

ITEM 3

EXMOOR NATIONAL PARK AUTHORITY PLANNING COMMITTEE

MINUTES of the meeting of the Planning Committee of the Exmoor National Park Authority held on Tuesday, 7 December 2010 at 10.30am in the Committee Room, Exmoor House, Dulverton.

PRESENT

	Mr R J Webber (Chairman)
	Mr R C Edgell (Deputy Chairman)
Mrs A M Clitheroe	Mr R Milton
Miss A V Davis	Mrs F Nicholson
Mr W J Dyke	Mr M J Pile
Dr S Head	Mr S J Pugsley
Mrs S Hibbert	Mr F Rawle
Mr N Holliday	Mr I Rigby
Mrs C Lawrence	Dr J Wibberley
Mrs B Maitland-Walker	Mr J Yabsley (from Minute 82)

Apologies for absence were received from Mr M A Collins, Mr J Freeman, Ms D Kershaw and Mr N Parbrook.

79. DECLARATIONS OF INTEREST

There were no declarations of interest.

80. MINUTES

- (1) **Confirmation:** The Minutes of the Committee's meeting held on 2 November 2010 were agreed and signed as a correct record, subject to amendment to Minute 67, Declarations of Interest in relation to Item 4.2 – Proposed erection of 15 no. local needs affordable houses together with associated access, parking and landscaping – Land off Villes Lane, Porlock, Somerset, last line to replace 'aware' with 'unaware'
- (2) **Matters Arising:** There were no matters arising.

DEVELOPMENT CONTROL

81. Application No: 6/9/10/125

Location: Dulverton Sportsfield, Millhams Lane, Dulverton, Somerset
TA22 9HQ

Proposal: Floodlighting for training pitch area (x4)

The Committee received the report of the Head of Planning & Community.

The Committee's Consideration

It was explained that the proposed restriction on the use of the floodlights to the evenings of Tuesdays, Wednesdays and Thursdays would meet the needs of local sports clubs while allowing some flexibility in the scheduling of training sessions, and

also recognised the concerns of local residents about potential increase in noise, traffic and activity. It was noted that this restriction could be reviewed in the future.

In expressing their support for the application, Members requested that the proposed restriction on the hours of operation on the permitted days be extended to allow use from the earlier time of 4.00pm (not 6.30pm as set out in the proposed conditions) to enable schools and children's groups to use the sportsfield for training activities during the afternoons. It was also agreed that the proposed temporary period of planning permission be extended from 1 January 2016 to 31 March 2016 to allow use of the floodlights throughout the 2015/2016 football season.

RESOLVED: To grant planning consent, subject to the conditions set out in the planning report to include amended conditions 5 and 7 as follows:

5. The floodlighting permitted shall not be operated other than between the hours of 16:00 and 21:30 on Tuesdays to Thursdays inclusive and for no other time.
7. Permission for the floodlighting and related columns shall be limited to a temporary period only, expiring on 31 March 2016 after which time, unless a further permission is granted, the floodlights shall be ceased to be used and the floodlights and columns shall be removed from the site.

SUMMARY OF REASON FOR GRANTING PLANNING PERMISSION

The Local Planning Authority, having regard to all planning considerations material to the determination of this application, including particularly impact on amenities of neighbours, design, highway safety, flood risk, community facilities, and impact on the character and appearance of the designated landscape, including wildlife and dark sky, and all consultations and representations made in connection with the application, conclude that the proposal accords with the provisions of the development plan as applicable to it and there are no grounds which justify its refusal.

82. Application No: 6/27/10/121

Location: Weighbridge House, Porlock Weir, Minehead, Somerset TA24 8PD

Proposal: Retrospective application for amendments to plans approved under application 2/27/08/113

The Committee received the report of the Head of Planning & Community. The Development Control Manager confirmed that the application sought retrospective approval for amendments to plans previously approved in 2007 and 2008 relating to the demolition, rebuilding and extension of a structurally unsound dwelling at the application site. The Committee was advised that alterations to the chimney design, re-positioning of rooflights to the west elevation; addition of rooflights to the north east roof plane; additional fenestration glazing bar; and inclusion of a satellite dish were considered acceptable by Planning Officers. However, the application had also sought retrospective permission for the removal of a section of boundary wall from the gable elevation of the north east elevation. In the opinion of Planning Officers this amendment did not respect the character of the conservation area and for this reason the planning report recommended that planning permission be refused.

Members were further advised that subsequent to the despatch of the agenda and reports, an additional amendment had been received which addressed Planning Officers' concerns and proposed reinstatement of the boundary wall consistent with the earlier planning permissions; such works to be completed within a 5 month time period.

It was confirmed that the total floor area and parking area detailed in the retrospective application was in accordance with that previously permitted, and that the Parish Council supported the proposal.

Taking account of the recent amendment regarding reinstatement of the boundary wall, Planning Officers now considered the application acceptable and recommended that the Committee delegate authority to the Chief Executive to grant retrospective planning permission subject to the consultation period lapsing on the amended plans and no further objections being raised. Such planning permission would be subject to the conditions attached to the earlier permissions, together with an additional condition relating to the reinstatement of the boundary wall.

RESOLVED: To delegate authority to the Chief Executive to grant retrospective planning permission subject to the consultation period lapsing on the amended plans received and no further objections being raised.

83. Application No: 6/34/10/111

Location: Exford and Tivington, Duddings, Timberscombe, Somerset TA24 7TB
Proposal: Retention of ground floor to existing unauthorised extension and replacement of unauthorised roof with new roof design similar to that previously approved under 6/34/06/110

The Committee received the report of the Head of Planning & Community. The Development Control Manager confirmed that the application sought planning permission to alter an unauthorised extension to holiday accommodation at Duddings, a Grade II Listed Building. The existing extension was currently the subject of an enforcement notice requiring demolition of the extension structure and repair of the host building by 6 August 2011. The application before the Committee proposed retention of the 96sqm footprint of the existing extension (exceeding the 67sqm floor area for which planning permission had been granted in 2006) and the redesign and replacement of the roof. It was confirmed that the applicant intended to use retained first floor space as a children's play area and not as additional bedroom accommodation.

Members were advised that Timberscombe Parish Council objected to the application. The Council had expressed concern that this matter had been ongoing for some time and that the current proposal sought retention of the existing footprint of the extension, which was 43% larger than the floor area originally permitted in 2006. Parish Councillors also noted the opinion of the Planning Inspector that the increase in physical bulk dominated the simple linear character of the original building and that the extension was unsympathetic and disproportionate in size and form to the gable width of the main building.

Planning Officers acknowledged that the footprint of the existing extension exceeded that for which planning permission had been granted in 2006. However, Officers also noted that the proposed revisions to the roof design would result in ridge heights that would improve the visual relationship with the host building, and taking account of the need to conserve and enhance the built environment, and also of the economic wellbeing of businesses in the National Park, it was their judgment that, on balance, the current proposal was acceptable.

Public Question Time

Mr Kevin Lamacraft, Parish Councillor and local resident, said that this was the third application relating to the extension of Exford and Tivington holiday units and the third time that the Parish Council raised unanimous objection. The Council considered that the unauthorised extension was excessive in size to the host building and that the area of the proposed redesigned roof would be much larger than that originally approved in 2006. Mr Lamacraft continued that the proposed retention of first floor living areas within the roof space was contrary to the original planning consent, which permitted a single storey extension with ceiling heights designed to meet Tourist Board requirements. The Parish Council noted that previous applications had been refused on the basis of adverse impact on the host building and considered that those decisions should be endorsed by refusal of this proposal.

The Committee's Consideration

The Head of Planning & Community advised that the planning history was provided to Members for information; however, the Committee must determine the current proposal on its merits and should restrict its consideration to material planning considerations and in particular, the design, form and appearance of the proposed alterations, their impact on the character and appearance of the host building, and whether they conserved or enhanced the special qualities of the National Park.

It was recognised by some Members that the proposed revisions to the roof might be considered to address issues of design; however there remained concern about the scale and bulk of the extension. Putting aside the planning history, it was the view of the majority of Members that the existing extension was an excessively large and dominant addition, which was out of keeping and disproportionate to the host building. It was their view that as a consequence of the excessively large footprint of the extension structure, the proposed redesigned roof would have a very low pitch, giving it an 'odd' and 'flat' appearance, and that the inclusion of a gully would also be a visually detrimental feature out of keeping with the form of the main property.

The Committee concluded that the overall scale, bulk and design of the extension detracted from the character and setting of the original building and that by virtue of the low pitch and gully, the proposed roof design would not respect the form and symmetry of the host property.

RESOLVED: To refuse planning consent for the following reasons:

REASONS FOR REFUSAL OF PLANNING PERMISSION: The building that is proposed to be extended by application 6/34/10/111 is a traditional rural building, set within the context of other historical buildings and in the open countryside. The National Park Authority considers that the ground floor area of the proposed extension, by virtue of the excessive footprint, scale and massing is an inappropriate form of development. The proposed development would dominate the host building and detract from its character and setting, as such it fails to conserve or enhance the character, appearance, special qualities of the built environment in the locality and National Park. The proposal therefore conflicts with Policies STR1 and Policy 2 of the Somerset and Exmoor National Park Joint Structure Plan and Policies LNC1, CBS12 and RT3 of the Exmoor National Park Local Plan.

- 84. APPLICATIONS DELEGATED TO THE CHIEF EXECUTIVE:** The Committee noted the decisions of the Chief Executive determined under his delegated powers.
- 85. PENDING SECTION 106 LEGAL AGREEMENTS:** The Committee noted the schedule of pending Section 106 Legal Agreements.
- 86. SITE VISITS:** There were no site visits to arrange.
- 87. LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT 2009-2010**

The Committee received the report of the Head of Planning & Community.

Members were advised that submission to government of a Local Development Framework Annual Monitoring Report was a requirement of planning legislation. The purpose of the report was to monitor the preparation, implementation and appropriateness of the Local Development Framework (LDF). The key content related to progress in developing components of the LDF, including 21 community consultation events, consultation with schools and colleges, residents' and visitors' questionnaires, a call for affordable housing sites and completion of the Employment Land Review. The report also identified emerging areas of focus including climate change adaptation and mitigation, and change of use of buildings.

The implementation of current Local Plan policies was also set out in the report, including the delivery of 11 affordable homes and planning permission for a further 24 affordable housing units. There had also been a significant increase in applications for small-scale renewable energy schemes, with 15 schemes permitted including 5 small-scale wind turbines.

The Committee's Consideration

Members expressed thanks to the planning policy staff for their work to date in the preparation of the Local Development Framework, which was considered to be a meaningful exercise carried out thoroughly and professionally.

- RESOLVED:**
- (1) To note the content of the Annual Monitoring Report 2009-10 on the LDF (including minerals and waste policies).
 - (2) To approve the Annual Monitoring report for submission to Government.
 - (3) To delegate authority to the Chief Executive to make such further minor revisions and improvements to the Annual Monitoring Report as appropriate prior to submission.

88. LOCAL DEVELOPMENT FRAMEWORK – MEMBERS' UPDATE

The Committee received the report of the Head of Planning & Community.

The Planning Policy Manager set out the timetable for the next steps in the preparation of the Local Development Framework which would involve development of and consultation on a preferred strategy and sustainability appraisal during 2011, followed by a period for amendment and further formal consultation, prior to submission of a draft core strategy document to the Planning Inspectorate in October

2012. Members were advised that the proposed timetable was based on advice received from the Planning Inspectorate, and took account of formal requirements relating to consultation and also current resource availability.

The Committee's Consideration

Mindful that the current Local Plan period expired at the end of 2011, Members questioned whether it would be possible to accelerate the timetable for the development of the preferred strategy document.

The Policy & Community Manager advised that the Authority had taken considerable time to ensure community involvement in the process so far. This was in line with government advice and consistent with the current emphasis on public participation, and had facilitated the collection and analysis of the evidence on which the Local Development Framework system was based. The future timetable was considered to be realistic in order to achieve the drafting of detailed policies and to allow for public consultation. However, Planning Officers recognised the need to have a core strategy of planning policies in place as soon as possible and acknowledged there were particular issues on which progress was desirable, for example in relation to change of building use and climate change.

The Head of Planning & Community advised that with the potential development of neighbourhood plan processes, it was possible that government advice may change as to the requirements of the Local Development Framework, which in turn may allow the timetable to be condensed.

The Committee was informed that the Local Development Scheme timetable was no longer valid, although elements of the Scheme remained part of the Local Development Framework process.

It was acknowledged that the Parish and District Council elections in spring 2011 may result in changes to the Authority's membership. It was therefore agreed that while the Local Development Framework should proceed as quickly as possible, it would be important to ensure that any new Members had the opportunity to become involved in the development of the Authority's future planning policies. In conclusion, Members acknowledged the importance of taking time to produce a Local Development Framework which set out an ambition for Exmoor, and which achieved planning policies through which a vision for Exmoor's future could be delivered.

RESOLVED: To note the content of the Local Development Framework Members' Update report

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

(The meeting closed at 11.55am)

Chairman