

EXMOOR NATIONAL PARK AUTHORITY

MINUTES of the meeting of the Exmoor National Park Authority held on Tuesday, 5 April 2016 at 10.00am in the Committee Room, Exmoor House, Dulverton.

PRESENT

Miss A V Davis (Chairman)	
Mr N Holliday (Deputy Chairman)	
Mr R C Edgell (Deputy Chairman (Planning))	
Mrs L Blanchard	Mrs F Nicholson
Mr S Crabb	Mr J Patrinos
Mr M Dewdney (to Minute 135)	Sir Richard Peek
Mr M Ellicott	Mr S J Pugsley
Mr B Heywood	Mrs E Stacey
Mrs C Lawrence	Mr V White (from Minute 123)

The first section of the meeting was chaired by Miss A V Davis, Chairman of the Authority.

Apologies for absence were received from Mr R Brown, Mr I Jones, Mr E Ley, Mr R Milton, Mr M Ryall, Mrs P Webber and Mr A Wright.

121. DECLARATIONS OF INTEREST:

The following interests were declared in relation Item 8.1 – Application No. 6/13/15/114 – Proposed agricultural/equestrian barn (283m²) (Full) – Monkham Lodge, Exford, Minehead, Somerset:

- Mr M Ellicott declared a personal interest as the Chairman of Exford Parish Council, a consultee, and as he had chaired the Council meeting when this application was discussed. In the interests of public perception Mr Ellicott indicated he would withdraw from the meeting when this item was considered.
- Mr B Heywood declared a personal interest as he was personally acquainted with the applicant.
- Mr S J Pugsley declared having made an unaccompanied site visit.

In relation to Item 8.2 – Application No 62/43/15/002 – Proposed introduction of a pay and display machine (Full) – Heddon Valley car park, Parracombe, Barnstaple, Devon, Miss A V Davis declared having been present at the meeting of Martinhoe Parish Meeting when this application was considered and confirmed she had not taken part in the discussion.

The following interests were declared in relation to Item 8.3 – Application No. 6/9/16/103 – Proposed replacement of agricultural building to form cattle accommodation building (679m²) (Full) – Broford Farm, Dulverton, Somerset and Item 9 – Broford Farm, Dulverton:

- Mr B Heywood declared a personal interest as he was acquainted with the applicant's son, Mr Guy Thomas-Everard.
- With the exception of Mr R C Edgell, all Members declared having been lobbied.

122. CHAIRMAN'S ANNOUNCEMENTS: The meeting was advised that from 1 April 2016, two new members had been appointed to Exmoor National Park Authority by the Secretary of State; Mrs Evelyn Stacey and Mr Martin Ryall. Mrs Stacey was welcomed to the Authority.

123. MINUTES

- i. **Confirmation:** The **Minutes** of the Authority's meeting held on 1 March 2016 were agreed and signed as a correct record.
- ii. **Matters arising** (excluding matters arising in relation to the Authority's role as sole local planning authority): There were no matters arising.

124. PUBLIC QUESTION TIME: See minutes 127, 128 and 130 below for details of public speakers.

Items relating to the Authority's role as sole local planning authority for the National Park area including determination of planning applications.

This section of the meeting was chaired by Mr R C Edgell, Deputy Chairman (Planning).

125. MINUTES

Matters arising from the **Minutes** of the Authority meeting held on 1 March 2016 in relation to the Authority's role as sole local planning authority: There were no matters arising.

126. APPEALS

The Authority noted the **decision of the Secretary of State for Communities and Local Government** to dismiss the appeal against refusal to grant planning permission for the amendment to planning permission 6/9/08/113 – roof to be raised to create first floor – 15 Battleton, Dulverton, Somerset.

DEVELOPMENT MANAGEMENT

127. Application No. 6/13/15/114

Location: Monkham Lodge, Exford, Minehead, Somerset

Proposal: Proposed agricultural/equestrian barn (283m²)

The Authority considered the **report** of the Head of Planning & Sustainable Development.

Public Question Time:

(1) Mr D Lloyd, Exford Parish Council

(2) Mr Tedstone, Applicant

RESOLVED: To grant planning permission subject to conditions 1 to 4 as set out in the report, and subject also to the following revised conditions 5 to 8 as set out below:

5. The building hereby approved shall not be used other than for private recreational use and/or agricultural use in association with the dwelling at Monkham Lodge, and for the avoidance of doubt the building hereby approved shall not be used for livery letting, leasing or any other commercial activity including breeding, giving of riding instruction, gymkhanas, trials or horse shows without the prior grant of planning permission from the Local Planning Authority. *Reason: To confirm the terms of the permission and to allow the Local Planning Authority to consider potential implications of a wider commercial use in the interests of highway safety.*

6. Where the development hereby approved ceases to be used for the purposes applied for within ten years from the date of this permission and planning permission has not been granted authorising development for purposes other than those set out under the above condition within three years of the permanent cessation of the authorised uses, and there is no outstanding appeal, the development must be removed unless the Local Planning Authority has otherwise previously agreed in writing.

7. The site must be drained on a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul drainage.

8. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting those Orders with or without modification), prior to installation, details of any external lighting to be installed on the building shall be 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.

128. Application No. 62/43/15/002

Location: Heddon Valley Car Park, Parracombe, Barnstaple, Devon

Proposal: Proposed introduction of a pay and display machine (Full)

The Authority considered the [report](#) of the Head of Planning & Sustainable Development.

Public Question Time:

(1) Mr J Dallyn, Martinhoe Parish Meeting

(2) Ms H Jefferson, Applicant

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

129. ORDER OF BUSINESS: In view of the relationship between the two agenda items, the Chairman proposed and it was agreed that Item 8.3 – Application No. 6/9/16/102 – Proposed replacement of agricultural building to form cattle accommodation building (679m²) – Broford Farm, Dulverton and Item 9 – Broford Farm, Dulverton be considered concurrently.

130. Application No. 6/9/16/103

Location: Broford Farm, Dulverton, Somerset

Proposal: Proposed replacement of agricultural building to form cattle accommodation building (679m²) (Full)

The Authority considered the **report** of the Head of Planning & Sustainable Development.

Public Question time:

(1) Mr C Thomas-Everard, Applicant

The Authority's Consideration

The meeting noted that the application for the replacement agricultural building was related to unauthorised development regarding a remodelled slurry lagoon, as the building would in part rely on the lagoon for the disposal of slurry and dirty water. It was confirmed that planning officers recommended approval of the application for the proposed agricultural building for the reasons set out in the report.

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

131. BROFORD FARM, DULVERTON

The Authority considered the **report** of the Head of Planning & Sustainable Development.

The Authority's Consideration

In relation to unauthorised works to the slurry lagoon at Broford Farm, it was noted that despite discussions with the owner of the application site since June 2013 concerning the planning status of the works, the Authority had yet to receive a valid planning application. The meeting was advised that planning officers considered the unauthorised development to be acceptable; however in the absence of a valid planning application they were unable to formalise the situation through the planning process. In these circumstances, enforcement action was not considered to be expedient and it was therefore recommended that no further action be taken and the matter be closed, with it remaining possible for a retrospective planning application to be submitted. It was confirmed that a resolution to take no further action would preclude the Authority from taking enforcement action either now or at any stage in the future regarding the works at the slurry lagoon which were the subject of the report.

RESOLVED: In relation to unauthorised works to the slurry lagoon at Broford Farm, Dulverton as set out in the report, to authorise Officers to take no further action either now or at any stage in the future.

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

133. SUBMISSION OF THE EXMOOR NATIONAL PARK LOCAL PLAN 2011-2031 FOR EXAMINATION

The Authority considered the **report** of the Head of Planning & Sustainable Development.

The Authority's Consideration

In approving submission of the Exmoor National Park Local Plan 2011-2031 for examination, Members expressed their gratitude to planning officers and members of the Local Plan Advisory Group for the considerable work undertaken throughout the Plan's preparation.

RESOLVED:

1. To approve the Schedule of Proposed Changes to the Draft Local Plan for Submission;
2. To approve the Duty to Co-operate Statement for Submission;
3. To approve the Regulation 22 Representations Statement for Submission;
4. To note the timetable for the Local Plan set out in the Local Development Scheme;
5. To delegate to the Chief Executive/Officers authority to:
 - (a) Make any factual corrections or updates to the Schedule of Proposed Changes, Duty to Co-operate Statement or Representations Statement prior to submission;
 - (b) Represent the Authority at the Examination Public;
 - (c) Agree through the Chairman and Deputy Chairman (Planning) any main modifications required as a result of the Examination to make the Local Plan sound; and
 - (d) Undertake the sustainability appraisal of any main modifications required and consult on these.

134. TECHNICAL CONSULTATION ON IMPLEMENTATION OF PLANNING CHANGES

The Authority considered the **report** of the Head of Planning & Sustainable Development.

The Authority's Consideration

The meeting received a presentation on the Department for Communities and Local Government's consultation on the government's proposed approach to implementing planning provisions in the Housing and Planning Bill, and on other measures related to the planning process. Members supported the recommended responses to the consultation as set out in the report.

In addition, the views of Members were sought on the government's proposal to introduce competition to the processing (but not the determination) of planning applications in order to improve effectiveness and efficiency, and on whether the Authority wished to submit a response to this element of the consultation. The proposal would allow private sector organisations to compete with local planning authorities to provide services relating to the preparation of planning applications. The consultation sought views on the introduction of a competitive market, as well as on the eligibility criteria for 'approved providers' of planning application services, the level of fees that should be applied and on how service standards could be monitored and maintained.

Members expressed concern that the proposal could have a detrimental impact on the integrity of planning services and the quality of planning applications, which were often submitted following technical advice from the local planning authority; and also that the

transparency of the existing planning process could be diminished, and applicants may find it more difficult to access pre-application advice. Members were therefore concerned that the proposal had potential to lead to an increase in refused applications and appeals, resulting in greater cost to applicants, and in planning authorities being regarded as under-performing. The meeting also noted a lack of detail about consultation and publication processes and about how the proposal would be administered, including the procedure for authorisation of approved providers and the standards regime under which they would operate. In conclusion, the Authority Committee did not consider the proposal to be well-structured and Members were unconvinced that it would achieve the government's stated aims. Planning Officers were therefore authorised to include opposition to this element of the consultation in the Authority's response.

RESOLVED: In relation to the Technical Consultation on Implementation of Planning Changes issued by the Department for Communities and Local Government, to authorise Officers to respond to the consultation as follows:

1. To oppose the introduction of approved providers for the processing of planning applications on the basis of the Authority's debate including concerns about risks to the transparency, integrity and quality of the application process; the accessibility to applicants of pre-application advice; and the process for monitoring and maintaining standards of service.
2. To seek an exemption for National Parks or the general removal from the proposal to extend the 'permission in principle' to brownfield sites.
3. To object to the maximum determination periods for permission in principle on application and technical details consent.
4. To seek to ensure that the small sites register does include types of location that are automatically excluded in planning policy terms and that these exclusions are locally determined.
5. To raise concern about emphasising the financial benefits accruing from developments within planning/committee reports, especially where they are not material to the decision.
6. To request that Authorities with less than 20 appeals per annum be excluded from the threshold for designation for non-major applications, or that DCLG exclude from their quality of appeal decision data those decisions which were judged to accord with an up to date local plan but were nevertheless allowed on appeal.

135. SITE VISITS: There were no site visits to arrange.

The remaining section of the meeting was chaired by Miss A V Davis, Chairman of the Authority.

136. EXTERNAL AUDIT PROGRESS REPORT AND UPDATE

The Authority received a presentation from the external auditors and considered the [report](#) of the Head of Finance & Operations.

RESOLVED: To note the External Audit Progress Report and Update.

137. HEART OF EXMOOR SCHEME (EXMOOR MOORLAND LANDSCAPE PARTNERSHIP SCHEME)

The Authority considered the **report** of the Head of Conservation and Access and received a presentation from the Exmoor Moorland Landscape Partnership Scheme Manager following the completion of this five year programme, part funded by the Heritage Lottery Fund.

RESOLVED:

1. To note the report summarising the achievements and Independent Evaluation findings of the Heart of Exmoor Scheme (Exmoor Moorland Landscape Partnership Scheme).
2. To thank all those involved in supporting the Scheme, including the Heritage Lottery Fund, LEADER and all other funders, the Partners, Exmoor National Park Authority staff, project partners, volunteers and the Exmoor community.

138. PROPOSALS FOR THE FUTURE USE AND MANAGEMENT OF WHITE ROCK COTTAGE, SIMONSBATH (FORMERLY SIMONSBATH SCHOOL)

The Authority considered the **report** of the Head of Conservation and Access.

RESOLVED: To approve the Simonsbath Steering Group's proposals:

1. To carry out a feasibility assessment on the options for the buildings as set out in the report.
2. To produce a business plan for those options.
3. To investigate funding options.
4. To examine options for the future ownership and management of the buildings.

139. PERSONNEL UPDATE: The Authority noted the recent staff changes.

140. ANY OTHER BUSINESS OF URGENCY: There was none.

The meeting closed at 12.55pm

(Chairman)