



EXMOOR

NATIONAL PARK

EXMOOR NATIONAL PARK AUTHORITY
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20 March 2025

EXMOOR NATIONAL PARK AUTHORITY PLANNING COMMITTEE

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

A meeting of the Planning Committee will be held in the **Committee Room, Exmoor House, Dulverton** on **Tuesday, 1 April 2025 at 1.30pm.**

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

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

The meeting will be **recorded**. By entering the Authority's Committee Room and speaking during Public Speaking you are consenting to being recorded. We will make the recording available via our website for members of the public to listen to and/or view, within 72 hours of the meeting taking place.

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

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

Sarah Bryan
Chief Executive

As set out above, the Authority welcomes public engagement with its work and believes that everyone attending a meeting of Exmoor National Park Authority or one of its Committees has the right to be treated with respect and to feel safe at all times, including before, during and after the meeting they attend.

The Authority understands that some situations can be difficult and lead to frustration; however, the Authority is committed to promoting an environment where everyone feels listened to and respected and is not subjected to unacceptable behaviour. Further guidance is provided in our Customer Notice, available on our [website](#).

AGENDA

1. Apologies for Absence

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

Members are asked to declare:-

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

3. Minutes

- (1) To approve as a correct record the Minutes of the meeting of the Planning Committee held on 4 February 2025 (Item 3)
- (3) To consider any Matters Arising from those Minutes.

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

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

6. Development Management: To consider the report of the Head of Climate, Nature & Communities on the following:-

Agenda Item	Application No.	Description	Page Nos.
6.1	GDO 25/03	Prior approval for the proposed demolition of stock building, silage clamp, surrounding concrete apron and removal of sheep dip and pens. Amended description – Driver Farm, Simonsbath, Minehead TA24 7LH	1-6

7. Application Decisions Delegated to the Chief Executive: To note the applications determined by the Chief Executive under delegated powers (Item 7).

8. Schedule of Section 106 Agreements: To note the Schedule of Section 106 Agreements being undertaken by Devon County Council on behalf of Exmoor National Park Authority (Item 8).

9. Site Visits: To arrange any site visits agreed by the Committee (the reserve date being Friday, 28 March 2025 (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 by emailing Committees@exmoor-nationalpark.gov.uk

ITEM 3

EXMOOR NATIONAL PARK AUTHORITY PLANNING COMMITTEE

MINUTES of the Meeting of the Planning Committee of Exmoor National Park Authority held on Tuesday, 4 February 2025 at 1.30pm in the Committee Room, Exmoor House, Dulverton.

PRESENT

Mr S J Pugsley (Chairperson)
Dr M Kelly (Deputy Chairperson)

Mr A Bray
Mr D Elson
Mr B Geen
Mr J Holtom

Mrs C Lawrence
Mrs F Nicholson
Mrs F Smith
Mr J Yabsley

Apologies for absence were received from Mr J Patrinos and Miss E Stacey.

55. **DECLARATIONS OF INTEREST/LOBBYING OF MEMBERS/ UNACCOMPANIED SITE VISITS:**

In relation to Item 6.1 – Application No: 62/43/24/005 - Lynton & Barnstaple Railway Co Ltd, Woody Bay Station, Parracombe, Devon EX31 4RA - Proposed erection of carriage protection shelter (3.1m x 50m) and retaining wall, Dr M Kelly declared a personal interest as an advisor to the applicant in relation to a separate planning application for which North Devon Council was the local planning authority. Dr Kelly indicated he would withdraw from the Committee Room when this item was considered.

In relation to Item 6.2 Application No: 6/27/22/115 - Land west of Sparkhayes Lane, Porlock, Somerset TA24 8NE - Proposed construction of a Local Needs Affordable dwelling, Mrs F Nicholson and Mr S J Pugsley declared having received an email from the applicants' agent.

In relation to Item 7 – Application Decisions delegated to the Chief Executive, Mr D Elson declared a personal interest as the applicant of a reported application.

56. **MINUTES:**

- i. **Confirmation:** The **Minutes** of the Committee's meeting held on 5 November 2025 were agreed and signed as a correct record.
- ii. **Matters arising:** There were no matters arising.

57. **BUSINESS OF URGENCY:** There was none.

58. **PUBLIC SPEAKING:** See Minutes 59 and 60 below for details of public speakers.

DEVELOPMENT MANAGEMENT

59. Application No: 62/43/24/005

Location: Lynton & Barnstaple Railway Co Ltd, Woody Bay Station, Parracombe, Devon EX31 4RA

Proposal: Proposed erection of carriage protection shelter (3.1m x 50m) and retaining wall.

Dr M Kelly withdrew from the Committee Room and was not present during the consideration of this application.

The Committee considered the **report** of the Development Manager.

Public Speaking:

1. Mr R Auger, Trustee of The Lynton and Barnstaple Railway Trust

The Committee's Consideration

The Committee noted that the Exmoor National Park Local Plan Policy RT-S2 provided that *“any new development over and above the original historic former railway should provide demonstrable evidence that it is essential for the operation of the reinstated former railway or is a restoration of a historic feature and that there are no alternative solutions which would reasonably meet the need for the development in any other way”*.

Members accepted that the proposed development would assist the operation of the railway; however, it was questioned whether demonstrable evidence had been provided that it was essential. On balance, the majority of Members concurred with the assessment of the Planning Officer that the applicant had demonstrated the essential nature of the proposed carriage shelter, and that no reasonable alternative solution was available.

In relation to landscape impact, Members agreed that the proposed development would not result in an unacceptable impact on the character and appearance of the landscape, nor would it adversely affect the heritage asset within historic environment record MEM22279 or its setting.

It was confirmed that the proposed development complied with planning policy in relation to impact on protected species and habitats.

Mrs C Lawrence moved the recommendation that the application be approved, seconded by Mr A Bray.

Mr J Holtom noted that expired planning consents in relation to the reinstatement of The Lynton and Barnstaple Railway had included the proposed construction of a large shed at Blackmoor Gate. Further, he questioned whether the proposed development at Woody Bay should be of a temporary nature, particularly if the construction of a large shed at Blackmoor Gate, or any other site associated with the railway, remained an intention. Mr Holtom confirmed he was the Chairperson of Parracombe Parish Council and that he had participated in discussions at the meeting of the Council when this application was considered.

The meeting was advised that Members must determine the application before them and not speculate on future development proposals. However, a number of Members emphasised the importance of the essential nature of the proposal and Mrs F Nicholson proposed an amendment to the motion to approve planning permission, proposing that planning approval be subject to an additional condition requiring removal of the shed should it cease to be essential to the operation of the railway. This was seconded by Mr D Elson.

When put to the vote, the proposed amendment was defeated.

The substantive motion to approve the application subject to the conditions set out in the report was then put to the vote and carried by majority.

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

Dr M Kelly rejoined the meeting.

60. Application No: 6/27/22/115

Location: Land west of Sparkhayes Lane, Porlock, Somerset TA24 8NE

Proposal: Proposed construction of a Local Needs Affordable dwelling.

The Committee considered the **report** of the Development Manager including an update relating to a letter of objection received following publication of the agenda.

Public Speaking

1. MsCarolynn Gold, Applicant's Agent
2. Mrs A Hooper, Applicant (statement read by Mr N Lynn)
3. Mr N Lynn, local resident

The Committee's Consideration

Members supported the principle of achieving Local Needs Affordable housing and it was confirmed that if approved, planning permission would be subject to a S106 Agreement to ensure that occupancy of the dwelling was confined to persons in local housing need in perpetuity. It was also confirmed that the overriding policy considerations had been met in relation to the applicants' housing need.

It was questioned whether proposed condition 11 in relation to the submission of a Landscape and Ecological Management Plan and proposed condition 12 requiring submission of a Construction Environmental Management Plan could be simplified, and it was agreed that if planning permission were approved, Planning Officers would review the terms of condition 11.

RESOLVED: To grant planning permission subject to the conditions set out in report including revised condition 11, as follows:

11. Prior to its implementation, a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the details and locations of all existing trees and hedgerows on the land, identify trees and hedges to be retained and outline measures for their protection during the course of the development. Once approved, the works required by the landscaping scheme shall be carried out in full during the planting season (15th September and 15th March inclusive) following the substantial completion of the development hereby approved or during a later season, which has been agreed in writing by the Local Planning Authority. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species.

Within three months of the substantial completion of the development, hereby approved, at least 1 no bat box shall be installed as high as possible on the south or west elevations of the building at a height above 3m, at least 1 no bird nesting box shall be installed onto the building, or mature tree on site,

facing east or north, at a height above 3m and at least 1 no bee brick shall be installed on the south elevation of the building at a height above 1m.

Reason: To enable the Local Planning Authority to consider details not sufficiently provided as part of the current application, to assimilate the development into the landscape and to safeguard the appearance and character of this part of the National Park in accordance with policies GP1, CE-S1, CE-D1 and CE-S6 of the Exmoor National Park Local Plan 2011-2031. To ensure the proposal meets the requirements within the National Planning Policy Framework, statutory legislation and Policy CE-S3 of the Local Plan allowing the development to contribute to and enhance the natural and local environment by minimising impacts on and providing net gain for biodiversity.

61. Application No: 6/9/24/021LB

Location: Chypleighs, 3 Rosemary Lane, Dulverton TA22 9DP

Proposal: Listed Building consent for the proposed erection of timber beams and posts to provide support for first floor.

The Committee considered the **report** of the Development Manager.

The Committee's Consideration

It was confirmed that if planning permission were approved, the temporary supports would be removed following erection of the proposed timber beams.

RESOLVED: To grant Listed Building consent subject to the conditions set out in the report.

62. Application No: 6/9/24/020LB

Location: Exmoor National Park Authority, Exmoor House, Dulverton TA22 9HL

Proposal: Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for Listed Building consent for the removal of partition walls to enable re-organisation of rooms.

The Committee considered the **report** of the Development Manager.

RESOLVED: To grant Listed Building consent subject to the conditions set out in the report.

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

The meeting welcomed confirmation that the performance of the planning team continued to improve and that in terms of government statistics, in December 2024 planning officers had achieved 100% of applications determined within statutory or agreed timescales.

It was suggested that the Authority's website be updated to provide guidance on planning policy in relation to chargers for electric vehicles.

4 February 2025

- 64. SCHEDULE OF SECTION 106 AGREEMENTS:** The Committee noted the Schedule of Section 106 Agreements being undertaken by Devon County Council on behalf of Exmoor National Park Authority.
- 65. SITE VISITS:** There were no Site Visits to arrange.
- 66.** At the close of the meeting, Members welcomed Emma Giffard, Planning Officer, who had recently joined the planning team.

The meeting closed at 3.05pm

(Chairperson)



Committee Report

Application Number:	GDO 25/03
Registration Date:	26-Feb-2025
Target Determination Date:	24-Mar-2025
Extension of Time:	
Applicant	Mrs C Binney-Winfield
Agent:	
Case Officer:	Emma Giffard
Site Address:	DRIVER FARM, SIMONSBATH, MINEHEAD, TA24 7LH
Proposal:	Prior approval for the proposed demolition of stock building, silage clamp, surrounding concrete apron and removal of sheep dip and pens. Amended description.
Recommendation:	Prior Approval Not Required
Reason for bringing before Authority Committee:	The application site is owned by Exmoor National Park Authority

Relevant History

GDO 20/05 Prior notification for the proposed partial demolition and replacement of existi Prior Approval Not Reqd 06/03/2020
 GDO 21/02 Prior notification for the proposed creation of track (55m x 6m). Prior Approval Not Reqd 04/06/2021

Site Description & Proposal

This application is a prior notification application made under the Town and Country Planning General Permitted Development Order and relates to the demolition of a livestock building, silage clamp, surrounding concrete apron, It also proposes the demolition and the removal of sheep dip and pens.

The dwelling at Driver Farm was built in 1847 and sits within a courtyard of traditional farm buildings. The site lies north of the B3358, west of Simonsbath. The farm is one of the original farmsteads built by the knights of Exmoor and is depicted on the 1st Edition Ordnance Survey map.

The access to the site passes to the east of the buildings.

The proposal seeks to demolish a relatively modern livestock building, silage clamp and concrete apron that sits to the south east of the dwelling, along with the sheep dip and corral to the west of the dwelling. The proposed works seek to return the levels of the land back to their original form.

The site and development lie close to the Pinkworthy and Driver Farm Site of Special Scientific Interest (SSSI), which is notified for grassland and grassland fungi.

Consultee Representations

NB At the time of writing this report the consultation period, in relation to the site notice, is live. Any further comments that are received prior to the Planning Committee meeting will be presented verbally and may require further consideration of the recommendation.

Exmoor Parish Council: 14.03.2025

Exmoor Parish Council has discussed the proposed demolition of the stock building, silage clamp and surrounding concrete apron at Driver Farm. The Councillors have agreed to support the application as these works are necessary for the ongoing regeneration and viability of the site.

Highways Development Control: 04.03.2025

No observations

Representations

NB At the time of writing this report the consultation period, in relation to the site notice, is live. Any further comments that are received prior to the Planning Committee meeting will be presented verbally and may require further consideration of the recommendation.

Policy Context

Given that this application pertains to a prior approval application rather than a full planning application, the determination of this application does not rely on the policies outlined in the Exmoor National Park Local Plan 2011-2031. Instead, it is assessed against the permitted development rights defined in Schedule 2, Part 11 Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) inclusive of the conditions attached to this Class.

The National Planning Policy Framework is also a material consideration.

Planning Considerations

The proposed development constitutes permitted development under Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO). This requires the developer to apply to the local planning authority for a determination as to whether prior approval will be required for the method of demolition and any proposed restoration before development commences. The purpose of this control is to give the local planning authority the opportunity to regulate the details of demolition in order to minimise the impact of that activity on local amenity.

The structures proposed to be demolished are redundant, in a state of disrepair, and no longer serve an agricultural function. The papers submitted advise that the stock building is structurally unsound and beyond economic repair, and the roof contains asbestos, which would be removed by licensed professionals. The silage clamp is redundant for use and the surrounding concrete apron is no longer required and would be removed as part of the works.

The concrete sheep dip and corral is no longer used on the holding with no plans in place to re-instate its use and, therefore, it is redundant. The area would be relandscaped returning the land to grass.

Method of Demolition:

The demolition would be carried out in a controlled manner to minimize impact on the surrounding environment:

- Stock Building: The roof contains asbestos and will be dismantled using registered licensed operators. Any metal sheets and timber or steel purlins would be recycled and used elsewhere on site at a later date. All concrete slabs and hardcore would be broken on site and stored for use at a later date.
- Silage Clamp and Concrete Apron: Concrete removal would be carried out using appropriate equipment, with materials removed from site in compliance with waste management regulations.
- Sheep Dip and Corral: Any contaminated sheep water disposed of via an approved waste disposal carrier. The structure would be dismantled and concrete crushed and removed. Rubble would be kept on site to be used at a later date. Materials will be removed in compliance with waste management regulations.

Under Class B – Demolition of Buildings, is permitted development, subject to certain conditions. The proposal has been assessed against the following criteria:

1. Exemptions under Class B.1

- The structures have not been deliberately rendered unsafe by the owner or any other interested party. Due to age and disrepair, the buildings are naturally deteriorating.
- The site is not within a conservation area, and the buildings are not listed or designated community assets.

2. Conditions under Class B.2

- A Prior Approval application has been submitted to The Local Planning Authority in accordance with Condition B.2.
- A site notice has been displayed on or near the land for no less than 21 days, in accordance with Condition B.2 (b) (iv)
- The method of demolition are outlined and submitted to the LPA.

The proposed demolition of the stock building, silage clamp, and removal of the concrete apron to the south of the dwelling would restore the farmstead to its original landscape character. Additionally, the removal of these structures would open up and reinstate historic views across the site, enhancing its visual connection with the surrounding countryside.

The proposed demolition of the sheep dip and corral would reinstate the land back to grassland and its original levels, with no adverse effects on the landscape.

Best practice is that provided the GDPO requirements are met, the principle of whether the development should be permitted is not for consideration, and only in cases where the local planning authority considers that a specific proposal is likely to have significant impact on its surroundings would it be considered necessary for an authority to require the formal submission of details for approval.

The prior notification process does not impose full planning controls over development to which they apply, those developments remain “permitted development” under the GDPO. The principle of development will not be relevant providing the Order conditions are satisfied, not will other planning issues.

In this case, Officers are satisfied that the proposed method of demolition and the proposed restoration of the site would be acceptable.

Human Rights

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

Conclusion

This proposal meets the requirements of Class B of Part 11 of the GPDO, and the demolition is justified based on the poor condition and redundancy of the existing structures. The method of demolition and site restoration have been carefully considered to ensure compliance with planning regulations.

At the time of writing the report the consultation period for the application in connection with the site notice is live. Comments that are received prior to the Authority Committee meeting will be verbally reported at the meeting. In having regard to the above and subject to further comments that may be received and may require further consideration at the Authority meeting, the impacts of the proposed development are considered to be acceptable and the proposal is judged, on balance, to comply with the relevant development plan policies. The recommendation is therefore one of Approval.

Recommendation

Prior Approval Not Required

Informatives

PINKWORTHY AND DRIVER FARM SITE OF SPECIAL SCIENTIFIC INTEREST

The site and development lie close to the Pinkworthy and Driver Farm Site of Special Scientific Interest (SSSI), which is notified for grassland and grassland fungi. Should the owner or occupier wish to exercise permitted development rights on a SSSI, and the works involved are listed on the SSSI notification as operations likely to damage the special interest features, then they must apply to Natural England for consent under the Wildlife and Countryside Act 1981. If Natural England refuses consent for such works it will not be possible to exercise the permitted development rights.

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
GDO 25/02	Mr. A Reed, Good Vibe Veg CIC - Prior notification for the proposed extension to existing access track into field. (Prior Notification - Agricultural/Forestry (GDO)) - HORNER FARM, HORNER, MINEHEAD, TA24 8HY	03-Mar-2025 Prior Approval Not Reqd
6/9/25/001DC	Mrs J Arkle - Discharge of condition 8 (HMMP) and Statutory BNG Condition of approved application 6/9/24/009 (Discharge of Condition) - Land at Higher Marsh, Dulverton, Somerset, TA22 9QF	03-Mar-2025 Approved
6/8/25/002DC	Mr & Mrs C J & S M Matravers - Discharge of condition 4 & 10 of approved application 6/8/23/003 (Discharge of Condition) - Land and buildings off Tabbitts Steep, Luckwell Bridge, Minehead, Somerset, TA24 7EL	25-Feb-2025 Approved
WTPO 25/01	Mt I Chamberlain - Works to tree subject to a tree preservation order: 1 no. Beech (F-14-3-12) - to carry out some light crown pruning works to clear overhead wires and crown raise minor branches over the drive. (WTPO) - RIVER HOUSE, WINSFORD, MINEHEAD, TA24 7JF	28-Feb-2025 Approved
WTCA 25/02	Mrs S Mccanlis - Works to trees in a conservation area: removal of weight from overhanging branches to Purple Beech (Tag 44), together with, the felling of 5no. trees (Silver Birch – Tag 51, Red Horse Chestnut – Tag 29, Norway Maple - Tag 22, Horse Chestnut – Tag 27 and Cherry Tree – Tag 70). (WTCA) - Porlock Recreation Ground, Parsons Street, Porlock, Somerset, TA24 8QJ	12-Feb-2025 Withdrawn
WTCA 25/01	Mr. D Gamblin, DG Tree Services - Works to trees in a conservation area: To reduce Memosa by 30% and 4no Lawson Cypress by up to 2 metres. (WTCA) - THE ARCHERS, DUNSTER, MINEHEAD, TA24 6SD	05-Feb-2025 Approved
WTCA 24/25	Mr J Stampfer - Works to tree/s in a conservation area: T3 on plan - Chinese Juniper - remove tangled and damaged branches at lower level - approx 2-3m. Raise crown to reduce weight to reduce susceptibility to threat of loss by high winds. (WTCA) - PENCOMBE HOUSE, PARRACOMBE, BARNSTAPLE, EX31 4PE	05-Feb-2025 Approved

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
WTCA 24/24	Mr J Cordingley - Works To Trees in a Conservation Area - Proposed various works to trees across the main Dunster Castle site – see works to trees list. (WTCA) - DUNSTER CASTLE GARDENS & PARKLAND, DUNSTER, MINEHEAD, TA24 6SL	05-Feb-2025 Approved
6/9/24/023	Magna Housing Ltd - Proposed installation of external wall insulation and solar panels. (Full) - 2-14 Barns Close West (TA22 9EE) & 2-7 Barns Close North (TA22 9EF), Dulverton, Somerset	14-Feb-2025 Approved with Conditions
6/9/24/022	Mr R Sinclair - Proposed installation of wrought iron railings to front of dwelling. (Householder) - 5, BANK SQUARE, DULVERTON, TA22 9BU	11-Feb-2025 Approved with Conditions
WTCA 24/23	Mr. K Harris, Lynton & Lynmouth Town Council - Works to trees in a conservation area: To fell to ground level 3no sycamore trees (WTCA) - Manor Green, Lynmouth, Devon	21-Jan-2025 Approved
6/26/24/007	Mrs Twine - Proposed replacement of windows and front door. (Householder) - NURSERY COTTAGE, ROADWATER, WATCHET, TA23 0QY	05-Feb-2025 Approved with Conditions
6/9/24/019	Mr & Mrs Wilson - Proposed single storey rear extension and garage conversion. Resubmission of refused application 6/9/24/013. (Householder) - 7, VALENTINES, DULVERTON, TA22 9ED	23-Jan-2025 Approved with Conditions
6/27/24/012	Mr T Cronin - Proposed installation of replacement windows together with internal alterations. (Full) - FLAT 3, POINT VIEW, WEST END, PORLOCK, MINEHEAD, TA24 8NP	11-Feb-2025 Approved with Conditions
6/26/24/006	Ms S Holmes - Proposed erection of 1no 1 bed replacement dwelling, detached garage & plant room together with change of use of land to residential. (Full) - Land at Chidgley Cottage - x:304746, y:136543, Chidgley, Watchet	28-Feb-2025 Refused
62/41/24/011	Mr & Mrs Tapping - Proposed two storey extension. Resubmission of refused application 62/41/23/021. (Householder) - THE OLD MILL, LYNBRIDGE ROAD, LYNTON, EX35 6BD	13-Feb-2025 Refused

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
6/15/24/003	Mr. P Matravers, Bridgetown Cricket Club - Proposed extension of cricket club pavilion. (Full) - Bridgetown Cricket Club, Bridgetown, Dulverton, TA22 9JL	18-Feb-2025 Approved with Conditions
6/10/24/002LB	Mr N Way - Listed building Consent to replace the existing rear roof with natural slate to include inline slate vents and replacement rooflights. (Retrospective). (Listed Building Consent) - LUTTRELL ARMS HOTEL, 32-36, HIGH STREET, DUNSTER, MINEHEAD, TA24 6SG	21-Feb-2025 Refused
6/43/23/011	Mr. D Gurnett, Caemardin Farm - Proposed erection of 3 No. farm sheds (10.5m x 5m tractor shed, 10x4m implement shed and 10 x 2m log shed). (retrospective) (Full) - Sloecombe, Timberscombe, Minehead	24-Jan-2025 Refused
6/43/23/008	Mr. D Gurnett, Caemardin Farm - A certificate of lawfulness for a proposal for change of use to residential use. (CLEUD) - Sloecombe Barn, Land north of Cowbridge between Dunster and Timberscombe, somerset	24-Jan-2025 Approved
62/49/23/008	Ms R Campbell-Johnstone - Proposed change of Use of 'Roundhouse' from disused studio to dwelling for local needs letting. (Full) - BENTWITCHEN HOUSE, SOUTH MOLTON, EX36 3HA	31-Jan-2025 Approved with Conditions

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
62/11/25/002DC	Mr. J Wallace, National Trust - Discharge of condition 4 of approved application 62/11/24/008 (Discharge of Condition) - Lorna Doone Farm, Road To Malmsmead Bridge, Malmsmead, Devon, EX35 6NU	10-Mar-2025 Approved
62/43/25/002	Mr H Wassell - Proposed new agricultural storage barn for livestock. Resubmission of refused application 62/43/23/003 (Full) - KILLINGTON HOUSE, MARTINHOE, PARRACOMBE, BARNSTAPLE, EX31 4QW	13-Mar-2025 Approved with Conditions
6/43/25/002	Mr D Preston & Mrs A Bamford - Non-material amendment – householder – of approved application 6/43/23/016 to amend approved window materials from Heritage-style aluminium units to flush casement UPVC units with a wood grain texture. (NMA - Householder) - RIDGEWOOD COTTAGE, WOOTTON COURTENAY, MINEHEAD, TA24 8RF	10-Mar-2025 Approved
6/43/25/001	Mr D Preston & Mrs A Bamford - Certificate of lawfulness for proposed installation of a bifold door and re-roofing dwellinghouse (CLOPUD) - RIDGEWOOD COTTAGE, WOOTTON COURTENAY, MINEHEAD, TA24 8RF	14-Mar-2025 Approved
GDO 25/01	Mr A Theed - Prior approval for the proposed installation of up to 49 kW roof mounted solar array on non-domestic buildings. (Prior Approval - Part 14 - Class J) - Combe Sydenham Farm, Elworthy, Bishops Lydeard, Somerset, TA4 4JG	11-Mar-2025 Prior Approval Not Reqd
6/8/25/001	Exmoor Rural Health Hub - Proposed construction of health and wellbeing hub and associated works. (Full) - Land at Cutcombe Market [Easting 292211, Northing 138999], Wheddon Cross, Minehead, TA24 7DT	05-Mar-2025 Approved with Conditions
6/15/24/007	Mr M Hollands - Proposed demolition and replacement of garage/workshop. (Householder) - Weirside, Wheddon Cross to Bridgetown Road, Exton, Dulverton, Somerset, TA22 9JU	07-Mar-2025 Approved with Conditions
GDO 24/18	Mr N Webber - Prior approval for the proposed erection of agricultural building (13.5m x 6.5m). (Prior Approval - Part 6 - Buildings (Agri/Forestry)) -	12-Mar-2025 Prior Approval Approved

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
	Land North of Leeford Lane, West of Combe Lawn, Easting: 277388, Northing: 148190, Brendon, EX35 6PS	
6/24/24/001	Mr N Griffiths - Proposed single storey rear extension. (Householder) - BROOK LEA, WOODFORD, WILLITON, TAUNTON, TA4 4HR	05-Mar-2025 Approved with Conditions
6/3/23/005	Mr J Webber - Proposed change of use of land to residential and erection of building for use as private garage, workshop and domestic storage, and associated works. (Full) - LOWER GOOSEMOOR, WHEDDON CROSS, MINEHEAD, TA24 7BY	17-Mar-2025 Approved with Conditions

ITEM 8**SCHEDULE OF SECTION 106 AGREEMENTS BEING UNDERTAKEN BY DEVON COUNTY COUNCIL ON BEHALF OF EXMOOR NATIONAL PARK AUTHORITY 1 April 2025 (completed agreements not included)****KEY: AH = AFFORDABLE HOUSING****AT = AGRICULTURAL/RURAL WORKER****OA = OTHER AGREEMENT**

APPLICATION REFERENCE	SITE	TYPE	Committee decision/Officer instruction	CURRENT POSITION	UPDATE COMMENTS	APP CASE OFFICER
6/8/21/105	Lower Cleeve Barns, Cutcombe	AH – x1 or holiday let	Committee decision 05/04/22	Draft Agreement	Final draft with applicant for signature.	Y Dale
6/3/22/111	Sanctuary Lane, Brompton Regis	AH – x1	Officer instruction 15/06/23	Draft Agreement	Draft agreement with applicant to consider. Further discussion between legal and applicant. Agent confirmed taking instructions from client 07/03/25.	J Rose
6/8/22/106	Thorne Farm, Wheddon Cross	AH – x2 or holiday let	Officer instruction 14/07/23	Draft Agreement	Draft agreement to be consistent with Lower Cleeve case. DCC requested confirmation that the s106 can proceed with affordable rent definition on 30/06/24.	A Parsons
62/50/23/002	Land West of Parracombe Lane, Parracombe	AH – x6	Committee decision 03/10/23	Draft Agreement	Initial Draft with applicant – 24/07/24. Discussions on-going with latest draft for DCC to finalise 07/03/25.	J White
6/27/22/115	Land West of Sparkhayes Lane, Porlock	AH – x1	Officer instruction 30/11/23	Draft Agreement	Scheme approved by Planning Committee 04/02/25. DCC progressing.	A Parsons
62/62/22/005	Land at Lower Glebe House, Trentishoe	AH – x1	Officer instruction 01/03/24		Letter sent to applicant's solicitor requesting undertaking for costs and title documents on 11/03/24. Chased on 14/05/24 and 04/06/24. Applicant solicitor contacted DCC to progress 11/02/25.	E Giffard
6/34/24/002	Knowle Farm, Timberscombe	OA – Deed of Variation	Officer instruction 03/10/24		Initial letter sent to applicant – 09/10/24. Awaiting title information.	J White
6/8/24/005	Paddock opposite Church of St John, Land at Ashwell Lane, Cutcombe	AH – x1	Officer instruction 08/01/25	Draft Agreement	Initial draft to be sent to applicant.	J Rose

6/3/25/001	The Duckhouse, Leigh Farm, Exton	AH – x1 or holiday let	Officer instruction 14/03/25		Initial draft to be sent to applicant.	J Rose
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Note: Section 106 Agreements resolved since 1 February 2024:

- Tarr Cottage, Castle Hill, Lynton – x1 local needs affordable dwelling (62/41/20/023)
- Barn at Malmsmead, Lynton – x1 local needs affordable dwelling (62/11/22/007)
- Keal Rise, Hawkcombe, Porlock – Deed of Variation in connection with amendments to conditions of previous permission (6/27/22/118)
- 24 Cross Street, Lynton – x1 local needs affordable dwelling (62/41/22/040)
- Land adjacent to Red Cross Farm, Brompton Regis – x1 local needs affordable dwelling (6/3/23/001)
- Old Workshop, Brompton Regis – x1 local needs affordable dwelling (6/3/21/118)
- Long Garden Plot, Ash Lane, Winsford – Deed of Variation in connection with amendments to conditions of previous permission
- Roundhouse to the west of Bentwitchen House, South Molton – x1 local needs affordable dwelling (62/49/23/008)