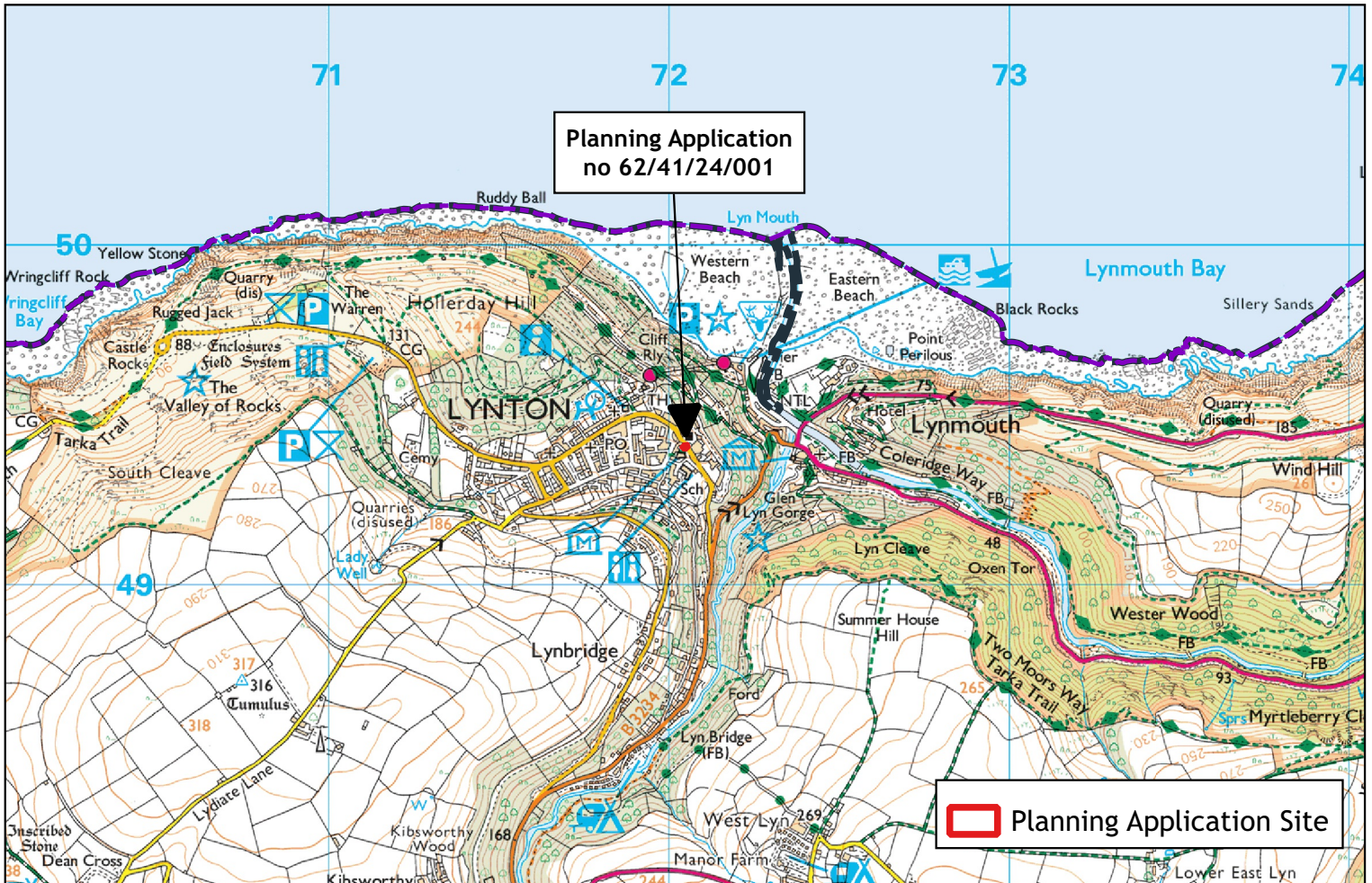
APPEAL TO THE SECRETARY OF STATE

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



Site Map
Scale 1:2,500

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Overview Map
Scale 1:20,000

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7.3



Committee Report

Application Number:	GDO 24/01
Registration Date:	31-Jan-2024
Target Determination Date:	28-Feb-2024
Extension of Time:	09-Apr-2024
Applicant	Mr. Christopher Milton.
Agent:	Mrs. Sally-Anne Bloomfield, Landsense Professional Ltd.
Case Officer:	Joseph Rose
Site Address:	Part of Weatherslade Farm, Easting – 285100, Northing - 1136310, Withypool, Minehead, TA24 7RT.
Proposal:	Prior notification for the erection of an agricultural storage building (18.29m x 9.14m).
Recommendation:	Prior Approval not Required.
Reason for bringing before Authority Committee:	This application is brought before Committee in accordance with the Approved Scheme of Delegation because the applicant is a local member for East Anstey Parish and subsequently a member of the National Park's Planning Committee Board.

Relevant History

None.

Site Description & Proposal

Site Description:

Lower House Farm is an agricultural holding that extends to approximately 40Ha according to the applicant's application form submitted as part of the proposals. The farm itself is located in Withypool & Hawkridge Parish and the barn of which is proposed is located between two existing agricultural buildings located within a field approximately 250m east of Weatherslade Farm, and adjacent to a track that links the main farmstead to the B3223.

Proposal:

The proposed building will be constructed using concrete panels and timber board cladding, with anthracite fiber cement roofing sheets. It will measure 18.2 metres by 9.1 metres, with a ridge height of 6 metres. The north side of the building will be open-fronted.

Consultee Representations

7.3

ENPA Future Landscapes Officer – No Objection:

The open fronted building would be sited in the corner of a field on a west facing slope and adjacent to two existing barns and would share the same access. The timber board cladding above concrete panels and anthracite coloured fibre cement roof aligns with standard agricultural building construction. No concerns

South West Water – Advice Provided:

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) No surface water strategy details were provided with this planning application. Please note that a discharge into the ground (infiltration) is South West Water's favoured method and meets with the Run-off Destination Hierarchy. Should this method be unavailable, SWW will require clear evidence to demonstrate why the preferred methods listed within the Run-off Destination Hierarchy have been discounted by the applicant. For Highway run off please contact the Highway Authority to agree disposal method. www.southwestwater.co.uk/building-and-development/services/pre-development-services 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

Somerset Highways – No Observations:

No Observations.

Representations

Exmoor National Park Planning Authority has received no letters from residents in respect of the proposals at Weatherslade Farm.

Policy Context

The Town and Country Planning (General Permitted Development) (England) Order 2015:

Schedule 2, Part 6 (Agriculture and Forestry), Class A (Agricultural development on units of 5 hectares or more)

7.3

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

GP1 – Achieving National Park Purposes and Sustainable Development
GP4 – The Efficient Use of Land and Buildings
CE-S1 – Landscape and Seascape Character
CE-D1 – Protecting Exmoor’s Landscapes and Seascapes
CE-S6 – Design and Sustainable Construction Principles
SE-S4 – Agricultural and Forestry Development

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

Planning Considerations

The main planning considerations for this application relate to the legislation as outlined within The Town and Country Planning (General Permitted Development) (England) Order 2015, and specifically the following sub-section:

- Schedule 2, Part 6 (Agriculture and Forestry), Class A (Agricultural development on units of 5 hectares or more)

As per Condition 2, under schedule 2, part 6, class A the local planning authority (LPA) has the authority to determine whether prior approval will be required and approved as to the siting, design and external appearance of the proposals.

With regard to the permitted development rights under schedule 2, part 6, class A of the above mentioned legislation (of which is outlined below) the LPA considers each point in bold.

Class A – agricultural development on units of 5 hectares or more:

Permitted development:

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of —

- a) works for the erection, extension or alteration of a building; or
- b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

In regard to this prior notification, it is firstly considered that the whole agricultural unit measures at 40HA of land according to the details submitted by the applicant. Furthermore, the purpose of the proposed building is to provide floor space for the storage of farm machinery.

Development not permitted:

A.1 Development is not permitted by Class A if—

- a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

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The development in this case would not be carried out on a separate parcel of land forming part of the unit which is less than 1HA in area.

- b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

No development under Class Q or S of Part 3 of the GPDO has occurred on the agricultural unit. Accordingly, criteria (b) does not apply to the development.

- c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposal does not seek to undertake any development with reference to a dwelling. Accordingly, criteria (c) does not apply to the development.

- d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The drawings submitted with this application show that the proposal is for the provision of a building that has been designed solely for agricultural purposes. Accordingly, criteria (d) does not apply to the development.

- e) the ground area which would be covered by—

- i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or
ii) any building erected or extended or altered by virtue of Class A, would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The gross external area of the proposed building will not exceed 1,000Sqm (at approximately 166Sqm). Accordingly, criteria (e) does not apply to the development.

- f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

The proposal is not within 3 kilometres of an aerodrome. Accordingly, criteria (f) does not apply to the development.

- g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The proposed development does not exceed 12 metres in height. Accordingly, criteria (g) does not apply to the development.

- h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

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The development will be more than 25 metres from the metalled part of a trunk or classified road. Accordingly, criteria (h) does not apply to the development.

- i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The proposed building will not to be used for the accommodation of livestock or for the storage of slurry or sewage sludge. Accordingly, criteria (i) does not apply to the development.

- j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or
- k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—
 - i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
 - ii) is or would be within 400 metres of the curtilage of a protected building.

The proposal does not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming and is not for a building for storing fuel or waste from a biomass boiler or an anaerobic digestion system. Accordingly, criteria (j) and (k) do not apply to the development.

As per Condition 2, under schedule 2, part 6, class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the proposed building.

In this case, the applicant has submitted the relevant prior approval application to the Local Planning Authority for their consideration on the siting, design and external appearance of the proposed agricultural building. In accordance with condition 2 the LPA's observations regarding Siting, Design and External Appearance are provided below.

Siting, Design and External Appearance:

As highlighted by the Future Landscapes Officer, the open fronted building proposed would be sited in the corner of a field on a west facing slope and adjacent to two existing barns and as such will share the same access. Policy SE-S4 (Agricultural and Forestry Development) of the Local Plan highlights that new agricultural buildings where possible should be positioned amongst existing agricultural buildings to conserve landscapes which have little to no built form. As such, it is considered that

7.3

this proposal is in accordance with this policy and as such its Siting is considered appropriate.

With regard to design and external appearance, the use of timber board cladding above concrete panels and anthracite coloured fibre cement roofing are considered to be acceptable building materials typically used for the construction of agricultural buildings on the national park of which is compliant with policy CE-S6 (Design and Sustainable Construction Principles) of the Local Plan and as such its design and external appearance are considered to be acceptable.

Other Matters:

Whilst South West Water have issued some advice regarding surface water run-off, suggesting that the applicant should demonstrate that its prospective surface water run-off will discharge as high up the hierarchy of drainage options outlined within their formal comments as is reasonably practicable. They have also stated that no surface water strategy details were provided with the planning application.

However, in response to these comments officers note that the application submitted does not relate to a full planning application and is a prior notification application which must be judged against its compliance with the relevant sections of the permitted development legislation - in this case Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. Subject to compliance with these regulations, the LPA in accordance with Condition 2 has the authority to determine whether prior approval will be required and approved as to the siting, design and external appearance of the proposals.

Moreover and in any case, the applicant owns land around the site and there is substantive basis to consider that surface water cannot be managed satisfactorily at the site.

Human Rights

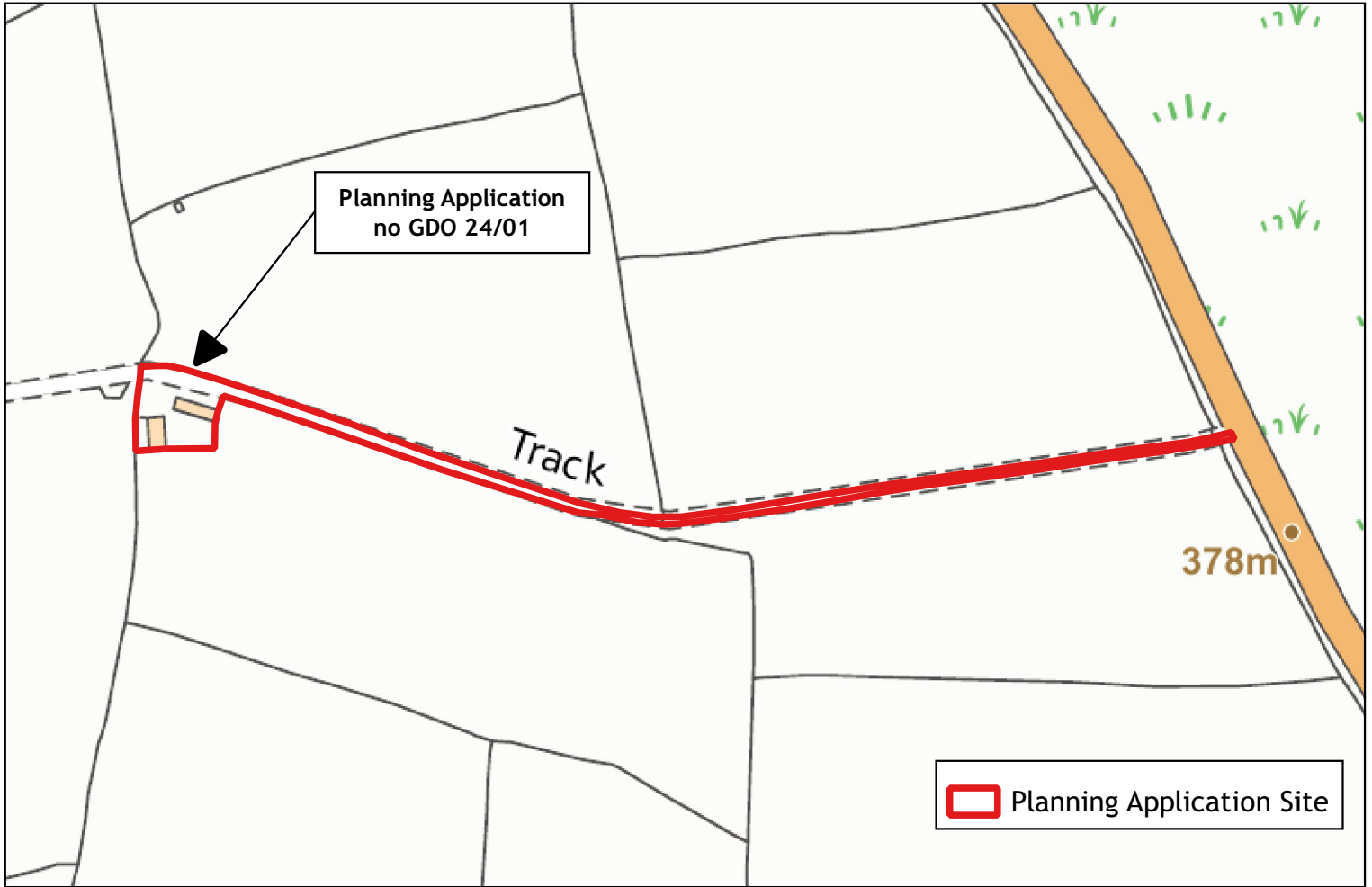
The provisions of the Human Rights Act 1998 and Equality Act 2010 have been taken into account in reaching the recommendation contained in this report.

Conclusion

Taking into account the permitted development rights under Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 and all other relevant materials considerations, it is concluded that the proposals are in accordance with the General Permitted Development Order and the policies outlined within the development plan regarding its siting, design and external appearance.

Recommendation

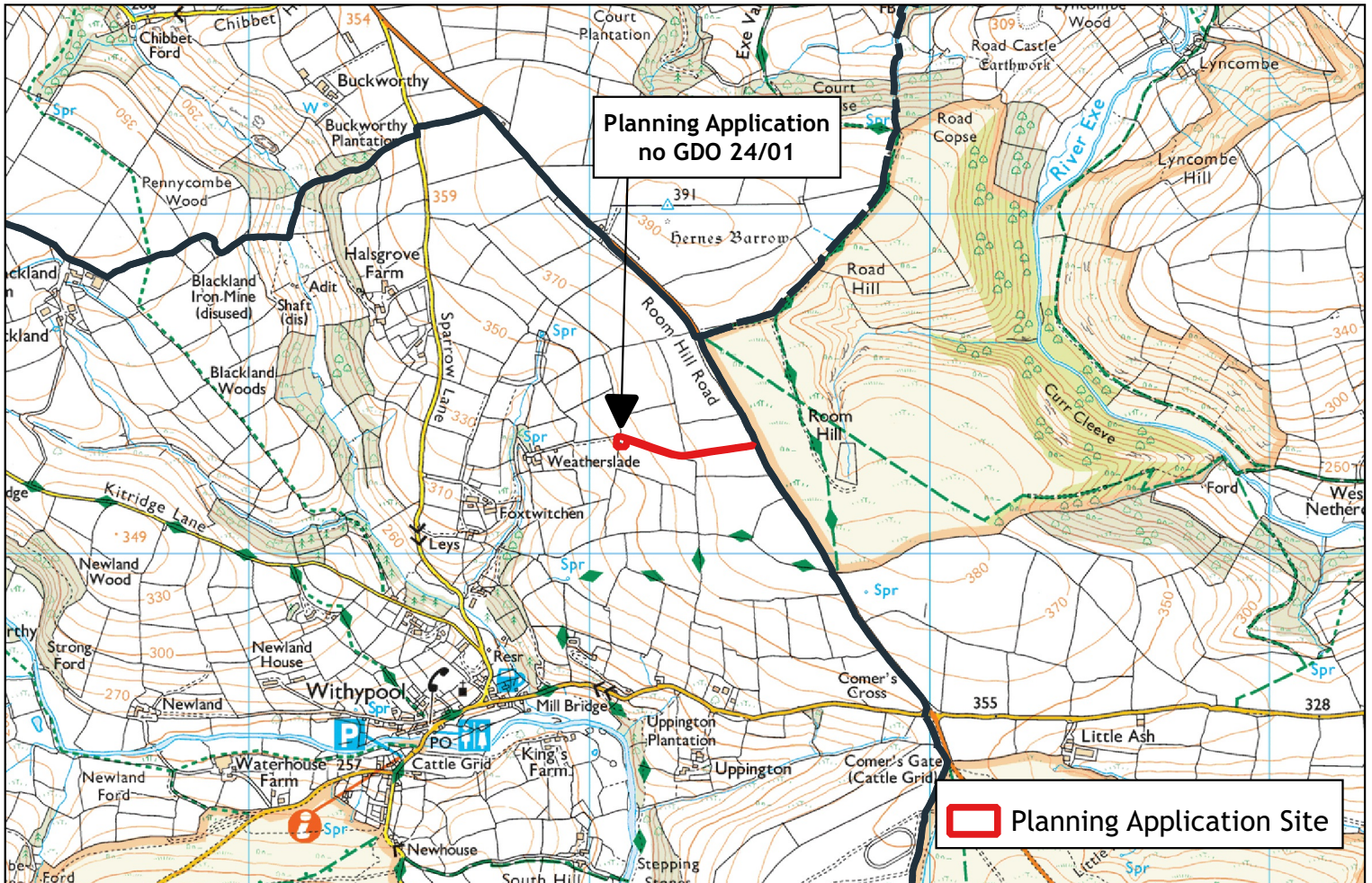
Prior Approval not Required.



Site Map

Scale 1:2,500

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Overview Map

Scale 1:20,000

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7.4



Committee Report

Application Number:	GDO 24/02
Registration Date:	05-Feb-2024
Target Determination Date:	04-Mar-2024
Extension of Time:	
Applicant	Mr A Lawes
Agent:	
Case Officer:	Joe White
Site Address:	DRIVER FARM, SIMONSBATH, MINEHEAD, TA24 7LH
Proposal:	Application under Regulation 3 of The Town & Country Planning General Regulations 1992 prior notification for the re-roofing of the East Barn at Driver Farm and associated repairs.
Recommendation:	Prior Approval Not Required
Reason for bringing before Authority Committee:	The application site is owned by Exmoor National Park Authority and the Authority is the applicant.

Relevant History

GDO 20/05 Prior notification for the proposed partial demolition and replacement of existi Prior Approval Not Reqd 06/03/2020

Site Description & Proposal

The application site is Driver Farm, which lies north of the B3358, west of Simonsbath. The farm is one of the original farmsteads built by the Knights on Exmoor. The farmstead is depicted on the 1st Edition Ordnance Survey map. The house was built in 1847 and sits with a courtyard of traditional farm buildings, that lie to the south. There is a large modern farm building and a silage clamp further to the south. The access drive to the farmstead passes to the east side of the building group.

This application is a prior notification application made under the Town and Country Planning General Permitted Development Order and relates to the re-roofing of East Barn.

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The plans initially submitted also showed works for the removal of a section of an adjacent more modern agricultural building. However, an amended plan has been provided and the proposal to remove part of the adjacent barn has been omitted.

The building complex of Driver Farm lies adjacent to the Pinkworthy and Driver Farm Site of Special Scientific Interest (SSSI). The SSSI was notified on 7 January 2021 for grassland fungi and grassland.

Consultee Representations

SCC Highways – No observations

Wildlife Officer – No objection

Two ecology reports have been submitted:

- Preliminary Bat Roost Assessment, Seasons Ecology, SET_512.01, March 2022
- Further Bat Surveys, Seasons Ecology, SET_512.02, September 2023

The methods, presentation of results and recommendations within the report are generally satisfactory. All recommended surveys have been completed for the building, which is the focus of this application, but further survey work/licensing has been recommended for other buildings on site (the barn lies in a group of four buildings).

The barn is identified as Building 1 within the surveys. The building was assessed as having moderate suitability for roosting bats (numerous cracks and crevices present) including possible opportunities for hibernating bats, but no evidence of roosting bats was found during the preliminary bat roost assessment. However, the building was found to support several nesting birds and a barn owl, with the number of pellets suggesting it is used regularly, but it is not clear whether it is a roost or nest site.

Three bat emergence surveys were undertaken between July 2022 and June 2023 in suitable conditions. No roosting bats were recorded. In line with current guidelines for a building with moderate suitability to bats two negative surveys in 2022 gives confidence in the likely absence of roosting bats, and the update survey in 2023 was also negative. It was therefore concluded that no bats are currently likely to be roosting within the barn, though opportunities remain and occasional/transient roosts cannot be fully discounted especially given the context with roosts nearby.

Suitable recommendations have been made comprising precautionary methods of working with respect to bats and nesting birds, and an update bat survey if there is a delay before the start of works. Bat roosting opportunities should be retained where possible, or alternative roosting provision provided. Opportunities for barn owl can be retained but further monitoring prior to the start of works has been recommended to avoid disturbance of nesting barn owl. Barn owl are a Schedule 1 species under the Wildlife and Countryside Act 1981 which makes it an offence to disturb this species whilst it is nest building, at a nest containing eggs or young, or disturb the young of this species.

7.4

As the work is likely to involve infilling of crevices which currently provide possible roosting opportunities, I suggest the provision of at least one bat box in a suitable position on a tree nearby. If possible, please add an informative note reminding the applicant of the importance of following the recommendations within the report.

Exmoor Parish Council – Support

Exmoor Parish Council has discussed the application for the re-roofing and repairs to the East Barn at Driver Farm. The Councillors agreed to support the application as the repairs are essential for the continued viability of the farm.

Historic Buildings Officer – No comments received

Historic Environment Officer – No comments received

Natural England – No comments received

Representations

No comments received

Policy Context

The proposed building work is permitted development under Part 6 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. In accordance with the requirements of this Order, the developer is required to give the Local Planning Authority 28 days prior notification of their intention to alter the existing building. The principle of development is accepted by virtue of the Town and Country Planning (General Permitted Development) Order 2015. Only matters of siting, design and external appearance of the building should be considered. The Local Planning Authority can request 'prior approval' of these details if they are not convinced by the scheme and can ultimately refuse permission.

The Exmoor National Park Local Plan 2011-2031 and the National Planning Policy Framework are material considerations.

Planning Considerations

Part 6 of Schedule 2 to the General Permitted Development Order (GPDO) grants certain permitted rights for erecting, extending or altering an agricultural building, or any excavation or engineering operations that are reasonably necessary for the purposes of agriculture within the unit. The proposal in this instance complies with the definitions, conditions and criteria in Part 6, Schedule 2 of the GPDO 2015.

7.4

Best practice is that provided all the GPDO requirements are met, the principle of whether the development should be permitted is not for consideration, and only in cases where the local planning authority considers that a specific proposal is likely to have a significant impact on its surroundings would it typically be considered necessary for an authority to require the formal submission of details for approval. It states that by no means all the development proposals notified under the Order will have such an impact.

The advice is that local authorities should always have full regard to the operational needs of the agricultural and forestry industries; to the need to avoid imposing any unnecessary or excessively costly requirements; and to the normal considerations of reasonableness. Government advice also states that local authorities will also need to consider the effect of the development on the landscape in terms of visual amenity and the desirability of preserving ancient monuments and their settings, and sites of recognised nature conservation value, and that they should weigh these two sets of considerations.

The arrangements under the prior notification procedure do not impose full planning controls over the development to which they apply – those developments remain “permitted development” under the GPDO. The principle of development will not be relevant providing the Order conditions are satisfied, nor will other planning issues.

East Barn dates from the 1840s and originally functioned as a cattle shed. Whilst this use continued into the late 20th century, it is now used for storage.

The submitted details explain that the existing roof is formed of corrugated asbestos and has reached the end of its life. The proposal is to remove the existing roof and replace it with corrugated metal. The guttering would also be replaced with galvanised gutters.

The relative scale of the development, having regard to the relationship of the buildings and the nature of the local topography and vegetation, is considered to have an acceptable impact on the visual amenity and character of the area. There would be no adverse impact on ancient monuments or listed buildings or their settings.

Wildlife surveys have found that the presence of roosting bats is considered unlikely within the application site. Moreover, suitable recommendations have been made comprising precautionary methods of working with respect to bats and nesting birds.

Nevertheless, the building was found to support a barn owl, which was observed emerging from a large gap in the eastern wall of East Barn. From the survey work it was not clear whether the use by a barn owl was as a roost or nest site. However, opportunities for barn owl can be retained through the development proposal and further monitoring prior to the start of works has been recommended in the submitted information. Thus, Officers are satisfied that the proposal would not harm the interests of statutory protected species at the site.

7.4

The siting, design and external appearance of the buildings is judged to be acceptable.

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

In having regard to the above, the proposed development is considered to be acceptable. The character and scenic beauty of the National Park landscape would be conserved through development. There would be no unacceptable impacts on ecology, and the siting, design and external appearance of the development would be acceptable.

It is, therefore, recommended that PRIOR APPROVAL IS NOT REQUIRED.

Recommendation

Prior Approval Not Required

Informatives

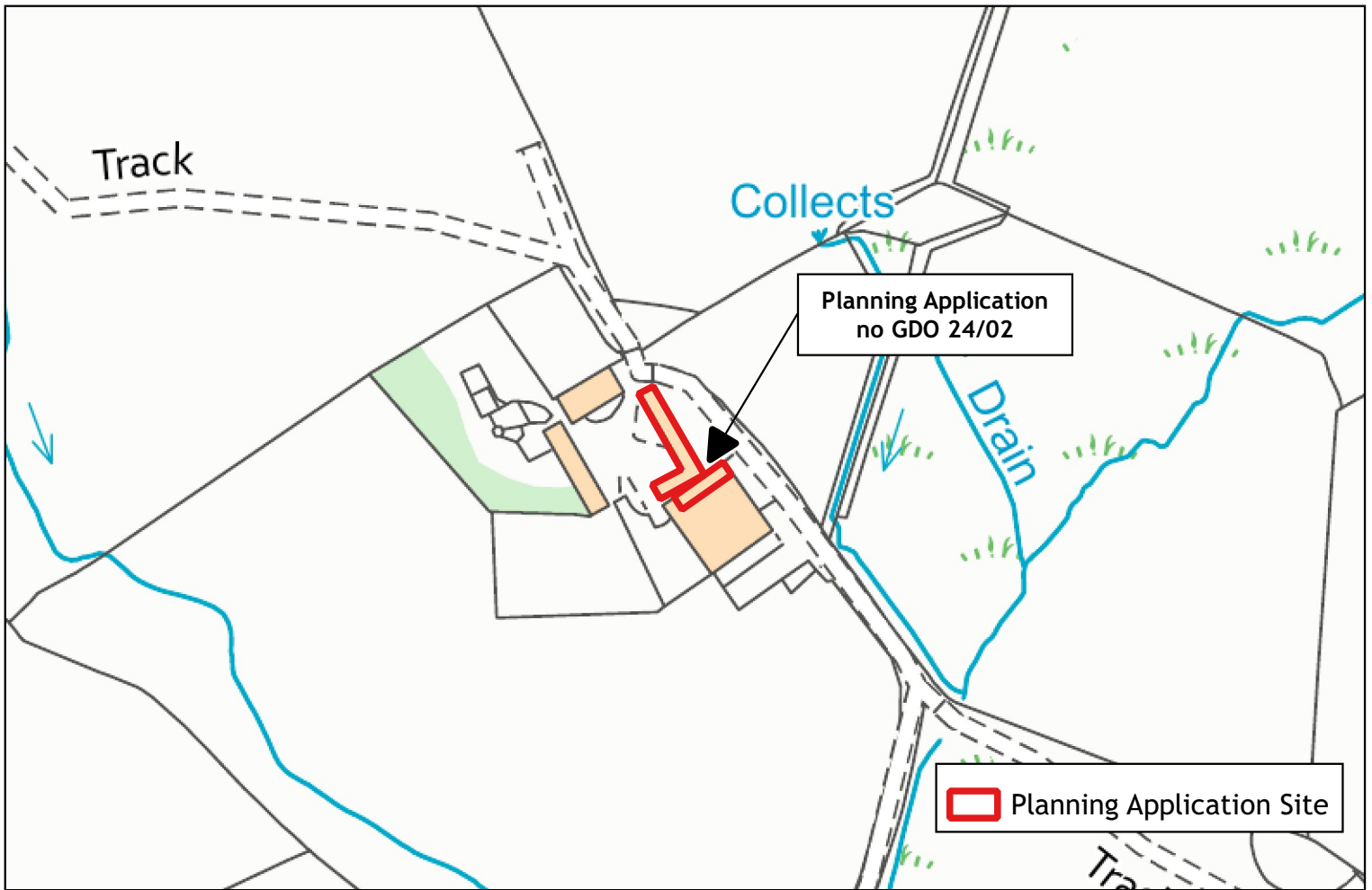
WILDLIFE OFFICER NOTE

Barn owl are a Schedule 1 species under the Wildlife and Countryside Act 1981 which makes it an offence to disturb this species whilst it is nest building, at a nest containing eggs or young, or disturb the young of this species.

Opportunities for barn owl can be retained but further monitoring prior to the start of works is required in accordance with the Seasons Ecology report, titled Driver Farm, Simonsbath Preliminary Bat Roost Assessment March 2022.

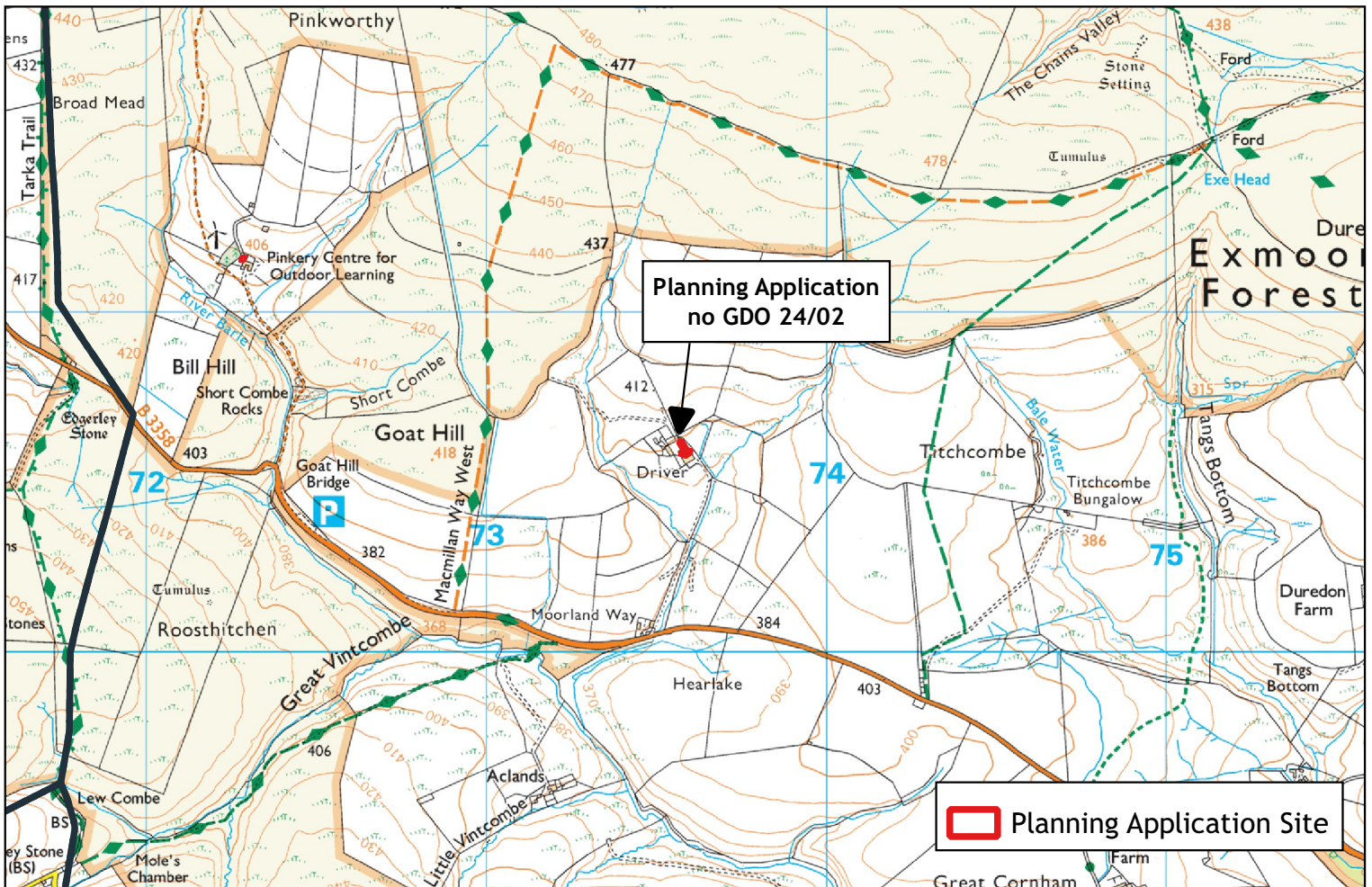
As the work is likely to involve infilling of crevices which currently provide possible roosting opportunities, at least one bat box in a suitable position on a tree nearby should be provided.

The applicant is reminded of the importance of following the recommendations within the reports carried out by Seasons Ecology, titled Driver Farm, Simonsbath Preliminary Bat Roost Assessment March 2022 and Driver Farm, Simonsbath Further Bat Surveys July to September 2022 and August 2023.



Site Map
Scale 1:2,500

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Overview Map
Scale 1:20,000

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Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
6/9/24/001DC	Mr K Moullin - Discharge of Condition 4 (Ecology) of approved application 6/9/23/010 (Discharge of Condition) - Pentire, 18 Jury Road, Dulverton, TA22 9DU	21-Feb-2024 Approved
6/10/23/015	Mr S Palmer - Lawful development certificate for the existing use of land as garden. (CLEUD) - Land adjacent to Archer House, The Steep, Dunster, TA24 6FD	21-Feb-2024 Refused
62/50/24/001DC	Ms E Duncan - Proposed discharge of condition 7 (Slate) of approved application 62/50/21/013 (Discharge of Condition) - The Mill House, Road From Fox Goose Inn To The Mill, Parracombe, EX31 4PE	27-Feb-2024 Approved
62/62/24/003DC	Mr D Orton - Proposed Discharge of Condition 3 (Glazing) of approved application 62/62/22/003 (Discharge of Condition) - TRENTISHOE COOMBE, TRENTISHOE, PARRACOMBE, BARNSTAPLE, EX31 4QB	27-Feb-2024 Approved
6/10/24/001LB	Mrs. C Dehaini, Squirrels Architecture - Listed building consent for the proposed alterations to existing internal doorways; new openings in internal partitions; alterations to existing fireplaces; alterations to bedroom to create en-suite, wardrobe and airing cupboard and installation of new bathroom, together with, associated drainage. (Listed Building Consent) - PRIORY GATE HOUSE, DUNSTER, MINEHEAD, TA24 6SD	27-Feb-2024 Approved with Conditions
6/24/23/006LB	Mr J Nichols - Listed building consent for the proposed demolition of existing kitchen, bedroom, bathroom, boot room and utility extensions and construction of orangery kitchen, extensions and internal alterations. (Listed Building Consent) - HUIISH BARTON, WASHFORD, WATCHET, TA23 0LU	27-Feb-2024 Approved with Conditions
6/24/23/005	Mr J Nichols - Proposed demolition of existing kitchen, bedroom, bathroom, boot room and utility extensions and construction of orangery kitchen, extensions and internal alterations. (Householder) - HUIISH BARTON, WASHFORD, WATCHET, TA23 0LU	27-Feb-2024 Approved with Conditions

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
WTCA 24/03	Mr C Boundy - Works to trees in a conservation area: removal of 2no. cherry trees and general trim of some overhanging branches of nearby trees. (WTCA) - Garson House Care Home, 7 Lee Road, Lynton EX35 6HU	28-Feb-2024 Approved
62/41/24/002LB	Ms K. Wright, Diocese of Plymouth - Listed building consent for the proposed replacement of 2 no. external timber doors. (part Retrospective) (Listed Building Consent) - CONVENT OF POOR CLARES, LEE ROAD, LYNTON, EX35 6BX	28-Feb-2024 Approved with Conditions
62/41/23/023	Mr K Garrett - Proposed replacement of roof with first floor extension. Removal of ground floor garden room and extension and change of front entrance. (Householder) - GREEN PASTURES, STATION HILL, LYNTON, EX35 6LB	28-Feb-2024 Approved with Conditions
6/27/23/014DC	Mrs. S Sheasby, Porlock Developments Ltd. - Proposed discharge of conditions 9 (Landscaping plan), 10 (Bat roost), 11 (Induction of operatives), 12 (Design lighting scheme), 14 (Landscape and environmental management plan), 15 (Bat licence) of approved application 6/27/18/117. (Discharge of Condition) - Former Abattoir, Porlock Hill Road, Porlock, Somerset	01-Mar-2024 Split Decision
6/27/24/001	Mr C Lister - Proposed Conversion of existing ancillary garden building to a Holiday Let. (Full) - CHAPEL KNAPP, PORLOCK WEIR, MINEHEAD, TA24 8PA	04-Mar-2024 Refused
62/43/23/004	Mr M Newall - Proposed replacement of existing raised decking. (Householder) - Slattenslade Cottage, MARTINHOE, PARRACOMBE, BARNSTAPLE, Devon, EX31 4QU	06-Mar-2024 Approved with Conditions
GDO 24/03	Mrs. J Hewitt, Messrs Hewitt & Wood - Prior notification for proposed erection of replacement agricultural building (18m x 12.6m). (GDO - Agricultural/Forestry) - Lower House Farm, Ashwell Lane, Cutcombe, Minehead, Somerset, TA24 7AJ	13-Mar-2024 Prior Approval Not Reqd
6/19/24/001	Cornerstone - Proposed installation of 20m mast supporting 3 no. antennas and 2 No. 0.6m dishes, 2 no. equipment cabinets., 1 no meter cabinet and	13-Mar-2024 Refused

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
	development including a generator and 1.2m drystone wall. (Full) - Land at Line of Trees of Wellshead Lane, Wellshead Lane, Luccombe, Exmoor, TA24 7NU	
6/26/23/006	Mrs Rowe - Proposed replacement of cladding to porch. (Householder) - BRIDGE HOUSE, ROADWATER, WATCHET, TA23 0QY	14-Mar-2024 Approved with Conditions
62/41/20/023	Laurie Eve - Proposed demolition of former SWEB building and the erection of replacement building to accommodate 1 no. local needs affordable dwelling and ancillary accommodation to Tarr Cottage, together with the change of use of the associated land to domestic curtilage. (Full) - Tarr Cottage, Castle Hill, Lynton, EX35 6JA	14-Mar-2024 Approved with Conditions
6/3/23/010	Mr. O & E Matthews, Messrs Cooke - Proposed erection of dwelling and garage and associated works. (Full) - Land at Higher Ford Farm, [Easting 297451 Northing 134498], Withiel Florey, Wheddon Cross, Minehead	15-Mar-2024 Approved with Conditions
6/42/23/005DC	Mr D Fleming - Proposed discharge of conditions 4 (Ecology License) and 7 (Dust Control Management Scheme) for planning application 6/42/22/108 (Discharge of Condition) - EAST HOLLOWCOMBE, HAWKRIDGE, DULVERTON, TA22 9QL	15-Mar-2024 Refused
6/15/23/005	Mr & Mrs Thorne - Proposed construction of equestrian building (11m x 6.8m) and associated works. (Full) - HIGHER WEEKFIELD FARM, EXTON, DULVERTON, TA22 9LD	18-Mar-2024 Approved with Conditions
6/27/22/107	Mr. B Eardley, National Trust - Proposed development of land, including an installation of raised boardwalk and engineering works to create banking to a small section of Hawkcombe River. (Full) - Field to the North West of Sparkhayes Lane - Easting 288320, Northing 147643	22-Mar-2024 Approved with Conditions