



# EXMOOR

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## NATIONAL PARK

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20 April 2023

### EXMOOR NATIONAL PARK AUTHORITY

**To: All Members of the Exmoor National Park Authority**

A meeting of the Exmoor National Park Authority will be held in the **Committee Room, Exmoor House, Dulverton** on **Tuesday, 2 May 2023 at 10.30am.**

**Please Note:** To better manage Authority business, Agenda items relating to the Authority's role as sole **local planning authority** for the National Park area, including determination of planning applications, will commence at **1.30 pm.**

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 relevant to the business of the Authority or 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 Judy Coles on 01398 322250 or email [jcoles@exmoor-nationalpark.gov.uk](mailto:jcoles@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](http://www.exmoor-nationalpark.gov.uk)).

Sarah Bryan  
Chief Executive

## AGENDA

The meeting will be chaired by Mr R Milton, Chairperson of the Authority.

### 1. Apologies for Absence

### 2. Declarations of Interest/Lobbying of Members/Unaccompanied Site Visits

Members are asked to declare:-

- (1) any interests they may have in relation to items on the agenda for this meeting;
- (2) any lobbying by anyone concerned with a planning application and any unaccompanied site visits where contact has been made with any person concerned with a planning application.

(NB. When verbally making these declarations, members are also asked to complete the Disclosures at Meetings form – attached for members only).

### 3. Chairperson's Announcements

4. **Minutes**
  - (1) To approve as a correct record the Minutes of the meetings of the Authority held on 4 April 2023 ([Item 4](#))
  - (2) To consider any Matters Arising from those Minutes.

5. **Public Speaking:** The Chairperson will allow members of the public to ask questions, make statements, or present a petition. Questions of a general nature relevant to the business of the Authority can be asked under this agenda item. 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. **Exmoor National Park Authority Corporate Plan 2023-24:** To consider the report of the Head of Strategy and Performance ([Item 6](#))

7. **Bid to the National Lottery Heritage Fund: 'Exmoor Pioneers, Past, Present and Future':** To consider the report of the Head of Conservation and Access ([Item 7](#))

### 8. Personnel Update

#### Leavers:

28/04/2023 – Rebecca Jackson (Centre Manager, Lynmouth)

05/05/2023 – Thomas Bird (Field Services and Estates Worker)

### 9. Any Other Business of Urgency

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**Agenda 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 will commence at 1.30pm and will be chaired by Mr S J Pugsley, Deputy Chairperson (Planning). If the Deputy Chairperson (Planning) is absent, the Deputy Chairperson of the Authority shall preside.

10. **Development Management:** To consider the report of the Head of Planning and Sustainable Development on the following:-

Agenda Item	Application No.	Description	Page Nos.
10.1	6/3/23/002	Change of use of ground floor of the house from E1 (Commercial, Business & Service) to C3 (residential) – Pulhams Mill, Brompton Regis, Dulverton, TA22 9NT	1 – 8

- 10.2      62/11/23/006DC      Discharge of condition 3 (Ecological walkover) of approved application 62/11/22/008 – Glenthorne, The Towers, Road from County Gate to Wellfield, Brendon, Devon, EX35 6NQ      9 - 12
- 11. Application Decisions Delegated to the Chief Executive:** To note the applications determined by the Chief Executive under delegated powers (Item 11).
- 12. Site Visits:** To arrange any site visits agreed by the Committee (the reserve date being Friday, 30 June 2023 (am)).

Further information on any of the reports can be obtained by contacting the National Park Authority at the address and telephone numbers at the top of the agenda. Details of the decisions taken at this meeting will be set out in the formal Minutes which the Committee will be asked to approve as a correct record at its next meeting. In the meantime, details of the decisions can be obtained from Judy Coles, Corporate Support Officer, at Exmoor House.

## ITEM 4

### EXMOOR NATIONAL PARK AUTHORITY

**MINUTES** of the Meeting of the Exmoor National Park Authority held on Tuesday, 4 April 2023 at 10.00am in the Committee Room, Exmoor House, Dulverton.

#### PRESENT

Mr R Milton (Chairperson)  
Miss A V Davis (Deputy Chairperson)  
Mr S J Pugsley (Deputy Chairperson Planning)

Mrs L Blanchard	Mr E Ley
Mr T Butt Philip	Mrs F Nicholson
Mrs M Chilcott	Mr J Patrinos
Mr M Ellicott	Mrs F Smith
Mr D Elson	Mr N Thwaites
Mr J Holtom	Dr S Warren
Dr M Kelly	Mr J Yabsley
Mr M Kravis	

Apologies for absence were received from Mr L Baker, Mrs C Lawrence, Mrs E Stacey and Mrs P Webber

**132. DECLARATIONS OF INTEREST:** In relation to Item 7 - The ENPA Estate, Mrs F Nicholson declared a personal interest in her role as Governor for the Moorland Federation of Schools as a regular visitor to Exford School and user of the car park.

#### 133. CHAIRPERSON'S ANNOUNCEMENTS:

- The meeting noted the recent passing of Mr Vivian White, Authority Member, who joined Exmoor National Park Authority Committee on 15 June 2015. Mr White's contribution to Exmoor and the work of the Authority would be sadly missed.
- New Members, Mrs Mandy Chilcott and Mr Theo Butt Philip, were welcomed to their first meeting as new Somerset Council appointees. Mr L Baker was also welcomed to the Committee but was unable to attend the meeting.
- Increased funding for Rights of Way from both Devon and Somerset County Councils was confirmed. The Authority was grateful for the additional funding and was formally committed to continuing this work for the next 3 years.
- Members were reminded to register their interest in the Young Ranger event taking place on Friday 14 April 2023.

#### 134. MINUTES

- Confirmation:** The **Minutes** of the Authority's meeting held on 7 March 2023 were agreed and signed as a correct record.
- Matters arising:** In relation to Minute 128 and the additional £440k supplementary funding for National Park Authorities from Defra:

It was understood the additional funding was identified through a Defra underspend, which the Authority was immensely grateful to receive. The meeting noted there was no expectation that further funding would come forward.

The Chief Finance Officer confirmed that details of how the additional funding would be used would be brought to Members in early July. It was suggested that the funds would be used to top up those reserves that had been most impacted.

**135. PUBLIC SPEAKING:** See Minutes 136 and 138 for details of public speakers.

## **136. DESIGNATION OF SIMONSBATH AND WINSFORD AS CONSERVATION AREAS**

The Authority considered the [report](#) of the Head of Conservation and Access

### **WINSFORD CONSERVATION AREA**

#### **Public Speaking**

- (1) Mr G Quarme, Local Resident and Chairman of the Historic Buildings and Places charity – *statement read out*

#### **The Authority's Consideration**

Members noted that Winsford had remained a beautiful village without designation.

The importance of Conservation Areas in preserving and enhancing architectural and historic environments was reported. Designation would help ensure that historic buildings and buildings of architectural importance were not degraded or eroded.

It was felt that the planning process would work best by ensuring public buy-in to the process. Members were mindful of the unequivocal support from residents but felt that if approved, further work should take place to ensure that residents understood the benefits for their community and were comfortable with the process. Concern was raised about additional bureaucracy for planning applicants.

Members were referred to the tables on pages 9 and 12 of the Report which highlighted the concerns raised during the public consultation, together with the Authority's measured responses.

In response, the Authority reported the benefits of designation such as a proactive approach to development as well as the quality of development, materials, preserving sense of place and supporting future funding applications.

Planning applications to works inside a Conservation Area would not be processed differently to those outside. In addition, it was clarified that Article 4 directions were triggered in non-designated areas as well as inside Conservation Areas.

In light of the community's support for the proposal to create Winsford Conservation Area and the Authority's intention to continue working and engaging with the community in the development of management plans, the Committee resolved to approve the recommendation as contained in the report.

### **SIMONSBATH CONSERVATION AREA**

#### **Public Speaking**

- (1) Ms A L Wright, local resident
- (2) Ms J Wright - statements read out on behalf of the Exmoor Forest Inn and Simonsbath House Hotel.

(3) Mr F Schott, Chairman of Exmoor Parish Council

### **The Authority's Consideration**

Members were reminded that the protection of ENPA land was important as there was no guarantee that it would remain in its ownership.

It was noted that Simonsbath's population was small, and most residents lived outside the village so attending the consultation events would have been difficult. The importance of community engagement to enable the planning system to work well was reiterated.

Members questioned whether deferring the item was of benefit as there was no support from the parish.

It was raised that Simonsbath was of cultural and historical significance to the development of Exmoor and, regardless of opinion, John Knight had made an important change to Exmoor so understanding his legacy was important. Designation would be important as it could not be assumed that new residents to the area would look after historic buildings in the future.

Officers clarified that there was no evidence that a Conservation Area impacts on business and that ENPA's Local Plan policies provide for the use of local tradesmen and products.

The different character of the Simonsbath settlement and its connection to the reclamation of the Royal Forest was part of its significance and that it met the level for applying for Conservation Area designation.

Regarding the discrepancy over dates, Officers confirmed that the date of the meeting had been correct in all correspondence and the public were given the most time available to register to speak.

Mr Milton summarised that if the application was rejected, it would not devalue the importance of Simonsbath. The protections of being within a National Park and Local Plan policies would apply.

Given the community's strong feelings against Simonsbath being designated a Conservation Area, the Authority Committee resolved to reject the recommendation as contained in the report.

#### **RESOLVED:**

- (1) To approve the proposal to create Winsford Conservation Area and its associated Conservation Area appraisal documents so that they may be brought into formal effect and use by the Authority.
- (2) To reject the proposal to create Simonsbath Conservation Area and its associated Conservation Area appraisal documents.

### **137. THE ENPA ESTATE: CURRENT WORK INCLUDING THE 20 YEAR STRATEGY, CAR PARKS AND DRIVER FARM**

The Authority considered the [report](#) of the Head of Conservation and Access.

#### **The Authority's Consideration**

Members were pleased that consideration of the historic environment was contained within the Estate Strategy, and it was confirmed that this would also apply to any farm environment surveys that might be produced at Driver Farm.

In relation to a query about why targets and outcomes were not included in the Estate Strategy, Officers confirmed that their priority was to have the Strategy formally adopted to enable the Authority to focus on the future and the longer-term aspirations for the Estate. Long term targets and outcomes would then naturally emerge over time, however shorter-term targets would be incorporated into the Corporate Plan on an annual basis.

With regards to the carparking proposals, Officers estimated that if works were required to upgrade the 4G signal at Haddon it would be in the region of £3,000, but this had not yet been formally costed. Mrs Nicholson had concerns about the potential for displacement of parking onto the public highway at both Haddon and Exford, which she considered would exacerbate an already noticeable problem in the latter location. Officers confirmed that parking dispersal had been looked at carefully during development of the schemes and would be monitored going forwards.

In relation to the proposals at Exford, the meeting was reminded that the Head of Conservation and Access had met with the Parish Council to talk through their concerns in detail. The scheme before Members therefore addressed as many of the comments and principles raised during those preliminary discussions as was possible.

It was further noted that the report before Members was a pre-cursor a to public consultation on car parking and any concerns raised during that process would be picked up and addressed as part of the consultation.

**RESOLVED:**

- (1) To approve the ENPA Estate Strategy 2023-2043
- (2) To approve in principle schemes for Haddon and Exford car parks
- (3) To note progress at Driver Farm

### 138. GOVERNANCE REVIEW

The Authority considered the [report](#) of the Chief Executive

#### Public Speaking

- (1) Mr A Bray, Wootton Courtenay Parish Council

#### The Authority's Consideration

A number of concerns were raised by Members in relation to the proposals for changes to the Authority's meeting structures and governance, including:-

- Uncertainty about whether the financial savings were sufficient to justify the proposed changes.
- That moving to bi-monthly planning meetings may result in Applicants and Parish Councils being unable to meet statutory timescales.
- Concern about how the Authority would ensure that all Members had ongoing knowledge of Planning and, if there was a rotating membership, how this would be managed.
- The Exmoor Consultative and Parish Forum was valued by communities and residents, and Members felt that any changes to how this would be delivered in the future should be consulted on.

- Whilst an independent review of allowances would be welcomed by Members, it was suggested this should be undertaken once a pattern of meetings had been established. It was also felt this review would need to consider Member involvement in other Committees, partnership boards and working groups.
- Members welcomed an independent review of allowances but suggested that this was undertaken once a pattern of meetings had been established. Members also asked Officers to clarify whether a remuneration panel was in place.

Conversely, a number of Members who were broadly supportive of the proposals and considered that the changes already made to the meeting structure had improved the way the Authority worked, and that there was room for further improvement. In addition, it was felt that the size of the Board was inappropriately large in comparison to the numbers of staff and that the Authority should continue to engage with Defra on this going forward.

Overall, the Authority Committee did not feel that they could adopt the current proposals and requested that the item be deferred to provide the Authority time to engage further with Members, as well as with Parish Councils and local communities, before bringing amended proposals back before the Authority.

*The discussion on Agenda Item 8 – Governance Review was paused at 1.12pm to allow for the Planning portion of the meeting to take place, at which time Mr Milton left the meeting.*

*The Authority meeting reconvened at 2.37pm and Miss A V Davis, Deputy Chairperson, chaired the remainder of the discussion.*

**RESOLVED:** To defer determination of the proposed changes to the Authority's meeting structures and governance, to allow for engagement with Parish Councils and local communities before bringing amended proposals back before Members.

**139. PERSONNEL UPDATE:** The Authority noted the recent staff changes as set out on the agenda.

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

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**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 S J Pugsley, Deputy Chairperson (Planning)**

Mr R Milton left the meeting

The meeting reconvened at 1.34pm

## **APPEAL**

**141.** The Committee noted the **decision** of the Secretary of State for Levelling Up, Housing and Communities to allow the Appeal and grant a certificate of lawful use or development for the stationing of a mobile home within the residential garden at Ashbear House, Elworthy, Lydeard St Lawrence, Taunton, TA4 3PY



## DEVELOPMENT MANAGEMENT

**142. Application No: 62/49/22/003**

**Location: Bentwitchen House, South Molton, EX36 3HA**

**Proposal: Proposed change of use of existing studio to holiday let, together with the demolition of partially built porch to be replaced with new porch, creation of a parking area, creation of a patio area and the installation of a new sewage treatment plant**

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

**RESOLVED:** To refuse planning permission for the reasons set out in the report.

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

**144. SITE VISITS:** There were no Site Visits to arrange.

The meeting closed at 3.57pm

(Chairperson)

## EXMOOR NATIONAL PARK AUTHORITY

2 May 2023

### EXMOOR NATIONAL PARK AUTHORITY CORPORATE PLAN 2023-24

#### Report of the Chief Executive and Head of Strategy and Performance

**Purpose of Report:** To present to Members the draft Exmoor National Park Authority three year Corporate Strategy and Corporate Plan actions for 2023-24.

**RECOMMENDATIONS:** The Authority is recommended to:

- (1) APPROVE the Exmoor National Park Authority Corporate Strategy 2023-26
- (2) APPROVE the Exmoor National Park Authority Corporate Plan actions 2023-24
- (3) DELEGATE to the Chief Executive and Chairperson authority to agree minor amendments following Member discussion, and production of the final Plan.

**Authority Priority:** The Corporate Plan outlines the priorities for the Authority for the period to end of March 2024.

**Legal and Equality Implications:** Section 65(4) Environment Act 1995 – provides powers to the National Park Authority to “do anything which in the opinion of the Authority, is calculated to facilitate, or is conducive or incidental to:-

- (a) the accomplishment of the purposes mentioned in s. 65 (1) [National Park purposes]
- (b) the carrying out of any functions conferred on it by virtue of any other enactment.”

**The equality impact of the recommendations of this report has been assessed as follows:** There are no foreseen adverse impacts on any protected group(s). Engagement through the outreach work within the plan is designed to have a positive impact on protected groups.

**Consideration has been given to the provisions of the Human Rights Act 1998 and an assessment of the implications of the recommendations of this report is as follows:** There are no implications for the Human Rights Act.

**Financial and Risk implications:** No financial or risk implications have been identified. Performance management exerts a positive influence on financial and risk management.

**Climate Response:** The Corporate plan includes action to respond to the climate emergency.

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## 1. Background

- 1.1 The 2023-24 Corporate Plan sets out the key priorities for the Authority for the next financial year and reflects Government priorities for how National Parks can help to deliver national objectives.
- 1.2 The Authority’s priorities continue to be focused on delivering our two statutory purposes of conserving and enhancing the natural beauty, wildlife and cultural heritage of Exmoor, and promoting opportunities for enjoyment and understanding

of its special qualities. In fulfilling these purposes, we are also responding to the current priorities for the nation which include the nature and climate crises, enabling people from all parts of society to enjoy the National Park, and benefiting the nation's health and well-being.

## **2. Exmoor National Park Authority Corporate Plan 2023-24**

- 2.1 This Corporate Plan for 2023-24 has been prepared within the context of a three year Strategy for ENPA 2023-2026, which gives staff, Members and the public a clear view of our strategic direction for the next three years. It describes our 5 priorities and the outcomes that we want to achieve. It reflects the emerging themes of the 2024 – 29 Exmoor National Park Partnership Plan and the priorities identified in Government's response to the Landscapes Review.
- 2.2 The Plan will focus on five priorities, these are:
1. A clear response to the nature and climate crises
  2. A welcoming place for all, improving people's health and well-being
  3. A cared for landscape and heritage
  4. A highly performing Estate, delivering National Park purposes
  5. A great place to work
- 2.3 The focus on these five priorities also helps us to manage the ongoing budgetary and resource constraints that we face. We continue to implement plans that will increase income and bring in external funding to support our work, in addition to the core grant funding we receive from Defra. However, there are still significant funding gaps in our Medium-Term Financial Plan which means that we will have to continue to manage our budgets prudently and look to make savings.

## **3. Monitoring progress**

- 3.1 Progress is reported to Leadership Team and Delivery Team on a quarterly basis which enables managers to highlight key achievements and any issues regarding delivery. A six-month progress update is reported to the Authority in December and at the end of each financial year an annual performance review is completed and reported at the Authority's Annual General Meeting. This provides information about the progress made in delivering the actions in the Corporate Plan, together with achievement against the Authority's set of performance indicators.

**Clare Reid**

**Head of Strategy and Performance**

**April 2023**

**Appendix 1 - Draft ENPA Corporate Strategy 2023-26**

**Appendix 2 - Draft ENPA Corporate Plan 2023-24**

## Draft ENPA Corporate Strategy 2023-26

### Introduction

Exmoor National Park Authority's role is to further National Park purposes; to conserve and enhance natural beauty, wildlife and cultural heritage and to promote opportunities for people to understand and enjoy its special qualities. In pursuing these purposes, it has a duty to seek to foster the economic and social well-being of local communities within the National Park, while pursuing these purposes, and working closely with partners including the Local Authorities. National Parks are also increasingly being asked by Government to deliver on wider agendas including climate change, health and wellbeing, and equality, diversity and inclusion.

This Plan has been drafted to give staff, Members and the public a clear view of our strategic direction for the next three years, 2023 – 2026. It describes our 5 priorities and the outcomes that we want to achieve. It reflects the emerging themes of the 2024 – 29 Exmoor National Park Partnership Plan and the priorities identified in Government's response to the Landscapes Review.

### Our Priorities

1. A clear response to the nature and climate crises
2. A welcoming place for all, improving people's health and well-being
3. A cared for landscape and heritage
4. A highly performing Estate, delivering National Park purposes
5. A great place to work

#### 1. A clear response to the nature and climate crises

The nature and climate crises are well documented. In 2010 Professor Sir John Lawton's report, *Making Space for Nature*, called for ecological networks which can withstand climate change and improve the state of biodiversity. "*To make space for nature we need more, bigger, better and joined up sites*". Following the development of the 25 Year Environment Plan and in response to the crisis of biodiversity loss, in 2020, the UK Government committed to protecting 30% of land for nature by 2030.

The 2019 Landscapes Review (Glover et al 2019) contains 27 recommendations. The first was that: *National landscapes should have a renewed mission to recover and enhance nature*. The Landscapes Review proposed that National Park Management Plans should support and encourage efforts to create wilder areas in some places and that they should "do so while also ensuring the continuation of the cultural traditions which gave our landscapes their natural beauty in the first place". In 2021 ENPA adopted the Exmoor Nature Recovery Vision with bold targets to deliver a nature rich National Park.

The nature crisis goes hand in hand with the climate crisis, and the impacts of a changing climate with warmer, wetter, winters, hotter, drier, summers and more extreme weather events being felt across all parts of the globe. The UK Government has set ambitious targets for carbon emissions, aiming to cut emissions by 78% by 2035 compared to 1990 levels, and to reach net zero by 2050. Exmoor is not immune to these changes, and in 2019 ENPA declared a climate emergency and

committed to work towards being a carbon neutral organisation by 2030 and support this ambition across the whole National Park. This means we will ensure climate action is integrated across all we do.

**To tackle the climate and nature crises, we will:**

- Manage the land we hold for the nation as a place where nature can thrive, naturally beautiful, wilder in character.
- Find opportunities across the national park to create more and diverse habitat including woodland, scrub and trees in the landscape.
- Continue our ambitious programme of restoring peatlands, bogs, wetland and valley mires.
- Support and promote regenerative farming – growing sustainable food, while supporting the environment, nature, cultural landscapes and local economy.
- Support and promote regenerative / sustainable tourism, helping people to access and enjoy the National Park in ways that minimise their carbon impact, contribute to their health and well-being, and sustain local businesses.
- Work with partners to help the National Park be net zero by 2040.
- Implement our ENPA Climate Emergency Action Plan to ensure that we are carbon neutral by 2030.

**2. A welcoming place for all, improving people’s health and well-being**

Exmoor has over 1,000km of footpaths and bridleways, and large areas of open access land for people to enjoy. We want to encourage access from all parts of society, and especially those that are not aware of National Parks and the benefits they provide, or lack the opportunities to access and enjoy them. We want to reinforce the founding mission of the National Park movement - giving everyone access to some of the wildest and most beautiful parts of the countryside.

**To support access for all we will:**

- Remove barriers that prevent under-represented people from enjoying and accessing Exmoor and the benefits that access brings.
- Provide a warm welcome, information, and opportunities to inspire everyone to understand, enjoy and care for Exmoor and better connect to its nature.
- Maintain a safe Public Rights of Way and access network, prioritising available resources to higher use areas.

**3. A cared for landscape and heritage**

Conservation and enhancement of natural beauty and cultural heritage remains an overriding priority for Exmoor NPA. The rich character of the landscape, reflecting how people have lived and worked on the land over thousands of years has an irreplaceable value and enriches our lives.

**To look after for our landscape and heritage we will:**

- Continue to work closely with land managers to explore emerging new sources of finance to support the delivery of National Park purposes.
- Explore how future landscapes can be equally beautiful, better for nature and help mitigate and adapt to climate change.

- Ensure historic landscapes, sites and buildings are resilient, better understood cared for and valued.
- Encourage sustainable development which is well designed and responds to local character.
- Help people to understand, enjoy and care for these landscape features and heritage assets by telling their stories, providing information, events and volunteering opportunities.

#### **4. A highly performing Estate, delivering National Park purposes**

Exmoor NPA is unusual in owning around 7% of the National Park, a much higher percentage than most NPAs. Much was acquired through the 1970s and 1980s to prevent ploughing of moorland or loss of ancient woodland. As well as large areas of moorland and extensive woodlands, numerous built structures including heritage assets, offices, visitor centres, public toilets, car parks, cultural buildings, a period farmhouse, and bungalow make up the Estate which is also abundant in natural capital. We will review our Estate, rationalising the buildings and land we need to keep so that it is delivering National Park purposes and, where possible, increasing income and providing wider opportunities.

##### **To make the most of the land we hold for the nation we will:**

- Draft and deliver the Estate Strategy, which sets out how we will run our Estate to help nature recover, mitigate and adapt to climate change and increase access and inclusion while generating better economic returns.
- Re-prioritise and organise our staff and resources to focus on delivering our priorities on our Estate, being an exemplar for how to achieve National Park purposes, address the nature and climate crises, innovating and trialling new approaches and sharing our learning with other land managers and partners.

#### **5. A great place to work**

To deliver its ambitious agenda, ENPA needs to be a flexible, resilient organisation, with capacity to respond to funding opportunities and deliver change at pace. Since the substantial funding cuts of 2010, ENPA's budget has continued to decline and we will need to change the way we work.

##### **To make Exmoor NPA a great place to work, we will:**

- Support our greatest asset – our staff, by developing an Organisational Development Strategy – reconnecting staff to the organisation and its priorities, strengthening our shared culture and sense of pride to work for a National Park and embracing changes to the way we work.
- Work across teams in a more integrated way.
- Enable cultural change to be more commercially focussed, delivering opportunities for increased funding from non-Defra sources.
- Reduce our liabilities – to ensure we are safe, legal and financially sustainable.
- Use emerging technology and data to improve efficiency, understanding, and information sharing.
- Be more efficient in all we do - ensuring our time is spent well, reducing costs, improving decision making and being more sustainable.

- Work in partnership to deliver National Park purposes including co-operating with local authorities and public bodies whose functions include the facilitation of economic or social development within the National Park.

### ENPA Corporate Plan Actions 2023-24

<p>1. <b>Priority action: Deliver an inspiring and inclusive learning and engagement programme, reaching out to people from a wider range of backgrounds and providing opportunities for increased connection to Exmoor’s special qualities. Target: diversify formal education offer (day and residential visits) by attracting 3 new schools from target audiences</b></p>
<p>2. <u>New action:</u> Review the charging structure for Pinkery residentials and explore other funding opportunities to enable support for target audiences</p>
<p>3. Develop and deliver a volunteer strategy to promote and support a wide range of volunteering opportunities within Exmoor, with a particular focus on removing barriers to engagement. Audit existing volunteer demographics and opportunities and develop links between volunteering and other areas of work including Young Rangers and health and well-being work</p>
<p>4. Promote the health and well-being benefits that Exmoor provides by further developing and delivering our “Welcome to Exmoor” days and working with partners to actively remove the barriers to targeted groups accessing Exmoor for their health and wellbeing. Target: deliver 8 Welcome to Exmoor days</p>
<p>5. <u>New action:</u> Plan for celebrations for the 70<sup>th</sup> Anniversary of the designation of Exmoor National Park in 2024</p>
<p>6. Build on recent improvements in National Park Centres to maximise their contribution to National Park purposes and income generation. Target: 5% increase in income year on year</p>
<p>7. <u>New action:</u> Further develop the Authority’s online shop, expanding the product range and marketing to generate increased income and engagement with the National Park. Target: 5% increase in income year on year</p>
<p>8. Assist with visitor management in the National Park (including popular locations and large events) to ensure that visitors are able to enjoy Exmoor responsibly and sustainably</p>
<p>9. <b>Priority action: Maintain a safe rights of way and access network with resources focussed on the most popular routes to ensure the majority of users enjoy a high quality experience. Ensure that any works help to make the network more resilient to climate change and to meet the needs of all users. Target: open and easy to use score above 95%</b></p>
<p>10. <u>New action:</u> Deliver business change in our Public Access and Field Services Team work – adapting to reduced funding and realignment of staff priorities</p>
<p>11. Make use of Defra special funding to improve disability access infrastructure relating to routes, facilities, equipment, signage, and supporting information (3 year programme) - plan in year 2 for year three expenditure</p>



12. <u>New action:</u> Work with Natural England to complete implementation works for the England Coast Path
13. Deliver a programme of enhancement works for ENPA car parks with a focus this year on Exford and Haddon Hill. Continue to explore opportunities for a new car park at Simonsbath sawmill
14. Complete fundraising and construction of 'Great Bradley Bridge'. Secure agreement and funding to replace Hinds Pitt Bridge (Tarr Steps Circuit)
15. Launch new range of self-guided Exmoor Classic walks and complete and launch a new booklet of Exmoor Strolls (more accessible routes) to complement the Explorer Walks as flagship route publications for the National Park
16. Work with tourism partners to ensure that Exmoor is a leading visitor destination and tourism is promoted and managed sustainably for the benefit of all. Specific focus this year on a shared good tourism plan; business support building on toolkits; Sustainable visitor travel; and supporting businesses with key messaging around providing a welcome to all, promotion of wellbeing benefits, and reducing visitor impacts
17. Work with partners to support increased use and promotion of local produce including further roll out of Eat Exmoor branding; exploring support from Exeter University on developing greater links between the place and low carbon food; and supporting the delivery of the 2023 Exmoor Young Chef Competition
<b>18. Priority action: Complete the one year development phase for National Heritage Lottery Funding for the 'Exmoor Pioneers' programme, including nature recovery, heritage conservation, skills, volunteering, engagement with new audiences, and interpretation</b>
19. Continue the restoration of Ashcombe Gardens with volunteers. Fund raise for new bridges to improve access
20. Continue the restoration of the Ashley Combe designed landscape through targeted woodland management and enhancement works including re-planting recorded tree species and restoring viewpoints and path alignments
21. <u>New action:</u> Support delivery of an exhibition of Munnings paintings at White Rock Cottage during Q2 and Q3
22. Engage people in Exmoor's Dark skies through delivery of the 2023 Dark Skies Festival; completion and launch of the discovery hub at Wimbleball; and working with Dark Sky friendly Businesses (especially experience providers) to offer greater year-round opportunities. Establish a light touch Exmoor Dark Skies Steering group to bring interested partners together
23. Draft and consult on a Design Supplementary Planning Document to encourage high quality, locally distinctive design and take account of national design guidance /code

24. Work with volunteers to build understanding of Exmoor's heritage assets, undertake condition surveys on ENPA's Estate, and complete a programme of assessment of Exmoor's Scheduled Ancient Monuments. Target: complete condition surveys on ENPA owned sites on the royal forest
25. Progress work on Conservation Area appraisals, new designations, guidance for homeowners, and Article 4 directions. Target: complete 1 new designation
26. Maintain the Historic Environment Record (HER) and establish a Local list of heritage assets
27. <u>New action:</u> Develop a delivery and monitoring action plan for the Nature Recovery Vision, and work with partners on delivery projects
28. Work with the Local Nature Partnerships to input to the Somerset and Devon Local Nature Recovery Strategies, including local habitat mapping, identifying priorities and opportunities for enhancing biodiversity
29. Continue to develop landscape scale proposals across Exmoor, including exploring the Landscape Recovery scheme opportunities on the royal forest, to take forward ambitions set out in the Nature Recovery Vision
30. Deliver the Sowing the Seeds project funded by Farming in Protected Landscapes programme. Target: 300 ha of meadows established
31. <u>New action:</u> Work with partners on species recovery projects including for pine marten and white tailed eagles
32. Implement the Exmoor Non-Native Invasive Species (ENNIS) Project, including raising biosecurity awareness, ensuring the success of Japanese knotweed removal is continued. Target: treat 90% of sites that can be treated using herbicide. Conduct at least two treatments on all Rootwave trial sites.
33. Support peatland restoration through trialling new approaches and working with the South West Peatland Partnership, including offering support and advice and employing the Historic Environment Officer
34. Continue delivery of 'Exmoor's Temperate Rainforest' project by trialling woodland establishment in combes around Simonsbath, including the creation of Kings Wood to celebrate the coronation
<b>35. Priority action: Deliver the Defra-funded Farming in Protected Landscapes programme on Exmoor, supporting farmers to transition to the new environmental land management schemes. Target: allocate £500,000 of funds in 2023-24</b>
<b>36. Priority action: Work with partners to support delivery of national ambitions for appropriate woodland expansion and management of existing trees and woodland to ensure resilient wooded landscapes delivering a range of public goods</b>

37. Work with SWT and AONBs on a new three year “Forest for Somerset” partnership funded by the Woodland Creation Accelerator Fund (WCAF). The project aims to expand and connect trees and woodlands across Somerset; embed trees and woodlands as part of the green economy; protect and improve existing trees and woodlands; and connect people with trees and woodlands. Target: support the creation of 240ha new woodland pa across Somerset
38. Help promote and conserve the iconic Exmoor Pony breed through management of the Authority’s pony herds
39. Support businesses and partners to deliver the Rural Enterprise Exmoor vision
40. Through the NPA’s planning role, work in partnership to support delivery of locally needed affordable housing and produce guidance
41. Prepare for the introduction of new legislative requirements for Biodiversity Net Gain in November 2023
42. Seek resources to undertake key research to help plan effectively for the future landscapes programme, with a focus this year on baseline assessments for the ENPA Estate
43. Support the annual deer count and support work on understanding and managing Tb in deer
<b>44. Priority action: Update and implement the External Project Funding strategy and Prospectus, and pursue funding opportunities for projects</b>
45. Increase income from the ‘CareMoor for Exmoor’ fundraising scheme to support delivery of National Park purposes. A specific focus on developing new digital platforms (Enthuse and GiveTap), recruiting and supporting CareMoor champions and Business supporters and establishing the means for individuals to fundraise more effectively for CareMoor. Target: 5% increase year on year
<b>46. Priority action: Lead the preparation of the National Park Partnership Plan 2024-2029</b>
<b>47. Priority action: Continue to deliver actions in the ENPA Climate action plan to achieve carbon neutral ENPA by 2030:</b> <ul style="list-style-type: none"> <li>• Explore options and funding for decarbonisation at Driver Farm</li> <li>• Continue to replace ENPA fleet vehicles with electric vehicles</li> <li>• Continue to pursue carbon offsetting opportunities on ENPA Estate including woodland creation and peatland restoration</li> </ul>
48. Work with partners to support projects and actions that deliver the pathway to a Net Zero National Park
49. Commission a climate adaptation and risk assessment for Exmoor National Park to feed into the Partnership Plan and action planning

50. Work with local communities and businesses to continue to reduce ENP's single-use plastics footprint
<b>51. Priority action: Deliver the National Park Planning service, maintaining performance within targets of 60% major applications and 70% of minor applications determined on time. Implement the Planning Advisory Service recommendations to improve service delivery and effectiveness</b>
52. Update the local list of requirements for validating planning applications by end of Q2
<b>53. Priority action: Implement a new Organisational Development Strategy to support our staff team and enable the best use of our knowledge, skills and experience in delivering National Park purposes</b>
54. Take positive action to support the Authority's commitment to Equity, Diversity and Inclusion. Specific focus this year on adopting an EDI strategy and developing action plans for teams
55. Continue to implement improvements to digitise the National Park planning service in line with government objectives to make the planning process more accessible
<b>56. Priority action: Continue to implement the new ENPA website including accessibility improvements by end of Q2</b>
<b>57. Priority action: Progress the ENPA Estate Strategy with a particular focus this year on the future of Driver Farm and preparing management plans for specific sites. Progress disposal of assets as approved by Members</b>
58. Continue exemplary management of ENPA woodland estate including continuous cover productive woodland, managing woodland of high biodiversity value, climate resilience and adaptation for priority species and tree safety. Complete the set up of the tree nursery at Exford

## EXMOOR NATIONAL PARK AUTHORITY

2 May 2023

### BID TO THE NATIONAL LOTTERY HERITAGE FUND: 'EXMOOR PIONEERS, PAST, PRESENT AND FUTURE'

#### Report of the Head of Conservation & Access

**Purpose of the report:** To provide an update on the bid to the National Lottery Heritage Fund for a programme focused on the royal forest landscape. The programme is known as 'Exmoor Pioneers – past, present and future'.

**RECOMMENDATION:** The Authority is recommended to NOTE the National Lottery Heritage Fund's decision to grant £60,000 to ENPA to carry out the development phase of the Exmoor Pioneers programme.

**Authority priority:** Support delivery of the Exmoor National Park Partnership Plan – This proposal will ensure that ENPA assets and land are enriched for visitors and the local community.

**Legal and equality implications:** It is considered there will be no adverse impacts on any protected groups.

**Consideration has been given to the provisions of the Human Rights Act 1998 and an assessment of the implications of the recommendation(s) of this report is as follows:** There are considered to be no human rights issues in relation to this report.

**Financial and risk implications:** There are no financial and risk implications of the recommendation of this report.

**Climate change response:** There are not considered to be any climate change mitigation implications from this paper.

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## 1. Introduction / Background

1.1 Exmoor National Park Authority was left two substantial legacies in 2021 from the late Elvira Pearson and the late Cynthia Hadley. In May 2022 Members agreed to allocate £300,000 from the Cynthia Hadley legacy as match funding towards a programme focused on the landscape of the former royal forest around Simonsbath.

## 2. The Landscape of the Royal Forest

2.1 The old royal forest of Exmoor forms around 8,000 hectares of farmland and moorland. It is centred on Simonsbath and stretches from Brendon Common in the north to Kinsford Gate in the south; from Challacombe in the west to Pickedstones in the east. After more than a thousand years of ownership by the Crown it then passed to various significant landowners following an Act of Parliament in 1815.

2.2 ENPA's extensive ownership of land within the old royal forest amounts to several thousand hectares of moorland and over 300 hectares of enclosed land centred on Driver Farm (which comes back in hand in May 2023). Landownership there was established by two principal means: the transfer of land to ENPA from Somerset County Council in 1997, and the direct acquisition of land by ENPA with grant aid from the National Heritage Memorial Fund. Acquisition was made primarily to ensure the survival of this iconic upland landscape. Subsequently other assets have been acquired, such as Simonsbath Sawmill and White Rock Cottage.

### **3. Discussions with the National Lottery Heritage Fund and the Scope of the Bid**

3.1 Discussions between ENPA staff and officers from the National Lottery Heritage Fund began in early 2022 and a formal Expression of Interest was submitted in June 2022 focused on: firstly, capital works around nature recovery and heritage conservation, secondly, young rangers, upskilling and volunteering, thirdly, engagement, interpretation, health and wellbeing and new audiences, fourthly, staffing and administration of the Programme. We were invited to submit a full funding application, and this was submitted in November 2022.

3.2 The bid was structured as £67,000 of development works in 2023/24, followed by c. £1.4 million of delivery phase from 2024-2028. The delivery phase is designed to address:

- A decline in nature (this area has been designated as one of our 'nature recovery hubs').
- Heritage and the natural environment in poor condition, and a lack of traditional skills to nurture them.
- A tiny, remote, disconnected former estate village which functions now as a 'through-village', apparently without a clear identity to visitors.
- A moorland landscape that seems remote and inaccessible but that, in reality, is rare, accessible and extraordinary.
- A challenging place for those unfamiliar with it. A place that is overlooked; but a place of unexpected delights, offering immense opportunities for self-discovery and renewal.
- A fragile local economy.
- A lack of good interpretation and information.
- An apparent lack of things to do and see.
- A rich and exciting heritage that, despite being remarkable and in a beautiful and dramatic setting, is hard to understand whilst scattered over a vast moorland landscape.

3.3 In March 2023 we were informed that our bid has been successful, and we have been awarded development funding for works to be carried out between April 2023 and March 2024.

### **4. The Development Phase**

4.1 The development funding is intended to shape the detail of the delivery programme. It is a fundamental stage in ensuring that the main five year spend (the delivery stage) is well thought through, trialled and specified. We have agreed that the development stage will run from April 2023 until the end of March 2024. The main activities and outputs of the delivery phase are:

- a) develop our core Partnership.
- b) recruit a part-time Programme Coordinator
- c) identify and define specific interventions to recover nature (including moorland reversion, natural flood management, grass land management, species re-introductions (e.g. marsh fritillary butterflies) including surveys of local wildlife sites, Sites of Specific Scientific Interest (SSIs) and other key target areas.
- d) define solutions for nationally designated 'At Risk' heritage sites and buildings.
- e) identify local heritage at risk (via the newly created Local Heritage List (LHL) and define solutions to key assets.
- f) define new audiences - including those identified in the Simonsbath Audience Development Plan (2021).
- g) trial pathways to new audiences and develop offers for key audiences.
- h) develop and set out the scope and content of our skills programme.
- i) scope out public realm identity and consistent design for online interpretation materials and content.
- j) trial a series of specific new activities and events; compile an outline programme of events and activities for the delivery phase.
- k) carry out visitor surveys and collate feedback from events in 2023.

4.2 The development phase will be completed by the end of March 2024. At that point the bid will be resubmitted incorporating the results of the development works. A decision on the resubmitted bid will be made by the National Lottery Heritage Fund in June 2024. If successful, the delivery phase will begin thereafter and will be completed during 2028.

**Rob Wilson North**  
**Head of Conservation and Access**  
**April 2023**



## **AGENDA 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 will be chaired by the Deputy Chairman (Planning).  
If the Deputy Chairman (Planning) is absent, the Deputy Chairman of the  
Authority shall preside.

**2 May 2023**

**REPORT OF THE HEAD OF  
PLANNING AND SUSTAINABLE DEVELOPMENT**



# 10.1



## Committee Report

Application Number:	6/3/23/002
Registration Date:	17 <sup>th</sup> February 2023
Determination Date:	14 <sup>th</sup> April 2023
Applicant	Mr. Matthew Ratcliffe, Pulhams Mill, Brompton Regis.
Agent:	No Agent.
Case Officer:	Joseph Rose
Site Address:	Pulhams Mill, Brompton Regis, Dulverton, TA22-9NT
Proposal:	Change of use of ground floor of the house from E1 (Commercial. Business & Service) to C3 (residential).
Recommendation:	Refusal
Reason for bringing before Authority Committee:	In accordance with the Scheme of delegation as the Officer recommendation of refusal is contrary to the Parish Council view.

### Relevant History

6/3/78/003 - Demolition of existing bungalow and erection of new house to incorporate existing mill and barn (Approved: 08/05/1978)

6/3/79/019 - Re-building of existing property for residential use (Withdrawn: 03/03/80)

6/3/80/010 - Renovation and extension of Pulhams Mill  
(Minor Amendments approved by letter dated 09/09/82 (Approved: 09/05/80)

6/3/84/104 - Change of Use from shed to workshop and dining room to showroom  
(This application conditioned the lay-by and visibility) (Approved: 01/05/84)

6/3/86/102 - Conversion of shippin to dwelling with studio/workshop (Approved: 09/05/1986)

6/3/91/101 - Conversion of workshop to showroom and erection of new workshop as amended design plan no 5484.4 received 01/03/91 and the amended car park plan received 30/04/91

(Minor Amendments approved by letter dated 28/03/94 (Approved: 04/06/1991)

6/3/96/110 - Use of single room as office (Withdrawn: 26/02/1997)

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6/3/00/113 - Extension and change of use (Approved: 04/07/2000)

6/3/00/116 - Conversion and alterations of shippon to dwelling with studio/workshop at the disused shippon opposite Pulhams Mill (Now known as Riverside Cottage) (Approved: 03/10/2000)

6/3/12/102 - Proposed extension to existing building to form boiler house and wood chip store together with improvements to access. Re-submission of withdrawn application 6/3/10/115. As per amended plans 02.03.12 and 15.03.12. (Withdrawn: 25/04/2012)

6/3/14/126 - Proposed removal of condition 2 of approved application 6/3/00/116 (conversion and alterations of Shippon to dwelling with studio/workshop) to allow the use of the building as a live-work unit with use, as required, as a holiday cottage, independent of Pulhams Mill. Retrospective. (Approved: 06/02/2015)

6/3/18/105 - Proposed removal of conditions 2, 3, 4 and 5 (Condition 2 - The premises shall not be used for the sale of hot food for consumption off the premises. Condition 3 - The hereby approved tea room and commercial kitchen shall only be used ancillary to and in conjunction with the existing Pulhams Mill craft showroom and workshop business. The food to be prepared shall only be purchased at the Pulhams Mill premises. Condition 4 - The hereby approved tea room shall only operate when the adjoining retail premises are open to the public and only within the hours from 10.00am to 8.00pm unless otherwise agreed in writing by the Local Planning Authority. Condition 5 - The first floor residential accommodation in the dwelling shall only be occupied by persons employed in the tea room, or the showrooms or the furniture workshop.) of approved application 6/3/00/113. (Approved: 03/07/2018)

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## **Site Description & Proposal**

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### Site Description:

Pulhams Mill is located on the edge of the village of Brompton Regis. The property currently has residential accommodation within the upper floor (with separate external access) which falls under use class C3 (Residential) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, whilst the ground floor of the property comprises a disused tearoom that falls under use class E1 (Commercial, Business & Service).

### Proposal:

In this case the applicant is seeking planning permission to change the use of the ground floor of the property back to residential (E1 to C3) to use the entire property as one residential dwelling.

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## **Consultee Representations**

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## **Somerset Highways Development Control – Standing Advice (21/02/2023):**

Standing Advice, see link: <https://www.somerset.gov.uk/roads-and-transport/residential-and-commercial-development/>

## **Somerset Lead Local Flood Authority – No Observations (27/03/2023):**

As this is a minor application, and falls below the requirements for LLFA statutory consultation, the LLFA has no comments to make regarding this application.

## **Brompton Regis Parish Council – Support (02/03/2023):**

No comments made.

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## **Representations**

Exmoor National Park Planning Authority has received no letters from local residents in respect of the proposals at Pulhams Mill.

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## **Policy Context**

Exmoor National Park Local Plan 2011-2031 (inclusive of minerals and waste policies) and in particular the following 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-S3 – Biodiversity and Green Infrastructure
- CE-S5 – Principles for the conversion or structural alterations of an existing building.
- CE-S6 – Design and Sustainable Construction Principles
- SE-D2 – Safeguarding Existing Employment Land and Buildings
- CE-D4 – Extensions to buildings
- HC-D15 – Residential Extensions
- HC-D19 – Safeguarding Local Commercial Services and Community Facilities

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

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## **Planning Considerations**

The main planning considerations for this proposal are site history and policy context.

### **Site History:**

Pulhams Mill and the surrounding buildings/properties have a complex planning history. Pulhams Mill itself, currently has residential accommodation within the upper floor (and with separate external access) of the main building, whilst the ground floor of the main building comprises a café/restaurant and shop.

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The existing Pulhams Mill was erected shortly after being granted approval in 1978 under permission 6/3/78/003 which sought to demolish a bungalow on site before erecting the new dwelling for residential use. Later, under permission 6/3/80/010, the building was renovated and extended to include a dining room on the ground floor and two bedrooms on the first floor, which still exist today.

Since then, the property has been subject to many changes of use. In 1984 permission was granted under application 6/3/84/104 for the change of use from the shed located next to Pulhams Mill to be used as a workshop and the dining room within the main property to be used as a showroom.

Then in 1991 permission was granted under application 6/3/91/101 for the conversion of the workshop to a showroom and for the erection of a new workshop, across the road next to the Shippen property.

In 2000 the use of the ground floor of Pulhams Mill was then changed to accommodate a tearoom and craft shop whilst the rear of the property to the north was extended to create a new commercial kitchen to support the tearoom under application 6/3/00/113.

We then come to the current application for the ground floor of the property to be converted back to its original residential use to form one two-storey dwelling.

### **Policy Context:**

In terms of the loss of the ground floor commercial use, both Policy HC-D19 (Safeguarding Local Commercial Services and Community Facilities) and Policy SE-D2 (Safeguarding Existing Employment Land and Buildings) of the Exmoor National Park Local Plan 2011 – 2031 are applicable in this case.

Policy HC-D19 states that:

1. *Proposals to change the use of a local commercial service or non-commercial community facility will not be permitted unless it can be clearly demonstrated that:*
  - a) *there is no longer a need for the specific service or facility by the community, including over the longer term; and*
  - b) *a need for other permitted uses or other services and facilities has been explored and is not required; or*
  - c) *a replacement service or facility accessible to the local community of at least equivalent standard is provided; or*
  - d) *in the case of local commercial services, they cannot be continued and made viable over the longer term.*
2. *In the case of publicly funded/non-commercial services, including schools and libraries, tests 1 a), b) or c) will apply. Where the tests for a change of use set out in clauses 1 a), b) or c) are met, favorable consideration will be given to changes of use which benefit the community and the local economy consistent with policies in this Plan.*

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3. *In respect of 1 c), planning conditions or obligations will be used to ensure that the replacement provision is secured at an appropriate time in relation to the redevelopment of the site/building.*
  4. *In Local Service Centres changes of use from an existing local commercial service in the A use class to another commercial service in the A use class will be permitted, providing they will have an acceptable impact on neighbouring uses.*
  5. *In respect of 1 d) proposals for the change of use of local commercial services and facilities (other than proposals relating to clause 4), will need to provide detailed evidence to demonstrate that:*
    - a) *all available opportunities of grant funding and financial support to help retain the service or facility on the premises have been fully explored;*
    - b) *diversification is not suitable or viable;*
    - c) *opportunities for community/voluntary not-for-profit service provision have been investigated; and*
    - d) *realistic marketing of the site or premises at a reasonable value for the current permitted use class for a minimum period of 12 consecutive months has occurred.*
  6. *Where the case for a change of use is accepted:*
    - a) *favorable consideration will be given to 'A' 'D1' or 'D2' uses before*
    - b) *other compatible employment uses (B1a) may be considered, or otherwise*
    - c) *where it can be demonstrated that the change of use to A, D1, D2 or B1a uses or another community use are not possible, a change of use to housing in accordance with policies HC-D2 Conversions to Dwellings in Settlements or HC-D7 Conversions to Dwellings in the Open Countryside may be permitted.*

Whilst Policy SE-D2 states that:

1. *Development proposals that would involve the loss of employment land and/or buildings will not be permitted unless it can be demonstrated that the site and/or buildings cannot be continued or made viable in the longer term. Applicants will be required to provide detailed evidence to justify their proposals and demonstrate that:*
  - a) *all available opportunities of grant funding and financial support to help retain the employment use(s) have been fully explored and none are viable; and*
  - b) *reasonable marketing of the site and/or building(s) for employment uses for a minimum period of 12 consecutive months has occurred.*
2. *If it is demonstrated that the site and/or buildings are no longer viable in employment use, the following will be required:*
  - a) *in the first instance, provision for employment-generating uses will be maintained on the remaining part of the site/in the building, or*
  - b) *alternative provision will be provided on another suitable site(s)/building(s) under the control of the applicant and in the locality or where it can be demonstrated that this is not possible, elsewhere in the National Park.*
  - c) *If it can be demonstrated that (a) or (b) are not possible, the reuse/redevelopment of the site for community uses will be favoured.*

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- d) If it is demonstrated that the alternative uses in clauses (a) to (c) are not viable, proposals for residential development will be considered in accordance with the relevant housing policies in the Plan.*
3. *In respect of 2b) above, planning conditions or obligations will be used to ensure that the alternative provision is secured at an appropriate time in relation to the redevelopment of the site/building.*

Contrary to both policies HC-D19 and SE-D2 of the Exmoor Local Plan, the applicant in this case has not adequately demonstrated that the business use is no longer viable as no marketing of the property has taken place since their ownership of the site, nor has any information of previous marketing been submitted for the Local Planning Authority to review and consider in accordance with the local plan policies.

Should adequate justification be submitted the local plan then sets out that where the employment use is no longer viable (and has been demonstrated as such) alternative employment uses should be prioritised and where other uses are not viable residential development will only be considered in accordance with the relevant housing policies within the Exmoor National Park Local Plan.

Policy HC-D19 outline that favorable consideration will be given to 'A' 'D1' or 'D2' uses before other compatible employment uses (B1a) may be considered, or otherwise where it can be demonstrated that the change of use to A, D1, D2 or B1a uses or another community use are not possible, a change of use to housing in accordance with Policies HC- D2 (Conversions to Dwellings in Settlements) or HC- D7 (Conversions to Dwellings in the Open Countryside) may be permitted.

To summarise, as outlined previously, given that the criteria within both HC-D19 & SE-D2 have not been demonstrated it is concluded that the current proposal is contrary to the policies set out in the Exmoor National Park Local Plan 2011-2031.

### **Other Planning Considerations (Design, Biodiversity & Climate Change):**

Since the proposals are limited to the change of use of the property, no development work is currently proposed meaning that the original structure and design of the building would remain unchanged. Furthermore, this change of use would not have any effect on biodiversity or climate change.

However, to ensure that design, biodiversity, and climate change are fully taken into account, any future planned development to the property would need to be covered either by permitted development rights or by way of an appropriate planning application.

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### **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.

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## Conclusion

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Taking into account the issues noted above and all other relevant material considerations, it is concluded that the proposals are not in accordance with the development plan and as such the case-officer recommends that planning permission be refused.

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## Recommendation

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Consent is refused for the following reasons:

### 1. Proposals Contrary to the Development Plan

The application has not demonstrated to the satisfaction of the Local Planning Authority that the employment use of the property is no longer viable or it could be made viable in accordance with policies HC-D19 (Safeguarding Local Commercial Services and Community Facilities) & SE-D2 (Safeguarding Existing Employment Land and Buildings) of the Exmoor National Park Local Plan 2011 - 2031. Therefore, the proposals are currently contrary to the policies HC-D19 & SE-D2 of the Exmoor Local Plan.

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## Informatives

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### Positive and Proactive Engagement

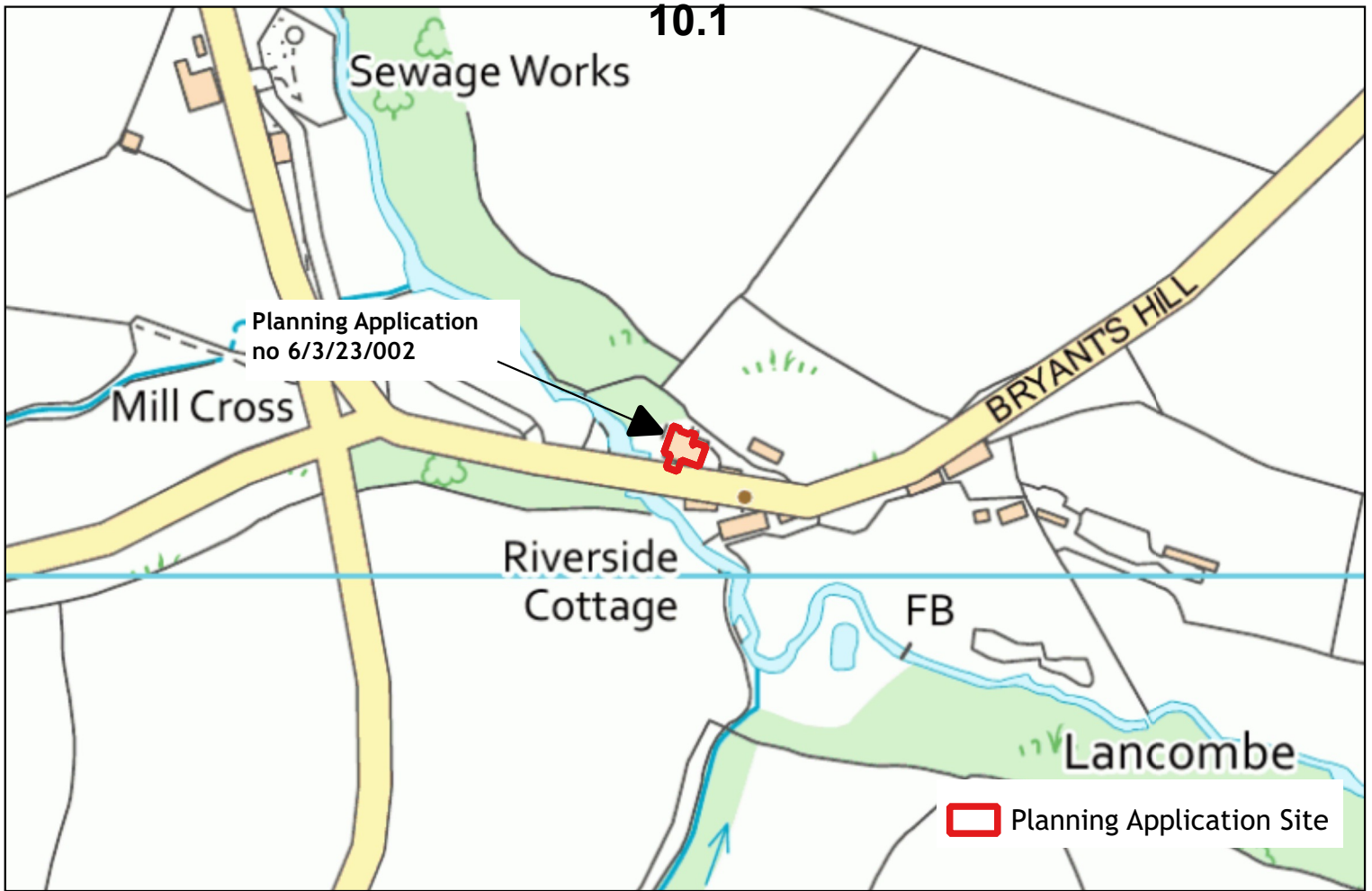
This Authority has a pro-active approach to the delivery of development. Early preapplication engagement is always encouraged and was sought in this case contrary to the indication as included within the application form. Whilst not prejudicing the outcome of this application it is noted that the Exmoor 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.

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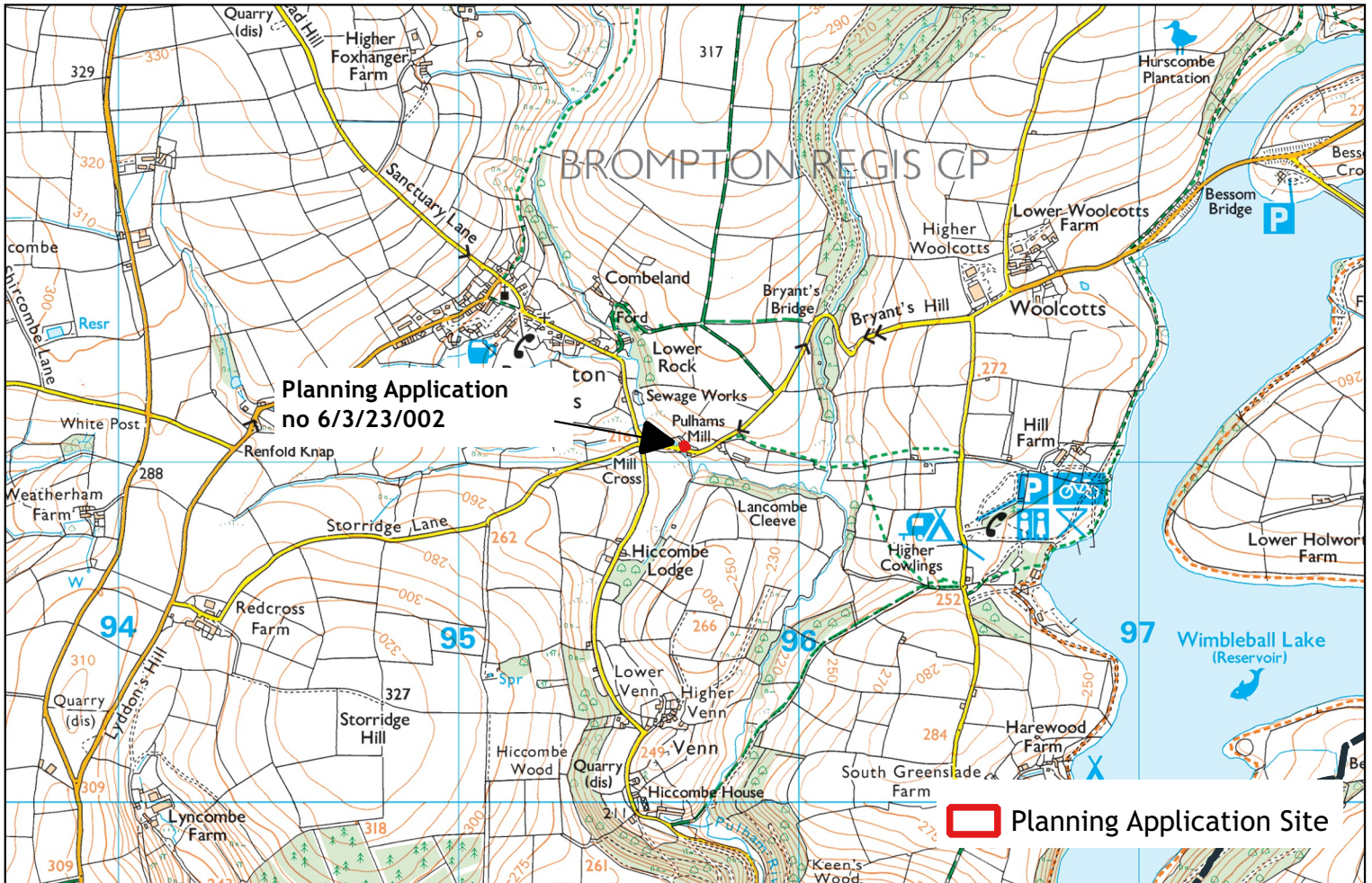




Site Map

Scale 1:2,500

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Overview Map

Scale 1:20,000

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## 10.2



### Committee Report

Application Number:	62/11/23/006DC
Registration Date:	14 <sup>th</sup> April 2023
Determination Date:	7 <sup>th</sup> June 2023
Applicant	Mrs S Applegate, Exmoor National Park Authority
Agent:	No Agent
Case Officer:	Julie Norman
Site Address:	Glenthorne, The Towers, Road From County Gate To Wellfield, Brendon, Devon, EX35 6NQ
Proposal:	Discharge of condition 3 (Ecological walkover) of approved application 62/11/22/008.
Recommendation:	Approve discharge of conditions
Reason for bringing before Authority Committee:	In accordance with the scheme of delegation this application comes before Members as the application has been submitted by Exmoor National Park Authority.

#### Relevant History

**62/11/22/008** - Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the Proposed Establishment of England Coast Path. Approved with Conditions – 8<sup>th</sup> July 2022

#### Site Description & Proposal

##### Site Description:

The Glenthorne Estate was created in the 19th Century by the Rev W S Halliday, who purchased the whole of the parish of Countisbury between 1829 and 1866. Glenthorne House was constructed and largely completed by 1831. Other buildings in connection with the Estate, including Home Farm, the Garden Cottage and kitchen garden, an icehouse, a bath house and a reservoir were constructed in the period 1830s – 1850s. The designed landscape around Glenthorne, including terraced walks and paths are shown on the 1890 Ordnance Survey map. The networks and paths traverse the slopes between the main drive and link the house with the walled gardens and Garden Cottage, Home Farm, Glenthorne Beach and Yenworthy Combe.

The Glenthorne Estate lies on a remote part of Exmoor's coast between Lynton and Porlock, north of County Gate and is accessed from the A39 via a steep and windy access drive that runs down the steep combe to the house. The house is built on the

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cliffs with dramatic views across the Bristol Channel. Glenthorne House is a grade II listed building.

### Proposal:

The application seeks to discharge condition 3 of planning permission 62/11/22/008. The relevant condition reads as follows:

*Prior to the commencement of the development, hereby approved, an ecological walkover survey, as set out in the Ecological Assessment referred to in Condition 4, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with any recommendations submitted alongside the walkover survey.*

*Reason: To ensure the proposal meets the requirements within the National Planning Policy Framework 2021, allowing the development to contribute to and enhance the natural and local environment by minimising impacts on and providing net gain for biodiversity, and in accordance with Policy CE-S3 of the Exmoor National Park Local Plan 2011-2031.*

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### **Consultee Representations**

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No consultation was considered necessary.

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### **Representations**

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None received

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### **Policy Context**

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The proposals are not considered to be in accordance with the Exmoor National Park Local Plan 2011-2031 (inclusive of minerals and waste policies) and in particular the following policies:

GP1 – General Policy: National Park Purposes and Sustainable Development  
CE-S1 – Landscape and Seascape Character  
CE-D1 – Protecting Exmoor’s Landscapes and Seascapes  
CE-S3 – Biodiversity and Green Infrastructure  
CE-S4 – Cultural Heritage and Historic Environment  
CE-D3 – Conserving heritage Assets  
CE-S6 – Design and Sustainable Construction Principles  
CC-S1 – Climate Change Mitigation and Adaption  
CC-S2 – Coastal Development  
RT-S1 – Recreation and Tourism  
RT-D12 – Public rights of way and access

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

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### Planning Considerations

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The condition required the applicant to provide an ecological walkover survey prior to the commencement of any works on site. A walkover of the site by an ecologist, who is a full member of CIEEM, took place on the 21<sup>st</sup> March 2023. The survey focused on the areas that will be affected by the proposal, to record the main habitats present and to look for any changes from those reported in the previous survey.

The walkover survey identified that the habitat present remained similar to the those recorded during the surveys in 2018 & 2021 carried out for the previous planning application. The route passes through an area of semi-natural broadleaved woodland, in the south this is on an existing track, in the central section this runs alongside a new post and wire fence and in the north through an area of less dense woodland where there is no existing track. The woodland varies in density and understorey, with some areas of understorey dominated by rhododendron (listed on Schedule 9 of the Wildlife and Countryside Act, 1981, as amended).

Based on the information submitted officers are content with the details submitted and the details are considered to satisfy the requirements of the relevant condition

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### Human Rights

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

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### Conclusion

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The submitted ecological walkover survey is acceptable and satisfies the requires of condition 3 of the planning permission reference 62/11/22/008. The details can therefore be agreed, and the condition discharged

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### Recommendation

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To approve the details and discharge condition 3 of planning permission 62/11/22/008.

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### Informatives

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N/A

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### Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
62/50/23/006DC	Stephen Upstone - Discharge of condition 6 (Living room beam) of approved application 62/50/22/016LB (Discharge of Condition ) - WALNER FARM, PARRACOMBE, BARNSTAPLE, EX31 4PG	05-Apr-2023 Approved
62/50/23/005DC	D Billingham - Discharge of conditions 3(roof slate) of approved applications 62/50/22/014LB (Discharge of Condition ) - DUNBAR COTTAGE, PARRACOMBE, BARNSTAPLE, EX31 4PE	05-Apr-2023 Approved
62/50/23/004DC	D Billingham - Discharge of conditions 3 (roof slate) of approved applications 62/50/22/013 (Discharge of Condition ) - DUNBAR COTTAGE, PARRACOMBE, BARNSTAPLE, EX31 4PE	05-Apr-2023 Approved
GDO 23/05	Mr. M Matthews, Pixton Park Estate LLP - Prior notification for proposed general purpose agricultural building (14m x 14m) (GDO - Agricultural/Forestry ) - Pixton Stables, Pixton Park, Dulverton, Somerset, TA22 9HW	18-Apr-2023 Prior Approval Required-Prior Approval Refused
62/41/23/009DC	Mrs K Leworthy - Discharge of condition 3 (roofing materials) of approved application 62/41/22/043 (Discharge of Condition ) - Shallowford, Ilkerton, Barbrook, Lynton, EX35 6PZ	31-Mar-2023 Approved
62/41/23/006DC	Mrs K Leworthy - Discharge of Condition 4 (Windows) of approved application 62/41/22/043 (Discharge of Condition ) - Shallowford, Ilkerton, Barbrook, LYNTON, EX35 6PZ	31-Mar-2023 Approved
6/29/23/002LB	Mr. D Raymond, The National Trust - Listed Building Consent for the proposed installation of a fire suppression system. (Listed Building Consent ) - CROSSLANE HOUSE, ALLERFORD, MINEHEAD, TA24 8HW	11-Apr-2023 Approved with Conditions
6/25/23/001	Mr. C Ware, Ware Construction Ltd - Proposed conversion of existing external toilet cubicles into a Utility/WC and removal and replacement of entrance porch (Householder ) - OLD SCHOOL HOUSE, OARE, LYNTON, EX35 6NX	30-Mar-2023 Approved with Conditions
6/43/23/001	Mr D Preston & Mrs A Bamford - Non Material Amendment - Full - of approved application 6/43/22/108, to alter the width and type of doorway	21-Mar-2023 Approved

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
	openings on North East and North West elevations. (NMA - Full ) - RIDGEWOOD COTTAGE, WOOTTON COURTENAY, MINEHEAD, TA24 8RF	
6/40/23/003	Mr I Chamberlain - Non-material amendment – householder – of approved application 6/40/20/108 to allow alterations to the approved windows and doors. (NMA - Householder ) - RIVER HOUSE, WINSFORD, MINEHEAD, TA24 7JF	27-Mar-2023 Approved
GDO 23/04	Mr K Miller - Prior notification for building to storage agricultural implements. (GDO - Agricultural/Forestry ) - WATERHOUSE FARM, WITHYPOOL, MINEHEAD, TA24 7RD	21-Mar-2023 Prior Approval Required-Prior Approval Approved
GDO 23/03	Mr G Greenfield - Prior notification under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) Order 2015 for change of use of an existing agricultural building to a single unit of use class C1.  (GDO - Change of Use ) - GREENWAY, HIGH STREET, DULVERTON, TA22 9DJ	06-Apr-2023 Prior Approval Required-Prior Approval Refused
62/41/23/005	Mr P Tapping - Proposed single storey and two storey extensions to side of dwelling.  (Householder ) - THE OLD MILL, LYNBRIDGE ROAD, LYNTON, EX35 6BD	27-Mar-2023 Refused
62/41/23/004	Mr J Gibson - Proposed erection of first floor extension. (Householder ) - 27, TORS ROAD, LYNMOUTH, EX35 6ET	21-Mar-2023 Approved with Conditions
6/40/23/002	Mr J Smith - Non Material Amendment - Full - of approved application 6/40/20/114 to allow installation of a Waste Water Treatment plant. (NMA - Full ) - Long garden plot above the Council House, Ash Lane, Winsford, Minehead, TA24 7JH	28-Mar-2023 Approved
6/24/23/001LB	Mr J Nichols and Ms K Read - Listed Building consent for the proposed demolition of 20th century internal timber stud partition walls on first floor. (Listed Building Consent ) - HUIISH BARTON FARM, WASHFORD, WATCHET, TA23 0LU	13-Apr-2023 Approved with Conditions

### Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
6/9/23/002	Mr D Woollacott - Proposed erection of a single storey side extension. (Householder ) - 1, Barnsclose West, Dulverton, Somerset, TA22 9EE	23-Mar-2023 Approved with Conditions
6/42/23/001	Mr & Mrs Fleming - Proposed provision of catslide roof to provide additional head height to existing bedrooms and associated works. (Householder ) - EAST HOLLOWCOMBE, HAWKRIDGE, DULVERTON, TA22 9QL	03-Apr-2023 Approved with Conditions
6/27/23/002	Mr R Schmidt - Proposed renovation of house to include the addition of 1 no. dormer window, demolition of chimney stacks, additional rooftop solar panels and installation of air source heat pump. (Householder ) - Greencombe, Porlock Weir Road, Porlock, Somerset, TA24 8NU	27-Mar-2023 Approved with Conditions
6/10/23/003	Mr R Pearce - Proposed creation of flat roof dormer and pent dormer, other alterations to roof including installation of roof lights and sun tunnel, removal of chimneys, installation of air source heat pump, alterations to windows and doors and associated works. (Householder ) - 1, PARK STREET, DUNSTER, MINEHEAD, TA24 6SR	05-Apr-2023 Withdrawn
WTCA 23/01	Mr Jeremy Holtom - Works to trees in conservation area: Trees forming Hedge/cover forming West and South boundary to county minor roads at Coronation Playing Field, Parracombe. Restore hedge to proper management by cutting and laying multi stems, (syc, holly, hazel, Hawthorn etc) and by uprighting/raising crowns of trees as required, removal of 2 no Willow to restore clearance height above passing place and to clear overhead utilities also to remove dead and dieback affected Ash as required.  (WTCA ) - Coronation Playing Fields, Lane from Bodley Cross to West Bodley Farm, Parracombe, Devon, EX31 4QJ	24-Mar-2023 Not Determined
6/9/22/123	Mr & Mrs Ogden, Rock House - Proposed removal of existing external timber staircase, erection of fire escape staircase with rear balcony and new access door with dormer roof over and creation of external	03-Apr-2023 Approved with Conditions



### Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
	staircase to car park. (Full ) - Rock House, 1, JURY ROAD, DULVERTON, TA22 9DU	
62/11/22/024	Mr. D Raymond, National Trust - Proposed installation of new septic tank and soakaway system (Full ) - County Gate, Countisbury, Lynton, EX35 6NQ	29-Mar-2023 Withdrawn
WTCA 22/19	Timothy Brown - Works to trees in conservation area: Removal to ground level of 2 no. Cypress (1 & 2) and 1 no. Garrya (3) (WTCA ) - CROFT HOUSE B & B, LYDIATE LANE, LYNTON, EX35 6HE	28-Mar-2023 Not Determined
WTCA 22/18	Teresa Regan - Works to Trees in Conservation Area: Removal to ground level of T1 Ash Tree, T2 Bay Laurel and Reduction of T3 Magnolia (WTCA ) - 1, PARK STREET, DUNSTER, MINEHEAD, TA24 6SR	28-Mar-2023 Not Determined
WTCA 22/17	Ms A Elliot - Works to Trees in Conservation Area: Re-pollarding of 5no small leafed Limes. (WTCA ) - All Saints Church, Wootton Courtenay, TA24 8RJ	28-Mar-2023 Not Determined
6/10/22/126	Mrs J Webber - Proposed erection of detached outbuilding. Retrospective. (Householder ) - UNDER PENNY WOOD, ELLICOMBE, MINEHEAD, TA24 6TP	06-Apr-2023 Approved with Conditions
6/30/22/001	Mr H Best-Shaw - Proposed variation of condition 3 to allow use of annexe as holiday let and annexe to the main house, together with, the removal of condition 10 to allow the first floor to be used as habitable accommodation, of approved application 6/30/15/102. (Alteration/Lift Condition ) - Frogwell Farm, Frogwell Lane, Skilgate, Somerset, TA4 2DP	31-Mar-2023 Approved with Conditions
WTCA 22/10	Dr I Kelham - Works to Trees in a Conservation Area: To fell two dying cypress trees to reduce risk to target area. (WTCA ) - WEST LYNCH COTTAGE, ALLERFORD, MINEHEAD, TA24 8HJ	28-Mar-2023 Not Determined
WTCA 22/09	Dunster Parish Council - Works to Trees in a Conservation Area: Remove Ash tree adjacent to road due to hazard posed by ash dieback and canker (WTCA ) - DUNSTER SURGERY, WEST STREET, DUNSTER, MINEHEAD, TA24 6SN	28-Mar-2023 Not Determined



### Application decisions delegated to the Chief Executive

<b>Application Ref</b>	<b>Applicant &amp; Location</b>	<b>Decision and Date</b>
6/13/22/103	Mr Atkins & Ms Edgington - Proposed rural workers dwelling and garage, and associated works. (Full ) - Melcombe, Church Hill, Exford, TA24 7LU	22-Mar-2023 Approved with Conditions
6/29/21/121	Mr Carew - Proposed demolition of existing bungalow and erection of replacement bungalow, erection of new shed and establishment of new parking area with access. (amended plans) (Full ) - Hurlstone Bungalow, Bossington Road, Selworthy, TA24 8HJ	11-Apr-2023 Withdrawn
6/8/21/115	Mr Burman - Proposed change of use from bed and breakfast establishment to holiday letting accommodation. (Full ) - EXMOOR HOUSE, WHEDDON CROSS, MINEHEAD, TA24 7DU	24-Mar-2023 Withdrawn
WTCA 21/01	Mr R Jones - Works to tree in Conservation Area: To fell 1 no Walnut Tree (WTCA ) - Greenstead House, High Street, Dulverton, TA22 9DJ	28-Mar-2023 Not Determined
WTCA 20/18	Mr John Graham - Works to Trees in Conservation Area: Reduce height of 8 no. Ash & Sycamore saplings to appx 1 m high. (WTCA ) - BAY VIEW HOUSE, CLOONEAVIN PATH, LYNMOUTH, EX35 6EE	28-Mar-2023 Not Determined
WTCA 20/17	Mr. P Curson, Lynton & Barnstaple Railway Trust - Works to Trees in Conservation Area: Proposed felling of 4no Ash Trees (WTCA ) - WOODY BAY STATION, PARRACOMBE, BARNSTAPLE, EX31 4RA	28-Mar-2023 Not Determined