



EXMOOR
NATIONAL PARK

EXMOOR NATIONAL PARK AUTHORITY
EXMOOR HOUSE, DULVERTON
SOMERSET TA22 9HL
TEL: (01398) 323665
FAX: (01398) 323150
E-mail: info@exmoor-nationalpark.gov.uk
www.exmoor-nationalpark.gov.uk

21 June 2024

**EXMOOR NATIONAL PARK AUTHORITY
PLANNING COMMITTEE**

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

A meeting of the Planning Committee will be held in the **Committee Room, Exmoor House, Dulverton** on **Tuesday, 2 July 2024 at 1. 30pm.**

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

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

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

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

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

Sarah Bryan
Chief Executive

AGENDA

1. 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 June 2024 (Item 3)
- (3) To consider any Matters Arising from those Minutes.

4. 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.

5. Development Management:

To consider the report of the Head of Climate, Nature & Communities on the following:-

Agenda Item	Application No.	Description	Page Nos.
5.1	6/29/23/006	Proposed demolition of existing bungalow and sheds. Erection of replacement eco-bungalow and new shed (re-submission of application 6/29/21/121) – Hurlstone Bungalow, Allerford, Minehead TA24 8HJ	1-63
5.2	6/40/24/002	Proposed erection of a single storey rear extension and replacement windows – Jasmine Cottage, Winsford, Minehead TA24 7JE	65-76
5.3	6/9/24/006LB	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for Listed Building consent for the proposed internal rearrangement to reception area, 4 no. outdoor signage and installation of defibrillator – Exmoor House, Dulverton TA22 9HL	77-84

6. Application Decisions Delegated to the Chief Executive:

To note the applications determined by the Chief Executive under delegated powers (Item 6).

7. Site Visits:

To arrange any site visits agreed by the Committee (the reserve date being Friday, 2 August 2024 (am)).

8. Any Other Business of Urgency

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 June 2024 at 1.30pm in the Committee Room, Exmoor House, Dulverton.

PRESENT

Mr S J Pugsley (Chairperson)	
Dr M Kelly (Deputy Chairperson)	
Mr M Ellicott (as substitute for Mr A Bray)	Mrs F Nicholson
Mr D Elson	Mr J Patrinos
Mr B Geen	Mrs F Smith
Mr J Holtom	Mr J Yabsley
Mrs C Lawrence	Dr S Warren (as substitute for Miss E Stacey)

Apologies for absence were received from Mr A Bray and Miss E Stacey.

**21. DECLARATIONS OF INTEREST/LOBBYING OF MEMBERS/
UNACCOMPANIED SITE VISITS:** There were no declarations.

22. MINUTES:

- i. **Confirmation:** The Minutes of the Committee's meeting held on 7 May 2024 were agreed and signed as a correct record.
- ii. **Matters arising:** There were no matters arising.

23. PUBLIC SPEAKING: See Minute 24 below for details of public speakers.

DEVELOPMENT MANAGEMENT

24. Application No: 6/43/24/001

Location: Middle Burrow, Burrow, Timberscombe, Minehead TA24 7UD

Proposal: Proposed change of use of barn known as North Barn (ancillary use) to holiday accommodation - Retrospective

The Committee considered the report of the Development Manager.

Public Speaking:

1. Mr Billson – Neighbour/objector
2. Mr A Giblett – Applicant

The Committee's Consideration

As detailed in the Officer report, Members agreed that the application did not comply with Policy RT-D4 of the Exmoor National Park Local Plan 2011-2-31. Therefore, in

4 June 2024

the absence of persuasive material planning considerations, the majority of Members considered that the application could not be supported.

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

25. **APPLICATION DECISIONS DELEGATED TO THE CHIEF EXECUTIVE:** The Committee noted the decisions of the Chief Executive determined under delegated powers.
26. **SITE VISITS:** There were no Site Visits to arrange.
27. **ANY OTHER BUSINESS OF URGENCY:** There was none.

The meeting closed at 2.05pm

(Chairperson)

EXMOOR NATIONAL PARK AUTHORITY 2 July 2024

Application 6/29/23/006 – Proposed demolition of existing bungalow and sheds. Erection of replacement eco-bungalow and new shed. (resubmission of application 6/29/21/121)

Hurlstone Bungalow, ALLERFORD, MINEHEAD, TA24 8HJ

1.0 Introduction and additional observations

- 1.1 This update report refers to the planning application referenced above, which was reported to the Authority Committee on 5 March 2024. Whilst the Committee resolved to grant planning permission and a decision notice to this effect was issued on 11 March 2024, on 27 March 2024 CPRE (Somerset) issued a “judicial review pre-action protocol letter” challenging that decision on several grounds. Having taken legal advice, the Authority indicated it would not defend a claim for Judicial Review and subsequently consented to judgment on a single ground, which was (in essence) that the “Committee failed to demonstrate that it had reached any determination as to whether or not the Proposal complies with Policy HC-D17(2)(c)”. More particularly, the Authority fell into error because it failed to grapple with the question whether the proposed replacement dwelling would reflect the massing and scale of the original dwelling. The grant of planning permission has therefore been quashed, and the application is brought before the Planning Committee for redetermination.
- 1.2 For the avoidance of doubt, Officers maintain their recommendation that planning permission should be refused for the reasons that are set out in the previous Committee Report and repeated in section 2 of this report.
- 1.3 The Committee is reminded that where (as in this case) regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 1.4 Local Plan Policy HC-D17 is shown below:

HC-D17 Replacement Dwellings

1. Proposals for the erection of a replacement dwelling will be permitted where the existing dwelling:
 - a) is not listed or considered to be of historic or architectural importance worthy of conservation;
 - b) has an adverse impact on the character and visual amenity of the area; and
 - c) the residential use has not been abandoned.
2. The proposed replacement dwelling should:
 - a) be sited on or close to the footprint of the existing dwelling, unless alternative siting would provide benefits for landscape, wildlife or cultural heritage;
 - b) be no larger in size than the original dwelling or 93 square metres gross internal area, whichever is the larger;
 - c) reflect the massing and scale of the original dwelling; and
 - d) accord with the design and sustainable construction requirements of policy CE-S6.
3. Where permission is granted, conditions will be attached to:
 - a) remove permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 2015 in respect of extensions on dwellings of less than 93 square metres to ensure they do not exceed this size; and
 - b) ensure that the existing dwelling is demolished and removed from the site prior to or within 3 months of the replacement dwelling first being occupied.

- 1.5 For the reasons outlined in the previous Committee report, the existing residential use has not been abandoned. The existing dwelling is nonetheless in a poor condition and state of repair. Consequently, the principle of replacement is considered to be acceptable under Policy HC-D17(1). That leads to the consideration of the proposal in terms of each of the criteria specified by paragraph (2) sub-paragraphs (a) to (d) of the Policy.
- 1.6 Paragraph 2(a) requires that a proposed replacement dwelling should be sited on or close to the existing footprint of the existing dwelling, unless alternative siting would provide benefits for landscape, wildlife or cultural heritage. The proposed dwelling would be sited on the footprint of the existing dwelling. An alternative siting would not provide any of the other benefits that are contemplated by the policy. Therefore, the proposal complies with paragraph 2(a) of the policy.

- 1.7 Paragraph 2(b) requires that a proposed replacement dwelling should be no larger than the original dwelling or 93 square metres gross internal area, whichever is the larger. The drawings submitted as part of the planning application indicate that the highest part of the ridge of the roof of the proposed dwelling would be about 1.66 metres higher than the highest part of the ridge of the roof of the existing dwelling. The proposed dwelling is shallower in depth than the existing dwelling. However, measured along its side/west elevation it would be about 9 metres longer than the existing dwelling. The net result is that the proposed dwelling would be higher and have a larger area than the existing dwelling.
- 1.8 More particularly, the proposed dwelling would have a floor area of about 78 square metres whereas the floorspace of the existing dwelling is about 66 square metres. The key points are, however, (1) that comparisons of the size of the proposed and existing dwellings in paragraph 2(b) are focused on measurements of floor area rather than height (which is relevant to the assessment under paragraph 2(c)); and (2) a proposal that has a floorspace of 93 square metres or less will comply with paragraph 2(b) of the policy. That being so, Officers consider the proposal satisfies paragraph 2(b).
- 1.9 Paragraph 2(c) of the Policy requires a proposed replacement dwelling to reflect the massing and scale of the original dwelling. Officers consider the height of the proposed dwelling taken together with its stepped and longer form results in the proposal possessing a scale and mass which does not satisfactorily reflect the massing and scale of the original dwelling. Therefore, Officers conclude the proposal conflicts with this part of the Policy.
- 1.10 Paragraph 2(d) requires that the replacement dwelling accord with the design and sustainable construction requirements of Policy CE-S6. The full text of Policy CE-S6 is annexed to this report. It requires (as relevant) that development conserves and enhances the local identity and distinctiveness of Exmoor's built and historic environment. Officers consider that the proposal would cause unacceptable harm to the scenic beauty and character of this part of the National Park landscape, for the reasons outlined in the previous Committee report. Therefore, the proposal conflicts with paragraph 2(d).
- 1.11 Overall, Officers consider the proposal's conflict with paragraphs 2(c) and 2(d) of the Policy result in conflict with the Policy read as a whole.

Other relevant development plan policies

- 1.12 Policy CE-D1 of the Local Plan supports development where (amongst other things) it can be demonstrated that it is compatible with the

- conservation and enhancement of Exmoor's landscapes and seascapes. Policy CE-S2 refers to Exmoor's dark night sky and provides that the tranquillity and dark sky experience of Exmoor National Park Dark Sky Reserve and the National Park as a whole, will be maintained and improved. Policy RT-D12 relates to safeguarding access land and Rights of Way in terms of their condition, users' interests and character and appearance. Where proposals would adversely affect the network, it will be necessary to meet a number of criteria including that there is a need for the development, that there is no appropriate alternative location, and any harm will be kept to a minimum.
- 1.13 The landscape within the locality of the site consists of open countryside comprising woodland along the lower hill slopes with moorland on higher ground, overlooking farmland within a coastal setting. The naturalness of this coastal margin, as well as a marked lack of built development, combine to contribute to a prevailing sense of tranquillity, natural and undeveloped character. Whilst the existing dwelling lies alongside and would be visible to users of the Coast Path, it is relatively plain, low in height and modest in scale and appearance. These factors help the bungalow visually fit into its setting.
- 1.14 The proposed dwelling, by virtue of a combination of its larger scale and mass, its stepped and longer form, and more extensive fenestration would draw the eye. This would cause harm to the character and appearance of the landscape. The relative modesty of the existing residential building scale and appearance would be lost from the site. Consequently, the proposal is considered to fail to comply with these Policies in so far as they seek to conserve the character and appearance of the landscape. The full text of these policies is annexed to this report.
- 1.15 It is acknowledged that there is an extant planning permission for a garage structure to the northern end of the existing dwelling. However, that building has not been constructed and there is little evidence to suggest that the building would be built in the event planning permission is refused for a replacement dwelling. Moreover, the proposed replacement dwelling would have an outbuilding constructed to accommodate a boiler amongst other things. Whilst the proposed outbuilding would be smaller than the garage with extant planning permission, the combined appearance, more elaborate design and more substantial building scale on the site would be more noticeable and impactful, particularly from the South West Coast Path, than the existing dwelling and previously approved garage building combined.
- 1.16 During the previous Committee meeting some members made reference to a previous Committee report for this application, which was shown on the agenda for the Authority Committee meeting in October 2023. It is

important to recognise that that report was found to be incomplete. At the October 2023 meeting the Head of Planning and Sustainable Development advised the Committee that the report failed to address certain relevant matters satisfactorily or at all. Therefore, the report was withdrawn and the matter deferred, and in officers' opinion no weight should be attached to the earlier report in so far as it may differ from that which remains for consideration by the Committee.

- 1.17 Whilst there is no dispute that the site is previously developed land, it is set away from other built forms and within a predominately natural and undeveloped setting. These factors would emphasise the proposed dwelling's presence, and by virtue of the increase in the scale and mass of built development at the site, as well as the design of the proposed dwelling, the scheme would result in a visually jarring intrusion of conspicuous built form within the countryside setting, which is not experienced to such an extent as a result of the existing development.

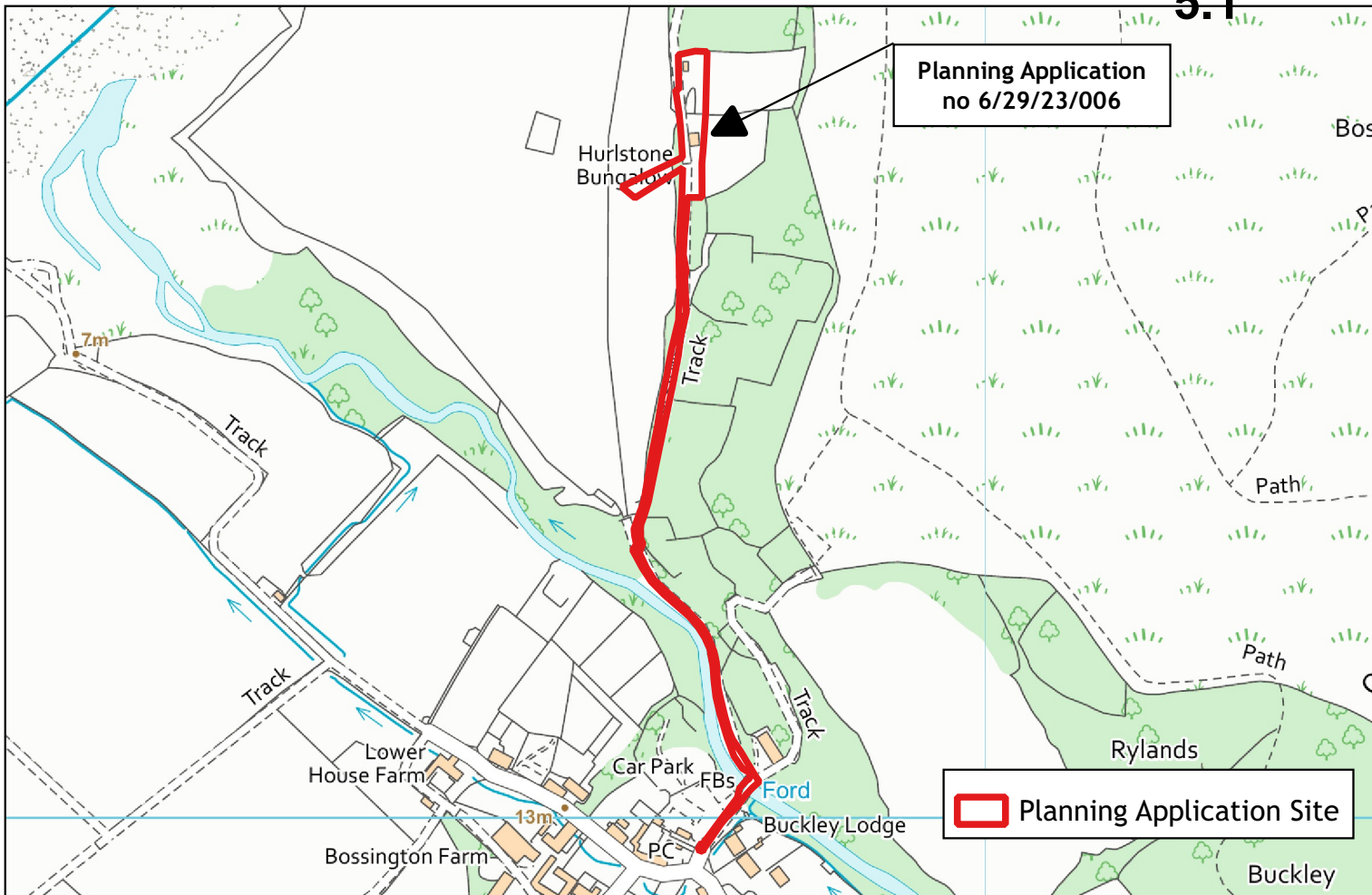
The section 38(6) planning balance

- 1.18 Local Plan Policies GP1, CE-S1, CE-S2, CE-D1 and HC-D17 together seek to conserve and enhance the character and appearance of the landscape of the National Park, amongst other things. Local Plan Policy RT-D12 seeks, as well as other things, to ensure that development does not harm the character and appearance of the access network or adversely affect users' interests. These are the most important policies of the development plan for the determination of this proposal. The development proposed would cause unacceptable harm to the scenic beauty and character of this part of the National Park landscape. The proposal would therefore fail to comply with policies GP1, CE-S1, CE-S2, CE-D1, RT-D12 and HC-D17 of the Exmoor National Park Local Plan 2011-2031.
- 1.19 The scheme would offer an improvement to the National Park's housing stock with a new, modernised low/zero carbon dwelling. Some benefits would be likely to arise as a result of additional planting. Nevertheless, given the scale of the development these benefits would be limited and attract limited weight.
- 1.20 Consequently, the proposal would conflict with the development plan read as a whole and there are no material considerations identified which when weighed in the balance justify a decision otherwise than in accordance with the development plan.

2.0 **Recommendation**

2.1 The Officer recommendation remains that planning permission be refused for the reasons set out on the earlier Committee report, which are:

1. The development proposed would cause unacceptable harm to the scenic beauty and character of this part of the National Park landscape. The proposed development would therefore fail to comply with policies GP1, CE-S1, CE-S2, CE-D1, RT-D12 and HC-D17 of the Exmoor National Park Local Plan 2011-2031 and would be contrary to Paragraph 182 of the National Planning Policy Framework.
2. Whilst no external lighting is proposed, having regard to the concerns raised about the potential impacts of light spill from the large windows on the western aspect of the building and the affect this could have on foraging and commuting bats, there is insufficient evidence to demonstrate that the proposal would have an acceptable impact on statutory protected species. Consequently, the proposed development would be contrary to Policies GP1 and CE-S3 of the Exmoor National Park Local Plan 2011-2031. It would also be contrary to the National Planning Policy Framework's objectives for the protection of biodiversity and the conservation of the natural environment.



Site Map
Scale 1:5,000

© Crown copyright and database rights 2023 Ordnance Survey 100024878. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form



Overview Map
Scale 1:20,000

© Crown copyright and database rights 2023 Ordnance Survey 100024878. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form



Committee Report

Application Number:	6/29/23/006
Registration Date:	23-May-2023
Target Determination Date:	12-Jul-2023
Extension of Time:	
Applicant	Mr I Carew
Agent:	
Case Officer:	Joe White
Site Address:	Hurlstone Bungalow, ALLERFORD, MINEHEAD, TA24 8HJ
Proposal:	Proposed demolition of existing bungalow and sheds. Erection of replacement eco-bungalow and new shed. (resubmission of application 6/29/21/121)
Recommendation:	Refusal
Reason for bringing before Authority Committee:	This application is brought to Committee in accordance with the Scheme of Delegation and acknowledging that the Committee has previously held a site visit for the application.

Relevant History

6/29/21/121 Proposed demolition of existing bungalow and erection of replacement bungalow, Withdrawn 11/04/2023

Site Description & Proposal

The application site lies in the open countryside, adjacent to the South West Coast Path, in a position to the north of Bossington. Access to the site is through a ford and along a track, known as Hurlstone Lane, which also carries the Coast Path from the National Trust car park in Bossington. It lies within the Heritage Coast designation and the High Wooded Coast, Combes and Cleaves landscape character type of the Landscape Character Assessment of Exmoor.

The site itself is a relatively slender strip of land immediately adjacent to the Coast Path. A dwelling dating from the 1920s occupies the site. The dwelling is in a relatively poor state of repair, and it appears it was last occupied in 2016.

The site of the dwelling itself lies in Flood Zone 1. However, part of the access lies within Flood Zone 3.

The site lies within the Impact Risk Zone of nearby Sites of Special Scientific Interest (SSSI). It borders Exmoor Coastal Heaths SSSI and is in close proximity to Exmoor Heaths Special Area of Conservation (SAC).

The proposed development scheme would be a replacement dwelling. It would be single storey with a linear form and stepped roof. The proposed dwelling would have a larger footprint than the existing dwelling and it would be constructed with timber clad walls and reclaimed clay roof tiles with integrated solar panels. Vehicle parking would be to the northern side of the dwelling. A new outbuilding would accommodate a biomass boiler. No changes are proposed to the access track.

The scheme has been amended since the initial submission of the application. It also follows a previous planning application (ref 6/29/21/121) that was withdrawn.

Consultee Representations

COMMENTS MADE AGAINST INITIAL SUBMISSION

South West Coast Path Association – (9 June 2023) This representation is on behalf of the South West Coast Path association, the charity that supports the South West Coast Path National Trail (SWCP), provides information on the route for the public and raises funds for improvements. The association is dedicated to ensuring the SWCP benefits from the best possible environment, as befits a route of national importance.

The Association notes the amended version of this application. It is acknowledged that the proposal is for a smaller and arguably less visible development than that put forward in the previous applications of January and May 2022; however, this is still considerably larger and more prominent than the existing building on site, and would thus result in an adverse impact on the SWCP and consequently for its users.

In this context, in policy terms Exmoor National Park Local Plan policy HC-D17 requires that a replacement dwelling should reflect the massing and scale of the original. This requirement does not appear to be met.

In addition, the proposal still requires use of the SWCP as the means of vehicular access. It is accepted that such rights may exist legally, but active use of such rights resultant on the proposal would impact on the character of the route and introduce a safety issue for users not currently experienced. These issues would be especially exacerbated during the construction phase, when substantial amounts of material would need to be transported along the SWCP.

In view of these issues impacting upon the environmental integrity of the SWCP, the Association objects to this application.

South West Water – (24 May 2023) As the site is outside our catchment, South West Water has no comment or concern.

Environment Agency – (26 May 2023 and 4 August 2023)

Flooding Advice

The building is in flood zone 1 so not at risk of flooding. However, the access and egress are in flood zone 3. Please find attached our standard planning advice note on access and egress which will help you determine whether the proposal is appropriate.

Main River Advice

It does not look like the development will take place near the main river but I have attached the Main River Advice should this not be the case. If there is to be any development or land raising within 8 meters of the main river, please reconsult us for further comment.

(23 August 2023) – Environment Agency Position No objection on flood risk grounds. Thank you for reconsulting us and confirming that no works are proposed to the existing access route, the river or ford. The development remains in flood zone 1, as such we have no objections on flood risk grounds.

SCC Highways Authority – (31 May 2023) Standing Advice – FYI access is onto/via a Bridleway WL 21/6, therefore Rights of Way should also be consulted on this Application.

National Trust – (16 June 2023) The National Trust is a conservation charity that looks after nature, beauty and history for the nation – for everyone, for ever.

The Trust is the custodian of the Holnicote estate, with its wild rugged moorland, shingle beaches, ancient woodland, and charming villages. The estate has some 150 miles of footpaths and bridleways for local people and visitors to enjoy. As the estate lies within the National Park, it is part of a nationally designated landscape.

To the north of Bossington, a track – which is a bridleway and the route of the South West Coast Path – heads up to Hurlstone Point. This is a popular route for local people, visitors to Exmoor, and long-distance walkers. Most of the land to the east of the bridleway is designated for its ecological importance (SSSI/SAC).

The track passes the land in the applicant's ownership, which includes a simple timber building (Hurlstone Bungalow). The surrounding land forms part of the Holnicote estate, in National Trust ownership. There is a vehicular right of access along the track to the land in the applicant's ownership. The previous owners also leased a parcel of land to the north for parking and vehicular access. The applicant has included this land, the cesspit, and the route to the public highway within the application site.

The Trust respects the historic use of the applicant's land, and its vehicular rights of access. However, we continue to have significant concerns about the applicant's proposed re-development of the site, as set out in the following pages.

Scale and design

We understand ENPA is viewing the existing building as a dwelling that has not been abandoned, hence a replacement dwelling might be supported in principle. As an initial point on the submitted plans, it is important that full proposed north and south elevations are provided (not just the end walls) to clearly show what is being proposed.

Turning to the planning merits, we have concerns about compliance with Local Plan policy HC-D17. This states that replacement dwellings should "reflect the massing and scale of the original dwelling". We believe the proposed dwelling would be notably larger in its floorspace, external area, length of building and ridge height of tallest element – compared to the existing timber cabin. The proposed dwelling has also been designed as four separate blocks of building. A more appropriate solution would be for a simpler design and form, in keeping with the character and scale of the existing.

Landscape and visual

The applicant's "Landscape Viability Appraisal" shows that the existing bungalow is visible from the track/Coast Path and also from Bossington Beach (partially concealed by trees). It concludes that the proposed dwelling would be largely concealed and would become increasingly so as the hedge in front increases in size. We question how much weight can be given to screening by a relatively ephemeral feature such as a hedge. A larger dwelling – with more windows – is likely to have a greater impact.

Site layout and parking

Page 7 of the Planning Statement shows vehicles parked within the residential curtilage (understood to be on the approved shed foundations). The proposed development involves a more elongated form of dwelling, spreading the development to the north, and limiting the scope for on-site car parking. In the previous application, the applicant proposed to excavate a parking area in the southern part of the site. The current application proposes to use the parcel of land to the north for vehicular access and parking. The Trust leased this land to the previous owners. The applicant wishes to continue with this arrangement. However, this is not currently apparent on the proposed site plan. Moreover, in planning terms, it may be preferable to ensure that space is retained within the residential curtilage for associated vehicle parking.

Construction access

The development site is accessed via a bridleway track that is in parts steep and in parts narrow, which fords the River Horner, and is frequented by users of the Coast Path. It is important that construction operations do not disrupt the local community and visitors or harm the local environment. We have reviewed the vehicle

management plan (VMP) and construction method statement (CMS) and have continued concerns:

- To note, we understand the property has been unoccupied since 2006, so there has been very limited use of the track by vehicles since then.
- The premise of the VMP is that the track is in regular use by agricultural tractors up to 3T. In reality, the use of this track has declined considerably over the years; the agricultural tenant rarely uses the track in a tractor (c. 6-7 times a year).
- Regarding 'Access Rights' and 'Site Access' in the CMS, the easement restricts the weight of any vehicles to 3.5 tonnes or under unless the National Trust gives written consent (not to be unreasonably withheld). The easement also precludes vehicles from parking or obstructing access along the route.
- The CMS states that "most of the unloading (and some loading) will necessarily need to be undertaken outside of the site". Previously using the public highway and National Trust land at Bossington Green was proposed. We objected to this. We are now unclear as to where unloading onto 4x4 vehicles would take place.
- Construction access is needed for a 7-month period. The area is busy with visitors in summer, whilst the ford is impassable at certain times of the year.

Main river

In respect of the River Horner, we previously advised the applicant that the eroded bank level with the end of the play area wall would need stabilising to allow for construction access to the development site. We understand that the Environment Agency (EA) was involved at pre-application stage and has commented on the current application – asking to be re-consulted if there is any development or land raising within 8 metres of the main river. It would be helpful to have the EA's feedback on construction access, given our comment about stabilisation and the river-related mitigation proposed in the VMP.

Conclusion

Having reviewed the current application, the Trust continues to have significant concerns about the size/scale and wider impacts of the proposed development in this sensitive rural location reached via the Coast Path. And regarding construction access and management, and the potential impacts for the local community, visitors and the local environment. We therefore continue to object to the proposed development.

Campaign for the Protection of Rural England (CPRE) – (19 June 2023) CPRE Somerset objected to the previous application 6/29/21/121. There is no significant changes in the new application and our core objections remain extant. We remain concerned by the larger footprint and note objections stating that the footprint calculations do not reflect the external floorspace, the veranda space, and space of the separate large shed.

The stepped design of roofs and large separate shed will give the impression of four dwellings on the site, in our view, or alternatively of a substantial dwelling with an urbanised design featuring different roof heights. The design bears no relation in character or form to the original simple and modest rural structure. This over-scaled proposal will change the tranquil and undeveloped character and appearance of the location.

In our view the best solution would be repair and renovation, given that it appears now to be accepted that the site was not abandoned.

The Planning Statement says that repair and renovation of the existing structure would require extensive structural upgrading works and external insulation cladding and concludes that 'this approach is likely to result in a compromise in creating a sustainable dwelling and a visually pleasing building'. This statement is an unverified assertion as no planning application has been made yet to repair and renovate. It has at least now been acknowledged that repair and renovation is possible and feasible. The further reason given for not renovating and repairing - that it would be quicker to demolish and put up the proposed structure - is a spurious argument in our opinion. It would be better to take more time, and to repair and renovate.

Selworthy & Minehead Without Parish Council – (21 June 2023) Following on from the Parish Council meeting held on Monday 19 June, Selworthy and Minehead without Parish Council feel unable to reach any kind of decision other than pass this back to ENPA for your consideration. This planning application is, as you will appreciate complex and highly contentious within our community. We would urge you to carefully consider all the correspondence you have received in favour and against this application, along with those of organisations such as the CPRE and take these into consideration when forming your decision.

Natural England – (26 July 2023) No Objection

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

European sites

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

(21 September 2024)

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England have previously responded to the Exmoor National Park Authority with no objection. Based on the plans submitted, we consider that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites and therefore our previous comments still stand.

Please note, as stated in the bat survey report, an EPS mitigation licence must be obtained from Natural England to permit the proposed works affecting the bungalow to proceed.

Exmoor Society – (26 July 2023) The Exmoor Society, a charity promoting the protection of Exmoor National Park for the benefit of all, has the following concerns:

1. The site plan shows that the sheds are to be demolished and a new hedge planted. Demolition of the sheds requires ecological assessment, not included.
2. The traffic management statement mentions that Hurlstone Lane already has vehicular use. In practice, there is only occasional tractor use along the wide stretch as far as the large field adjacent to the Horner Water, and virtually no vehicle use along the narrow section between the junction of the field gate and existing bungalow. On rare occasions, National Trust Rangers use a Quad bike or Mule there for countryside management. Near the bungalow, the SW Coast Path/public bridleway is very narrow, so hazardous for pedestrians and vehicles sharing the same route.
3. The bridleway from Bossington is part of the SW Coast Path. Well-used by walkers, families with dogs, cyclists and horse riders, additional vehicular traffic will have a negative impact on people's amenity, enjoyment, and experience of tranquillity. The bridleway is already eroded and often the ford cannot be crossed in winter. Also, the right of way is very narrow in places and the SW Coast Path will be compromised.
4. The Landscape Viability Appraisal contradicts others' opinion that the sensitive coastal location within the Heritage Coast will have a negative impact on landscape character: specifically, in daylight, visibility from Bossington Beach, the two public footpaths around Bossington Hill and above the property; at night, extra light pollution in this remote part of Exmoor Dark Skies Reserve. The proposal to mitigate visibility of the intended bungalow and its associated structures by increasing frontal hedge height and thickness should be a requirement.

Exmoor Natural History Society – (3 July 2023) As Chair of Exmoor Natural History Society I would like to object to this application on behalf of the society. This development will cause damage and disturbance to the wildlife and habitats in this

special tranquil area. We do not feel that the ecological issues have been thoroughly addressed.

Future Landscapes Officer – (7 July 2023) Object.

The revised application has a number of amendments that address concerns raised in the previous application. However, I would like clarification on whether the parking next to the dwelling would involve the creation of hard standing, and if so, what is proposed?

The omission of the parking area adjacent to the track

This removes the need for substantial excavation of the bank and disposal of material onsite. It also takes parked vehicles out of the public realm and no longer in full sight from the PRoW, retains more of the stone face bank alongside the property boundary and addresses safety concerns over visibility and vehicles needing to use the track for turning.

Concerns over the impact of construction traffic on the track (Hurlstone Lane)
Further documentation has been provided in the Vehicle Management Plan and Construction Method Statement. They indicate the level of caution, protective measures and mitigation to minimise risk of damage to the track and river bank and also safe passage for pedestrians and should be adhered to by all construction/delivery personnel.

Visual impact

Visibility of the site is primarily from the adjacent track and Bossington Beach. There are a number of other amendments that have been incorporated that would reduce the visual impact of the development. This includes:

- The relocation of the steps to the end of the plot, enabling a continuous hedgerow boundary screen along the frontage of the building
- Thickening up and gap filling of the hedgerow along the frontage for increased screening
- Aligning the steps to minimise views in, towards the dwelling
- The inclusion of integrated slimline solar roof panels
- The positioning of the boiler shed at the rear of the site (as amended in the previous application)

Whilst a stepped roof and façade does break up the massing more than a single rectangular building would, I still have concerns over the massing and scale of the proposed dwelling and its appropriateness in this location.

Wildlife Officer – (6 July 2023) Object.

Thank you for consulting me on this application which is a resubmission of a previous application. It is clear that work has been done to address concerns I had relating to the previous application. The specific outstanding concerns I had were:

- Potential impacts of construction-related traffic crossing the ford

-
- Potential impacts of construction-related traffic resulting in erosion/collapse of the river bank
 - Ensuring no net-loss of biodiversity on site and seeking net gain in line with local and national policies
 - Ensuring appropriate management of invasive non-native species on site (specifically three-cornered leek)
 - Clarification of the proposed use of the area to the north of the property

These have largely been addressed and further information provided upfront including the Ecological Mitigation and Enhancement Strategy and a Landscape and Ecological Management Plan. Unfortunately, I do however have concerns about bat surveys for the sheds as detailed below.

Documents submitted in support of the application with particular relevance to ecology include:

- Update Ecological Walkover, Seasons Ecology, April 2023 (letter dated 3 May 2023)
- CEMP, EMES and LEMP, Seasons Ecology (Issue 1, 10 May 2023) + updated figure (030723)
- Vehicle Management Plan (Milestone, undated)
- Bat Survey Report, Smart Ecology, July 2022 (Issue 2, October 2022)
- Badger Survey Report, Smart Ecology, July 2022 (Issue 1, July 2022)
- Preliminary Ecological Appraisal, Seasons Ecology, February 2022 (Issue 3, March 2022)

The methods, presentation of results and recommendations within the ecological reports are satisfactory.

The site has been identified as comprising a bungalow and shed within a landholding which comprises semi-improved grassland, scrub, trees, introduced shrubs and hedgerows with fencing and retaining walls. The bungalow was identified as having high suitability for roosting bats and has been found to support a summer day roost for low numbers of common pipistrelle bats (maximum count of one bat) and a summer day roost for low numbers of lesser horseshoe bats (identified by DNA analysis of droppings). The shed and other outbuildings provided night roosting opportunities but no evidence of this has been recorded in the shed. The outbuildings were not surveyed as it was understood they would not be impacted at the time of the further surveys*. At least six species of bat were recorded during the bat surveys, including rarer and more light sensitive species such as greater and lesser horseshoe. In addition, the site provides opportunities for other protected/notable species including bluebell, badger (dung recorded on site), dormice, other mammals such as hedgehog, nesting birds (confirmed in the shed) and reptiles. No badger setts were recorded on or within 30m of the site and no signs of badger activity were recorded during a further survey in July 2022 (following identification of badger dung in January 2022 which indicates that badger are active in the area). Three-cornered leek, an invasive non-native species listed on Schedule 9 of the Wildlife and Countryside Act has been recorded on site.

I note the application now includes the demolition of the two sheds to the north of the property. These were assessed within the original PEA (Seasons Ecology, February 2022) and identified as having opportunities as a feeding/night roost. An internal inspection was recommended during the active season to confirm use as a feeding/night roost. However, this was not undertaken during 2022 as the proposals were not affecting these buildings at that time. A survey to confirm use as a feeding/night roost therefore needs completing prior to determination. This is my reason for objection at this stage.

Appropriate recommendations have been included in the survey reports including: an EPSL will be required prior to works commencing that would otherwise cause an offence with bat mitigation including a compensatory bat roost in the roof of the boiler shed, the exact details of which will need to be agreed by Natural England post-planning but which seems appropriate to me; construction environmental management plan; precautionary methods of work with respect to dormice; a pre-commencement survey and careful working methods with respect to badger; consideration to the nesting bird season; precautionary methods of work with respect to reptiles; safe removal and disposal of three-cornered leek to prevent spread of INNS.

As recommended the CEMP, EMES and LEMP includes recommendations for protective measures to be undertaken prior to and during construction. It also demonstrates landscaping proposals for the site which show hedgerow, tree and shrub planting and areas of grassland which will be managed as a meadow for wildlife. Prescriptions for management are aimed at wildlife and are acceptable.

The vehicle management plan details consideration of potential impacts of construction-related traffic on the ford (and sensitive habitats downstream) and the riverbank. Mitigation proposed appears to be appropriate and must be adhered to. If any concerns are raised about the condition of the river or banks then work will have to stop until a solution is found.

Recommendations:

- The site lies directly adjacent to Exmoor Coastal Heaths SSSI and around 60m from the boundary of Exmoor Heaths SAC. Consultation with Natural England is required for all planning applications (except householder) in this Impact Risk Zone (IRZ), please do so, if not already completed.
- To ensure the 'strict protection' of European protected species I suggest we require a copy of the European protected species licence to be submitted to the Local Planning Authority prior to commencement.
- The recommendations within the CEMP, EMES and LEMP should be secured by way of appropriate condition, with evidence of the work completed by the Ecological Clerk of Works including a Toolbox Talk and supervision of work being submitted to the LPA to discharge the condition. This should also include evidence of the toolbox talk being given to all new members of the site team as part of their induction by the Biodiversity Champion. Let me know if you want to discuss the wording for this.

-
- A pre-works survey for badger should be conditioned.
 - Evidence of nesting birds was found and therefore precautionary measures have been recommended. I recommend a suitable condition is attached to any planning permission granted to ensure no vegetation removal or demolition works take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the work and provides written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority by the ecologist.
 - No external lighting is proposed, and I suggest this is also secured by way of appropriate condition.
 - The recommendations within the vehicle management plan should be secured by way of appropriate condition.

(9 August 2023) No Objection.

Further to my previous comments, dated 6 July 2023, in which I objected due to the lack of survey information for the sheds which will be demolished, we have now received an updated bat survey report:

- Smart Ecology, Bat Survey Report, ref 2022-069, dated 26 July 2023.

The report has been updated to include the results of an emergence survey of the bungalow and internal inspections of the sheds in July 2023. The methods presentation of results and recommendations within the report are satisfactory. The sheds were identified as providing suitable night or feeding roost opportunities within the Preliminary Ecological Appraisal (Seasons Ecology, SET_485.01, 16 March 2022). An internal inspection during the active season was recommended if any impacts on the buildings were anticipated. Therefore, given they are now proposed for demolition, Smart Ecology undertook an inspection both before and after the emergence survey on 18 July 2023 to look for bats or evidence of bats, particularly droppings/or feeding remains. No bats or evidence of bats were identified within the sheds. It was therefore concluded that they are not used as night or feeding roosts. I have also discussed this with the ecologist who undertook the survey to ascertain how easy it was to check the buildings for evidence and he is confident that signs would have been visible and the buildings are not being used by bats. I can therefore remove my objection.

Please refer back to my previous comments for recommendations, which remain relevant.

Somerset County Council Lead Local Flood Authority – (25 August 2023) We believe that this is a minor application as there are less than 10 dwellings. 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. However, if there is anything specific that you require the LLFA to comment on, please let us know.

COMMENTS MADE FOLLOWING 6 DECEMBER 2023 AMENDMENTS

South West Water – (6 December 2023) As the site is outside our catchment, South West Water has no comment or concern.

Devon & Somerset Fire & Rescue Service – (6 December 2024) With reference to your letter dated 06 December 2023 concerning the above application, the details of the proposals have been examined and the following observations are made:

The proposal must comply with the functional requirements of Approved Document B of the Building Regulations. This includes access requirements for Fire Service Vehicles (B5). These include vehicle access, including minimum road widths, turning facilities for fire service vehicles and maximum reversing distances of 20 meters. I refer you to our website (<https://www.dsfire.gov.uk/about-us/fleet-and-equipment>) for the size/weight of the current appliances that Devon and Somerset Fire and Rescue use.

In addition, the provision of appropriate water supplies for firefighting (Street Hydrants) including appropriate flow rates will need to be achieved. Information on this should be sourced from the National guidance document on the provision of water for firefighting (3rd edition; Jan 2007).

Somerset County Council Lead Local Flood Authority – (11 December 2023) We believe that this is a minor application as there are less than 10 dwellings. 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. However, if there is anything specific that you require the LLFA to comment on, please let us know.

SCC Highways Authority – (12 December 2023) Standing Advice.

Exmoor Natural History Society – (18 December 2023) Exmoor Natural History Society objects to this planning application for the following reasons:

Bats

It should be considered whether a Habitat Regulations Assessment is needed because although the proposed development is small scale it is in a sensitive area being within or adjoining 2 SAC zones (Exmoor Heaths and Exmoor & Quantocks Woodlands) and adjoining and within the impact zones of 2 SSSIs (Exmoor Coastal Heaths and Porlock Ridge & Saltmarsh). There is known to be heavy Barbastelle bats foraging activity around the coastguard building at Hurlestone Point which is near to the site and the whole area is likely to provide foraging for them. Further surveys should be done and data should also be obtained from the Somerset Environmental Records Centre (SERC) to find species records for this sensitive area covering at least a 2 km radius of the site. This would help with assessing the likely impacts of the development.

We are extremely concerned that this development is expected to cause the destruction of 2 bat roosts – a Common Pipistrelle day roost and a Lesser Horseshoe day roost. Bats could also be killed/injured while works are being carried out unless mitigation is implemented.

Lighting

There is no lighting assessment provided for this development as no external lighting is proposed. However the large windows proposed in this plan will spill a lot of light which could affect foraging and commuting by bats, particularly Horseshoe bats which are very light sensitive. Activity surveys should be done to determine how important the site and adjacent habitats are for bat activities. An EPS mitigation licence from Natural England would be required before any works can proceed.

The timing of works on this development is very restricted as during the winter access can often be impossible due to high water levels making the ford impassible for vehicles. During the spring/summer months although access may be easier the detrimental effect on wildlife would be significant with impacts on nesting birds as well as bats and other woodland species.

Change of Access arrangements

The increased use of the entrance to the north of the site by the changes to the parking arrangements would result in more disturbance to any wildlife and increased risk to the numerous walkers using this path. We are also concerned about the disturbance to the river bed by the number of crossings of the ford which would be necessary to take and remove materials to/from the site.

Exmoor Wildlife Checklist

We would query the completion of Section 2 of this checklist as the site is adjacent to two SSSIs and two SACs all of which WILL be impacted by this development and the form has not included this. There will also be an impact on Woodland/Trees which surround the site and this has also not been recorded on the form.

South West Coast Path Association – (19 December 2023) This representation is on behalf of the South West Coast Path Association, the charity that supports the South West Coast Path National Trail (SWCP), provides information on the route for the public and raises funds for improvements.

The Association is dedicated to ensuring the SWCP benefits from the best possible environment, as befits a route of national importance. The Association notes the newly amended version of this application. However, the impact on the integrity of the SWCP remains as with the previous applications, and the Association maintains its position as expressed for those applications. The proposal is for a building which is significantly larger and more prominent than the existing building, and would thus result in an adverse environmental impact on the SWCP and consequently its users.

In this context, in policy terms Exmoor National Park Local Plan policy HC-D17 requires that a replacement dwelling should reflect the massing and scale of the original. This requirement is not met by this proposal.

Further, the proposal requires use of the SWCP as a means of vehicular access. It is accepted that such rights may legally exist, but active use of such rights resultant on the proposal would impact on the character of the route and introduce a safety issue for users which is not currently experienced. These issues would be exacerbated during the construction phase, when substantial amounts of material would need to be transported along the SWCP.

Given the above issues impacting on the environmental integrity of the SWCP, the Association objects to this proposal.

The Association notes with concern that the Planning Officer's report on the earlier version of this application claimed that no comment had been received from the Association, this in spite of the fact that the Association had formally objected to all three previous iterations of this application. The Association would hope and expect that this current objection is reported and considered appropriately.

Natural England – (19 December 2023) Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our response dated 26/06/2023, reference number 435431.

The advice provided in our previous response applies equally to this amendment. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal. Please ensure due consideration is given to:

Priority habitats and Species

Priority habitats and Species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. A list of priority habitats and species can be found on Gov.uk.

Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found here.

Public Rights of Way and Access Officer – (22 December 2023) Thank you for consulting me on the above application. I have already commented twice before on the original application (6/29/21/121) and would ask that all these previous comments are referred to please.

Public bridleway WL21/6 runs along Hurlstone Lane which also coincides with vehicular access to the development site. The bridleway also carries the South West Coast Path National Trail, soon to formally become part of the King Charles III England Coast Path.

Looking at the new application, I have the following comments to make:

1. I am pleased to see that the parking area has been moved off the bridleway as this was a major cause of concern for the safety of users of the bridleway/South West Coast Path.
2. Under section 01.2 Vehicular Access of the Planning Statement, I am pleased to see that my previous advice has been taken on board and that “the public right of way will remain open and safe to use at all times during construction”.
3. The Construction Method Statement seems to adequately address the concerns I expressed in my original comments about construction traffic mixing with the public using the bridleway. I would like to repeat my request that deliveries during construction are not permitted on Saturday mornings as this is a very popular time for bridleway/South West Coast Path use.

I have also repeated my general advice for development in the vicinity of public rights of way below.

Public rights of way should be open (easy and safe to use) at all times.

Please note the following:

- Care should be taken to avoid obstructing or interfering with the public rights of way or creating a hazard for users. If it is impossible to avoid interference or potential danger, the appropriate legal steps (e.g. path closure application) should be taken in advance of any works. If this is likely to be necessary, please contact ENPA (who act on behalf of the Highway Authority) or seek legal advice as soon as possible.
- Any disturbance to the surface of rights of way should be avoided but if any such disturbance does occur due to the owner/occupier or their agents' use of the way, the surface should be reinstated.
- Where planning permission is granted, this does not authorise any person to stop up or divert any public right of way. Separate legal steps are needed for this.
- The driving of a vehicle is only permitted on a public bridleway/footpath where the driver has lawful authority to do so.
- Parking on the public right of way may be deemed to constitute an obstruction
- Changes to the surface/drainage of a public right of way require prior authorisation from the Highway Authority (in this case ENPA as its agent).
- New furniture (e.g. gates) being needed along a public right of way require prior authorisation from the Highway Authority (in this case ENPA as its agent). Where an increase in vehicular traffic or other alteration in the private use of a public right of way this route is expected as a result of the development, there will be other considerations such as the impact on the maintenance requirements of the right of way.

CPRE – (2 January 2024) 1. The amended plans convey minimal information. We cannot see an updated Planning Statement. The Drawings P.006 and P.015 are unhelpful, as they contain cursory and meaningless comments such as 'Position Bungalow', 'Bungalow length reduced' and 'Parking Annotation'. They appear not to be drawn to scale as they are stamped 'Do not Scale. All dimensions to be checked on site'. No measurements or visual comparison are provided to show by much the bungalow length has been reduced, but it appears to be a minimal reduction. In the context of the previously proposed 88% increase in frontage compared to the existing bungalow, the reduction now in bungalow length appears to be insignificant.

2. The building continues to resemble five buildings including the boiler-house. It would be highly visible in the landscape. The stepped design does not 'minimise visual impact'. If it did, that argument would justify an even larger frontage than the 88% increase now proposed.

3. The 88% increase in frontage would change the character of the location from remote and tranquil with a modest workman's bungalow to one of a designer house location with cars and delivery vans plying up and down the national coastal path.

4. The tests in the Replacement Buildings policy as regards scale, massing and footprint have clearly not been met, and there is no rational justification for departing from the Local Plan given the high landscape sensitivity of this location..

5. The over-arching policy requirement is GP1-Achieving National Park Purposes and Sustainable Development. This specifically says that all proposals for new development will demonstrate that they do not conflict with other policies in the Local plan.

6. Other overarching policies are relevant eg CE S2-Protecting Exmoor's Dark Skies. The proposed fenestration is 5X as much as in the existing bungalow. The light spill will be visible for miles. The large proposed increase in frontage and extensive fenestration conflicts with CE-S1 -Landscape and Seascape Character, and CE-D1 - Protecting Exmoor's landscapes and Seascapes.

Conclusion

The proposal should be refused so that a new proposal can come forward for a modest bungalow of the same dimensions and appearance as the existing one. If it can only have 1-2 bedrooms due to modern space standards, then so be it.

Wessex Water Authority – (16 January 2024) With no proposal to connect to Wessex Water assets we have no comments regarding the planning application.

Future Landscapes Officer – (12 January 2024) Object.

Amendments to dwelling position and size

The amended plans show the dwelling moved by some 2.5m to the south to provide space for parking immediately to the north of the dwelling. Positioning the parking

next to the dwelling is an improvement, reducing the apparent linear spread of domestic use. The length of the building footprint does not appear to be any different from the previous drawings, but the external veranda has been omitted from the southern elevation. The width of the rooms at the northern end (bedrooms and bathroom) are shown deeper towards the back of the plot. I understand this discrepancy is being resolved.

These slight changes do not alter the overall scale and massing of the dwelling. Further information in the Planning Statement (submitted in January 2024) provides additional information on the height of the building which will be 1m higher than the existing dwelling, to allow for a steeper pitch to the roof (due to the use of clay tiles).

My concerns over the footprint, scale and massing of the proposed dwelling remain as per previous comments on this application and the withdrawn planning application. The existing dwelling, with its small footprint and low height, does not appear dominant and is visually unobtrusive. In a locality where the nearest development is in Bossington, at approx. 0.5km in distance, and where there is a strong sense of naturalness and tranquillity on this coastal margin, the dwelling is sympathetic in scale, does not impose itself on its remote wooded setting nor detract from the sense of place. The proposed dwelling makes more of a statement in terms of architectural design and detailing and, when combined with the larger footprint, increased height and steep roof, would have a greater prominence in the landscape and a greater impact on the naturalness of the setting, tranquillity and sense of place. The appearance of a small, low-key cabin in the woods would be lost and replaced with a larger, more prominent dwelling that is less sympathetic in scale and has greater impact on the landscape.

Glazing

The full-length fenestration is one of the stand out design features. Concerns have been raised over the amount of glazing and the potential for light spill from internal lighting, particularly from the full height glazing on the western elevation. Without measures to reduce it, light spill in this remote location, where there are no other light sources for quite some distance, would be apparent if curtains or blinds are not fitted or closed at night. Design measures that could be considered include the reduction in the amount of glazing, such as shortening the full height glazing. Other mitigation could include the use of low visible light transmission (VLT) glass and automated internal blinds. Given its location within the Exmoor National Park International Dark Sky Reserve, the development should seek to reduce the impact of light pollution on the dark skies of the National Park.

National Trust – (24 January 2024) Note: These comments supplement our original representation dated 16th June 2023, which provides further context.

Scale and Design

We remain of the view that the proposal would not comply with the policy HC-D17 requirement to “reflect the massing and scale of the original dwelling”. The proposed

dwelling would be nearly twice as long as the existing bungalow/cabin, and the ridge height of its highest ridge would be notably taller. The external footprint would be 35% greater than the existing. The proposed dwelling would also be made up of four different 'blocks' of building. We continue to favour a simpler scale and form of building, in keeping with the existing.

Landscape and visual

The proposed replacement dwelling – which would be larger, longer and with more windows – is likely to be more visible in the landscape, including from Bossington beach (in winter months) and from the coast path immediately adjacent. We continue to question the reliance being placed on new hedge planting to remove any additional impacts. Site boundaries (and parking) Looking at the amended site plan, we note that the applicant now proposes car parking within the curtilage, adjacent to the dwelling. From our perspective, the parcel of National Trust land to the north – which remains in the red line site boundary – should only be used for access to the applicant's land. We would not want to see any change of use to residential. Site boundaries (and sewerage) The application site also includes the location of the existing septic tank on National Trust land. The application states that this is "...in order for works to progress for the septic tank drainage field. These works have been agreed with the National Trust". However, whilst we understand that a new tank or treatment facility is needed... (a) such works are likely to require planning permission and do not form part of the current application, and (b) the Trust's approval is still required.

Construction access

The applicant's land is accessed via a bridleway track that is in parts steep and narrow, which fords the River Horner (and is impassable at certain times) and is part of the South West Coast Path (which is busy in the summer). We continue to be concerned about the use of the track for construction access and the resultant impacts on people heading to/from Hurlstone Point.

Main river

In respect of the River Horner, the Environment Agency raises no objection, yet this is based on their understanding that "no works are proposed to the existing access route, the river or ford". As per our original representation, we previously advised the applicant that the eroded bank level with the end of the play area wall would need stabilising to allow for construction access to the site.

Conclusion

Our conclusion remains as before:

Having reviewed the current application, the Trust continues to have significant concerns about the size/scale and wider impacts of the proposed development in this sensitive rural location reached via the Coast Path. And regarding construction access and management, and the potential impacts for the local community, visitors and the local environment. We therefore continue to object to the proposed development.

Wildlife Officer – (17 January 2024) Object.

Overall, the amendments to the proposal, moving the building 2.5m south to provide space for parking spaces adjacent to the dwelling and minimally changing the size and shape of the dwelling do not alter my overall comments made regarding ecology dated 6 July 2023 and 9 August 2023.

However, we have received an objection from Exmoor Natural History Society (December 2023) which must be carefully considered. I have tried to accurately summarise their concerns and have responded to each below:

Bats – due to the site's proximity to two SACs and two SSSIs and the use of the site by bats associated with the SAC (Barbastelle are known to forage around Hurlstone point) we have been asked to consider whether an HRA should be undertaken. ENHS have suggested further surveys and a data search from SERC should be undertaken. They are also extremely concerned about the destruction of two bat roosts – a common pipistrelle day roost and lesser horseshoe day roost.

With respect to the HRA, Natural England have made no objection and have advised us to record no Likely Significant Effect. However, we can continue to consider this in light of the information provided and if an impact from light cannot be ruled out then I agree an HRA should be undertaken.

ENHS are correct that no data search has been carried out, which it could have been. However, the desk study undertaken by the consultant ecologists included records (via EPSLs) of common pipistrelle, greater horseshoe, lesser horseshoe, soprano pipistrelle, serotine, brown long-eared and Natterer's bats within 2km of the site and barbastelle, Brandt's and whiskered bats between 2 and 4km from the site, which is useful information.

ENHS have suggested activity surveys are carried out to assess use of the site by foraging and commuting bats. We do have some information on this from the emergence surveys completed – four surveys were completed at dusk between May and July 2022 and in July 2023 which recorded common pipistrelle, greater horseshoe, lesser horseshoe, soprano pipistrelle, Myotis and serotine bats passing the site. Most activity was from common and soprano pipistrelle. In addition to this, we know that Hurlstone point is important for foraging barbastelle bats. These species can therefore be assumed to be present on site.

Bat activity surveys in relation to SAC bats are usually triggered by proposed changes to foraging or commuting habitats. In this instance, subject to avoidance of external lighting/light spill, there will not be a significant effect on foraging or commuting habitat. However, concerns have been raised about light spill (below) and I do think we need to consider this further, particularly given the sensitivity of barbastelle and greater and lesser horseshoe bats to light.

The loss of two bat roosts is unfortunate, but the appropriate process has been followed here and I therefore cannot object to this. The surveys have been undertaken in accordance with current guidelines and appropriate mitigation has been incorporated into the proposals which should provide suitable roosting opportunities for the species affected (common pipistrelle and lesser horseshoe) in the long-term. A licence will need to be obtained from Natural England prior to the start of works which would otherwise cause an offence.

Lighting – ENHS point out there is no lighting assessment provided as no external lighting is proposed. However, they raise concerns about the potential impacts of light spill from the large windows on the western aspect of the building and the affect his could have on foraging and commuting bats. Activity surveys are suggested to determine the importance of the site and adjacent habitats for bats.

ENHS are right to highlight the extent of glazing on the western aspect of the house particularly, with large full-length windows. Could the applicant consider reducing this glazing, for example, through reducing the height of the windows?

If further information can be provided to show that there will be negligible light spill due to the design of windows, design of internal lighting and mitigation measures such as automated blackout blinds and/or low transmission glass then I do not think further assessment is needed. However, if significant light spill cannot be ruled out then, further surveys and an HRA should be considered.

I therefore recommend that a lighting assessment is requested which demonstrates the design type for internal lighting, the glazing proposed (including the anticipated VLT) and the window coverings proposed. If this shows unacceptable light spill levels or is not possible then a further assessment is likely to be required.

Timing of works – it is noted that works will be very restricted during winter due to high water levels making the ford impassable, however during summer months when the ford is likely to be passable, the works will have a greater impact on nesting birds, bats and other wildlife.

The crossing of the ford is something that has concerned me during the application process, but the practicalities of whether the site is accessible during winter is not something I think I can consider from my position.

Representations

6 letters of SUPPORT have been received as part of initial consultation, including a letter from Exmoor Young Voices. The comments in support include:

- The exodus of young workers and families from the Park has become a serious problem affecting hospitality, agriculture, environment, business, the professions, housing, communications, population balance, education, and small communities.

-
- A self-build, low cost, low carbon, off grid eco project of the type proposed for Hurlstone Bungalow is now almost the only way, other than by living at home or on the farm, for local young workers, talent, and families to remain on Exmoor.
 - Every effort needs to be made by authorities and rural communities, rather than proliferating new sites, to support rebuild and conversion projects of this nature. If not, then second homes, holiday cottages, Airbnb will proliferate leaving an elderly population without services, young workers, and community facilities.
 - A self-build home, as here, also needs to have generous outdoor space, covered and open, for local working practices - wet outdoor clothing, tools, animals, vehicles - as well as for children's play and growing produce.
 - EYV commends this regeneration and renewal project, and hopes that all concerned will support a vital development for a young, local family.
 - The building has been deteriorating, unattractive and in decline. It is as it stands ecologically utterly unsatisfactory.
 - The 30% increase in size would be perfectly reasonable.
 - It is a sympathetic design with some notable improvements in materials.
 - The proposal shows that sustainable and vernacular design can be combined successfully in protected areas such as Exmoor.

29 letters of OBJECTION have been received as part of the initial consultation, including letters from the same person, and a letter signed by 58 households in the Selworthy and Minehead Without and Porlock parishes. A letter from a group of 62 households has also been received dated 2 October 2024, which was sent to Committee Members. The letters raised concerns including:

- The landscape is beautiful, and the proposal would be harmful to character and appearance.
- Concern regarding ecological impact, including bats, birds, butterflies and other insects.
- The building has been uninhabited for some time.
- Noise and disruption, and effect on users of the South West Coast Path.
- Over development of the site.
- The new building would be larger and more visible causing harm to its surroundings.
- There is no justification for the development.
- Concern regarding access and disruption as a result of vehicles accessing the site, including through the construction period.
- The existing track is currently little used by vehicles.
- The track is narrow and has no passing places, leading to potential conflict between vehicles and users of the public right of way.
- Concerns regarding liability if an accident occurs on the access.
- Detrimental impact on landscape and wildlife.

-
- The proposed outbuilding also leads to increase in scale of development leading to greater harm.
 - Contrary to Local Plan policy, including Policy HC-D17.
 - The area is quiet and dark, frequented by bats, insects and birds. Extra light would be harmful.
 - If planning permission is granted it should only be on the same footprint.
 - Poor design and loss of trees.
 - There has not been parking in the adjacent field before.
 - The west facing full length windows and solar panels are all at odds with policy.
 - The stepping of the roof actually makes the proposed development look like four dwellings.
 - Changes in this application do not address the primary concerns.
 - Issues regarding feasibility of parking.
 - The applicant's own Landscape Viability Assessment is not a full LVIA.
 - The application should be accompanied by a satisfactory scheme for surface water drainage.
 - A lighting assessment is required.
 - Concerns regarding the suitability of the septic tank.
 - Harm to landscape character, the Heritage Coast and Dark Sky Reserve.
 - Mass and scale, and visual impact concerns.
 - Concerns regarding accuracy of plans.
 - The existing building is relatively inconspicuous because it is painted dark green.

41 letters of OBJECTION have been received as part of the reconsultation following amended plans on 6 December 2023, including letters from the same person, and two letters from households in the Selworthy and Minehead Without and Porlock parishes, one letter signed by 93 houses and one letter signed by 100 households. The letters raised concerns including:

- Apart from not using the National Trust land, this is basically the same mass and scale with large windows creating light pollution.
- Harm to landscape. It would be a blot on the landscape, clearly visible from the beach below and harmful to users of the South West Coast Path.
- Concern regarding safety of users of the public right of way.
- Access concerns/access is inadequate. Erosion of the lane will be substantial and unpredictable.
- As well as a National Park, the site lies in the Heritage Coast, Special Area of Conservation, SSSI and section 3 Moor and Heath.
- The bungalow and boiler room would be much larger than the current building, particularly in frontal areas in views from the path.
- Reference to long standing use of the track by traffic is misleading. Very few vehicular access journeys were made by previous occupants.
- The proposal to use lay-by's on the A 39 for transfer and storage of materials clearly shows that the construction site is too small and unsafe.

-
- Access through Bossington village would be severely affected and is unsafe for construction vehicles particularly from Easter to October during the tourist season.
 - The proposed building continues to be significantly larger than the footprint and frontage of the original and its scale and visibility makes it inappropriate for its location on this iconic and unique stretch of National Park coastline.
 - I understand from responses made by the Head of Planning at the Porlock Consultation meeting on 20 October that the ENPA approach on GIA is only to include the main building and not the boiler shed in the comparison with the existing property. My view is that, in this case, the boiler shed is an integral part of the residential accommodation, albeit sited separately. Other sheds or garages for which the planning policy HC-D16 (Outbuildings) applies are usually not so critical to the residential space.
 - The proposed main building and boiler house will significantly increase the sense of mass and scale of the property as viewed from the footpath.
 - The demolition and construction of the new dwelling will affect the use of the tranquil, nature filled path over a considerable length of time due to access constraints and subject to weather conditions.
 - The ford is impassable on occasions during the year due to heavy rain.
 - Development scheme would be contrary to Local Plan Policies CE-S2, HC-D16 and HC-D17.
 - The existing building doesn't have an adverse visual impact, and is much admired by the large number of passers-by who use the track in front of the building.
 - There are design errors on the submitted drawings.
 - This change in massing will be most notable from the west, the elevation seen by people on the track and beach. The existing building has a west frontage of 48 sqm, whereas the proposed building has a west frontage of 96 sqm.
 - The proposed building's footprint aspect ratio is 3 to 1 (length to average width) (long and thin), whilst the existing building's footprint is only 1.3 to 1 (nearly square).
 - The existing dwelling has a volume of 257 cu m (excluding veranda), and the proposed boiler shed 93 cu m - 36% that of the existing dwelling. The west frontage of the existing building is 48 sqm, and the west frontage of the boiler shed 30 sqm – 63% of the existing building. It seems to me that if just the shed of a proposed application is over a third the volume, and nearly two thirds the frontage of the existing house, then the scale of the overall proposal is too big.
 - The proposed west frontage has 4.3 times as much glass as the existing west frontage, and this coupled with the much brighter lighting that will be used, will introduce light pollution where previously there was very little.
 - The submitted drawings aren't consistent enough (dimensions of some elements vary from view to view), or detailed enough for such a sensitive site (for instance, no gutters or downpipes are shown).

-
- For such a sensitive site the submitted drawings are too ambiguous and not detailed enough to allow for an informed planning decision to be made, or for a house to built.
 - Disagree that it was ever occupied as a holiday home. The property is abandoned and now part of nature no further planning should ever take place here.
 - The standby generator will be needed for more than 50 hrs per annum.
 - As a new soakaway system is needed/proposed; the existing, single chamber septic tank will need to be replaced and must confirm to the latest building regulations.
 - There is a need for a full and detailed assessment of the additional amount of roof and hardstanding (both of which are considerable) and how it will be dealt with to ensure no runoff to adjoining land in storm events taking tested infiltration rates into account. The site lies directly above the South West Coast Path and there is a significant danger that excess surface water will end up on the path potentially eroding it.
 - Although no external lighting is proposed given west-frontage fenestration of the current design is almost 5 times greater than the existing building we believe the Authority does require a lighting assessment to deal with light spillage from internal lights both from the perspective of the site lying within a Dark Skies Reserve and the presence of “rarer and more light sensitive species [of bats] such as greater and lesser horseshoe bats” [Ali Cockburn Wildlife Conservation Officer 6 July 2023].
 - We are curious to understand how a property reliant on “spring fed water” (described as barely a trickle by previous occupants) and a yet-to-be-dug bore hole can provide security of water volume and pressure to supply a sprinkler system which will be paramount given fire vehicles will not be able to reach the site.
 - The building continues to resemble five buildings including the boiler-house and is highly visible in the landscape. The stepped design does not minimise visual impact of the proposed development.
 - The increase in frontage changes the character of the location from remote and tranquil with a modest workman’s bungalow to one of a designer house with vehicular traffic using what is essentially a pedestrian pathway comprising part of the coastal path.
 - The over-arching policy requirement is GP1-Achieving National Park Purposes and Sustainable Development. This specifically says that all proposals for new development will demonstrate that they do not conflict with other policies in the Local plan. It is not clear that this is the case.
 - The Exmoor Natural History Society suggest that a Habitat Regulations Assessment is needed.
 - The planning statement says that the roof height above the main living area, has to be raised, in respect to the existing roof height of the existing building, in order to meet building regulations. Surely this building regulations requirement can be met by lowering the existing ground level so that the 'new roof line' is no longer higher than the existing building.

-
- Condition 2(c) of the Policy requires replacement dwellings to reflect “the massing and scale of the original dwelling”. Given the most recent changes to the proposed building are barely perceptible in terms of length, height and width, the design still necessitates nearly doubling the length of the original building, and a projected surface area of walls and roof of the existing building’s west elevation that is 2.4 times the original. Therefore, we believe this condition is not met.
 - Of concern is the group’s recent discovery that the actual height of the existing bungalow is significantly lower than originally portrayed by the applicant. Having measured the bungalow using a Leica Disto scanner under the direction of a skilled professional, we believe the ridge and chimney heights are respectively 0.8m and 0.8m lower than shown in the applicant’s original drawings. Critically, this means the ridge of the proposed building at its highest point would be 1.8m higher than the current ridge height, and the chimney 0.9m higher.
 - We believe the red line on the location plan has been draw incorrectly. Our understanding is that any area impacted by the development needs to be marked in red, and any additional land owned by the applicant in the vicinity marked in blue. Thus, the red line marked on the location plan should only encompass the route of access across the adjacent field to the north, which is owned by the National Trust. In their objection dated 25 January 2024, the Trust themselves say: “From our perspective, the parcel of National Trust land to the north – which remains in the red line site boundary – should only be used for access to the applicant’s land. We would not want to see any change of use to residential.” To ensure the residential planning unit is not extended, we request the red line on the location plan be amended. In addition, given the sheds in the field are no longer shown on the amended proposed site plan, and the applicant indicates he will be planting a hedge along the boundary where the sheds would have been, confirmation is required that the applicant will not be removing the sheds owned by the National Trust.
 - The applicant has amended the SuDS supporting information document and added soakaways to the amended proposed site plan. We reiterate there is a need for a full and detailed assessment of the volume of water from the additional amount of roof and hardstanding (both of which are considerable), and how it will be dealt with to ensure no runoff to adjoining land in storm events, taking tested infiltration rates into account. Simply drawing a soakaway on a plan does not address this issue – we would hope the applicant would seek to understand if a soakaway would work.
 - We believe there is an urgent need for a lighting assessment given the huge increase in full-height fenestration on the western elevation (at least a fourfold increase).
 - Once again, revisions to the application do little to address the significant objections identified above, many of which fundamentally rest with the design of the building. We understand policy exists to ensure that replacement dwellings are an enhancement to the special landscape

qualities of the National Park. Surely exacting care and rigour should be taken with this application given the fragility of the beauty and ecology of the site.

Policy Context

EXMOOR NATIONAL PARK LOCAL PLAN 2011 - 2031

GP1 Achieving National Park Purposes and Sustainable Development

GP4 The Efficient Use of Land and Buildings

CE-S1 Landscape and Seascape Character

CE-D1 Protecting Exmoor's Landscapes and Seascapes

CE-S2 Protecting Exmoor's Dark Night Sky

CE-S3 Biodiversity and Green Infrastructure

CE-S4 Cultural Heritage and Historic Environment

CE-D2 Green Infrastructure Provision

CE-S6 Design & Sustainable Construction Principles

CC-S1 Climate Change Mitigation and Adaptation

CC-D1 Flood Risk

CC-S5 Low Carbon and Renewable Energy Development

CC-D5 Sewerage Capacity and Sewage Disposal

CC-S7 Pollution

HC-S1 Housing

HC-S2 A Balanced Local Housing Stock

HC-D16 Outbuildings

HC-D17 Replacement Dwellings

AC-S1 Sustainable Transport

AC-D2 Traffic and Road Safety Considerations for Development

AC-S3 Traffic Management and Parking

AC-D3 Parking Provision and Standards

RT-D12 Access Land and Rights of Way

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

Planning Considerations

The main planning issues in this case are whether the principle of the development is acceptable having regard to matters of 'abandonment' and Local Plan policy, the effect of the proposed development on the character and appearance of the surroundings, ecology, flood risk and drainage, and access.

Principle

The existing dwelling is in a poor state of repair and has not been occupied for some years. Whether the use of the site as a dwelling has been abandoned has been

raised by some interested parties. Having regard to this, it is reasonable for the Authority to consider whether it has been abandoned as part of this application.

Abandonment is a legal concept used by the courts to describe the circumstances in which rights to resume a use which has been lawfully carried out in the past, may be lost because of the cessation of that use. Assessments of whether 'abandonment' has occurred is a matter of fact and degree.

Case law has established that the cessation of a use is not the same as abandonment. Merely ceasing to use the building for residential purposes does not amount to abandonment of that right.

The applicant has submitted a statement of historic use. The more recent history of the building has included the occupation of the dwelling from 1982 to 2006. During this time the building was occupied as a tenancy from the KI Robins Will Trust. From 2006 until 2010 it is reported that the building was used as a holiday home before being let under an assured short-hold tenancy. In 2011, works were carried out to the building to replace windows, insulation and solar panels as well as improvements to the water supply. The agreement for short hold tenancy ended in 2013, after which it was used as a holiday let. In 2016 the building was subject to vandalism, with windows and doors being broken and wider internal damage. Evidence has been provided of the reported incident and subsequent insurance claim. Repairs were carried out to the property in December 2016. Further evidence has been provided that during 2016 to 2019 various visits were carried out and emails sent to the insurance company regarding the damage caused by vandalism. The insurance claim was settled in August 2019. The COVID-19 pandemic prevented any further work being carried out and the applicant then entered into pre application discussions with the Authority in 2021.

The four factors that have been established as relevant to an assessment of abandonment are:

- The physical condition of the building;
- The length of time which the building has not been used;
- Whether it had been used for any other purposes; and
- The owner's intentions.

The existing dwelling dates to the 1920s. It is in a poor state of repair and has been vacant since 2016 when significant damage to the building occurred. Nevertheless, the building has four complete walls and a roof, which appear solid but in need of repair and maintenance. Officers have noted that gas bottles appeared to provide a gas supply to the property and the electricity connection was evident even though it is understood to be disconnected.

There are footings for a garage building which was granted planning permission in 2002. However, no walls or other meaningful development for the garage is apparent.

No other use of the site appears to have taken place since the use of the dwelling ceased in 2016.

The onus of proof rests on the applicant and the test to be applied in this case would be the “balance of probability”. Case law has established that abandonment considerations rely on the balancing of the four factors outlined above. Having regard to the evidence available, the building has been used for residential use. It is capable of repair and restoration to continue a residential use of the site, and the applicant had no intention to abandon the residential use of the site.

As such, it is concluded that even though the property has been unoccupied, on the balance of probabilities, the residential use of the building and site has not been abandoned and the use of the site as a dwelling is lawful.

Having regard to the above, Policy HC-D17 of the Local Plan permits the erection of a replacement dwelling. Whilst detailed elements of the proposed scheme are considered below in this report, the principle of development is acceptable in accordance with Policy HC-D17.

Character and appearance

The landscape within the vicinity of the application site consists of open countryside comprising woodland along the lower hill slopes with moorland on higher ground, overlooking enclosed farmland within a coastal setting of Exmoor’s Heritage Coast. The site lies away from the settlement of Bossington. The naturalness of this coastal margin, as well as a marked lack of built development, combine to contribute to a prevailing sense of tranquillity, natural and undeveloped character.

Whilst the existing dwelling lies alongside and would be visible to users of the South West Coast Path, it is relatively plain, low in height and modest in scale and appearance. These factors, together with its established nature, goes some way to help the bungalow visually fit into its setting.

Policies CE-D1 and CE-S6 of the Local Plan, amongst other things, require that development delivers high quality sustainable designs that conserve and enhance Exmoor’s landscapes and the distinctiveness of Exmoor’s built environment. Policy CE-S2 refers to Exmoor’s dark night sky and advises that, amongst other things, the tranquillity and dark sky experience of Exmoor National Park Dark Sky Reserve and the National Park as a whole, will be maintained and improved.

These policies are consistent with the Framework and the protection of the National Park and have regard to the purposes of designated National Parks and their status.

Policy RT-D12 relates to safeguarding access land and Rights of Way in terms of their condition, users’ interests and character and appearance. Where proposals would adversely affect the network, it will be necessary to meet a number of criteria

including that there is a need for the development, that there is no appropriate alternative location, and any harm will be kept to a minimum.

The replacement dwellings policy, Policy HC-D17, of the Local Plan requires that the replacement dwelling be sited on or close to the footprint of the existing dwelling, unless an alternative position can be justified. It requires that the replacement dwelling be no larger than the original dwelling or 93 square metres gross internal area, that it reflects the massing and scale of the original dwelling and accords with Policy CE-S6.

Some interested parties have disputed the accuracy of the submitted plans, including the accuracy of the drawings depicting the elevations of the existing dwelling. Consequently, the applicant has submitted revised existing elevation drawings, which show the dwelling to have a lower height than initially shown. According to the east elevation drawings, there would be more than 1.5 metres difference in height at the tallest part of the roof between the existing and proposed dwellings. The proposed dwelling would also be more than nine metres longer in its west elevation.

The development scheme would be over the footprint of the existing dwelling and would not exceed 93 square metres. It would be constructed from a timber frame with timber cladding, consistent with the existing dwelling. It is acknowledged that the applicant intends to relocate the pedestrian entrance to the site to help conceal the dwelling and create a sustainably constructed dwelling. However, the proposed three-bedroom house would be taller than the existing dwelling with a stepped roof, it would have an elongated form and would constitute a substantial increase in size and scale of house on the site. The relative modesty of the residential building scale and appearance would be lost from the site. In combination with its scale and mass, the house's stepped and longer form, and more extensive fenestration would draw the eye.

Within the predominately natural and undeveloped setting of this remote site, these factors would emphasise the proposed dwelling's presence, and would result in a visually jarring intrusion of conspicuous built form within the countryside setting. Moreover, even though no external lighting is proposed, the greater potential for light spill as a result of the more extensive fenestration would lead to greater potential for the dwelling's presence to be emphasised particularly during winter months and darker evenings. This would erode, and so fail to conserve, the area's predominantly natural, tranquil and undeveloped landscape character, and lead to harm of the dark sky.

Even though a condition could require the submission of alternative glazing for the windows, no details are before Officers to consider. As such, Officers are not satisfied that this would address the harm identified.

The applicant has provided a Landscape Viability Appraisal which assessed the proposed development from several viewpoints. However, despite this, the adverse

impact of the proposed development would be particularly noticeable from the South West Coast Path, which passes alongside the site offering clear views up into the development, as well as from wider views, including from Bossington Beach through views between trees.

The applicant has advised that, in addition to retained vegetation, additional landscaping around the site boundaries would be carried out. However, given the conspicuous scale and appearance of the proposed scheme and the open character of the site from the South West Coast Path, as well as the potential limitation in screening effectiveness of tree and hedge planting, with potential seasonal leaf fall, the visually softening effect of landscaping on the proposed development would be limited. Moreover, with any new planting, its longer-term management and survival is not guaranteed. As such, Officers are not persuaded that the proposed landscaping would be effective in concealing or significantly softening the proposed development or significantly reducing the visual and perceptible impact.

Even though there is an extant planning permission for a garage building on the site and existing sheds in the field to the north would be demolished, this would not outweigh the harm caused by the proposed dwelling and its outbuilding.

For the above reasons, Officers conclude that the proposed development would have a significantly harmful effect on the character and appearance of the surrounding area. In this regard, the proposal would be contrary to Policies GP1, CE-S1, CE-S2, CE-D1, RT-D12 and HC-D17 of the Exmoor National Park Local Plan. Together these policies, amongst other things, seek high quality in terms of design that respects and complements local character and the character and appearance of the National Park landscapes, including tranquillity and dark sky experience of Exmoor National Park as a whole, and the interests of users of public rights of way.

Ecology

The site lies directly adjacent to Exmoor Coastal Heaths SSSI and around 60m from the boundary of Exmoor Heaths SAC. The Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) require that permission may only be granted after having ascertained that it will not affect the integrity of a European site, such as the SAC.

The site has been identified as comprising a bungalow and shed within a landholding which comprises semi-improved grassland, scrub, trees, introduced shrubs and hedgerows with fencing and retaining walls. The bungalow was identified as having high suitability for roosting bats and has been found to support a summer day roost for low numbers of common pipistrelle bats and a summer day roost for low numbers of lesser horseshoe bats. The shed and other outbuildings provided night roosting opportunities.

Appropriate recommendations have been included in the survey reports including that a European Protected Species Licence would be required prior to works commencing that would otherwise cause an offence with bat mitigation including a compensatory bat roost in the roof of the boiler shed; construction environmental management plan; precautionary methods of work with respect to dormice; a pre-commencement survey and careful working methods with respect to badger; consideration to the nesting bird season; precautionary methods of work with respect to reptiles; safe removal and disposal of three-cornered leek, which would prevent spread of invasive non-native species.

The desk study undertaken by the consultant ecologists included records of common pipistrelle, greater horseshoe, lesser horseshoe, soprano pipistrelle, serotine, brown long-eared and Natterer's bats within 2km of the site and barbastelle, Brandt's and whiskered bats between 2km and 4km from the site.

Bat activity surveys in relation to SAC bats are usually triggered by proposed changes to foraging or commuting habitats. In this instance, subject to avoidance of external lighting/light spill, there will not be a significant effect on foraging or commuting habitat. However, concerns have been raised about light spill and the Authority's Wildlife Officer has advised that this matter requires further consideration, particularly given the sensitivity of barbastelle and greater and lesser horseshoe bats to light.

Even though Natural England have made no objection and have advised the Authority to record no Likely Significant Effect, being mindful of other objections that have been received, the Authority would be entitled to continue to consider this matter. If an impact from artificial light cannot be ruled out, then an Appropriate Assessment under the Habitats Regulations should be undertaken.

Whilst no external lighting is proposed, having regard to the concerns raised about the potential impacts of light spill from the large windows on the western aspect of the building and the affect this could have on foraging and commuting bats, there is insufficient evidence to demonstrate that the proposal would have an acceptable impact on statutory protected species. Consequently, the proposed development would be contrary to Policies GP1 and CE-S3 of the Local Plan which together, amongst other things, seek to ensure development does not harm legally protected species, or lead to the loss of or damage to their habitats. It would also be contrary to the Framework's objectives for the protection of biodiversity and the conservation of the natural environment.

Flood risk and drainage

Policy CC-D1 of the Local Plan states, amongst other things, that proposals will be permitted where they are consistent with the sequential test and where it has been demonstrated that the site has little or no risk of flooding.

The dwelling itself lies within Flood Zone 1 (low probability of flooding). The proposed development is therefore appropriate at this location. However, the access and egress, near the ford, lie within Flood Zone 3 (high probability of flooding).

The River Horner, through which vehicular access to the site passes, is occasionally impassable by vehicles following prolonged periods of heavy rainfall. A Flood Risk Assessment (FRA) has been submitted as part of the documents supporting the application.

The FRA advises that because part of the access road is located within Flood Zone 3, a site-specific Flood Emergency Plan has been developed for the site as a preparedness strategy designed to mitigate the risks and manage the impacts of a flood event.

The FRA concludes that, as the proposal consists of the erection of a replacement building, there would be no significant increase in surface water runoff from the site. It also considers that the development would not give rise to backwater affects or divert water towards other properties. The FRA demonstrates that the proposal would be safe, in terms of flood risk, for its design life and would not increase flood risk elsewhere.

Moreover, the site has a current lawful use for residential purposes. The proposed development would not materially alter this and, as such, occupants at the proposed dwelling would be at no greater risk from flooding or as a result of flooding.

The Environment Agency have considered the submitted evidence and raise no objection. Whilst it would not override planning requirements, the disposal of surface water is an obligation under Building Regulations and includes a requirement for adequate provision to be made for rainwater from the building. The development would be relatively limited in scale, and the risks associated with surface water flooding are likely to be low.

Having regard to the above, the proposed development is considered to be acceptable in terms of flood risk and drainage. It would comply with Policy CC-D1 of the Local Plan.

Access

Policy AC-D2 of the Local Plan says that development which will cause unacceptable levels of traffic in terms of the environmental or physical capacity of the local road network, or would prejudice road safety interests will not be permitted. Policy RT-D12 states that the public rights of way access network will be safeguarded.

Whilst objections have been received in relation to the adequacy of the existing access track, over which the South West Coast Path passes, and the potential for conflict between vehicles using the track to access the dwelling and other users of the

Coast Path, the site has a lawful use as a dwelling. As such, even though the existing dwelling has been little used over recent years, it is unlikely that there would be a material increase in traffic movements as a result of the proposed development.

Although it has been explained that an area of track has subsided, there is no substantive evidence to consider that its repair would be anything other than what would be typical maintenance of the track.

Traffic/access management information, including a Construction Method Statement, has been provided in support of the application. This outlines that delivery of materials to the site would be carried out using four wheeled drive vehicles and trailers to minimise the weight of vehicles.

It is understood that the existing dwelling benefits from vehicle access rights. The proposed development would not alter this. The proposal would retain a single dwelling on the site and, as such, there would unlikely be a material increase in traffic to the site. Whilst there may be greater traffic movements during the construction period, it would be possible to agree a Construction Management Plan under planning condition, and any such impact would be temporary.

For these reasons, the proposed development would be unlikely to have a significant or unacceptable impact on the existing access.

Other matters

Concerns have been raised regarding fire safety and the potential for emergency vehicle access. Devon & Somerset Fire & Rescue Service have been consulted and their reply has been outlined earlier in this regard. The need to comply with relevant Building Regulations has been set out. The applicant has advised of the ability to install a sprinkler system within the building. Moreover, it is unlikely that the proposed dwelling would be at any greater risk of fire or subject of more challenging access than the existing dwelling.

The applicant has referred to precedents for development. However, a number of those examples do not appear to be in Exmoor National Park. The example of an off-grid self-build dwelling on Exmoor was for a local need affordable dwelling within a different landscape setting and context of built environment. Accordingly, those cases are of little weight in the consideration of this planning application.

Whilst the applicant has advised the proposed replacement dwelling would be for a local family, there is no mechanism in place to ensure that the dwelling would be occupied by a local family. Even though the works may require Building Regulations approval, there is no substantive evidence to demonstrate that the proposal would not be able to provide an acceptable foul drainage scheme.

Officers note the applicant's view that the development scheme would have a very low/zero carbon footprint and would include renewable energy generation facilities. There would also be opportunity for improvement to the landscaping of the site. These are benefits of the proposal, albeit the benefits are limited by the scale of the development and would not outweigh the harm identified.

Having regard to the historic use of the site, the development would be appropriate in terms of flood risk and access. However, given the existing dwelling is not as visually prominent as the proposed development would be, this would not outweigh the harm to the character and appearance of the area.

Planning Balance

The starting point for any planning decision is Section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The scheme would offer an improvement to the National Park's housing stock with a new, modernised low/zero carbon dwelling. Some benefits would be likely to arise as a result of additional planting. Nevertheless, given the scale of development and the potential for increased artificial light spill these benefits attract limited weight.

The proposal would lead to significant harm to the area's character and appearance, and there is insufficient evidence to rule out harm to statutory protected species. As such the proposed development scheme conflicts with the development plan as a whole.

These harms weigh substantially against the proposal. The benefits that would arise would not outweigh the harms identified above. Consequently, the proposal would conflict with the development plan as a whole and there are no material considerations, including the provisions of the Framework, which justify a decision otherwise than in accordance with the development plan.

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

On balance, for the reasons given above, the proposal is not considered to comply with the relevant Local Plan policies. Consequently, it is recommended that planning permission be refused for the reasons set out below.

Recommendation

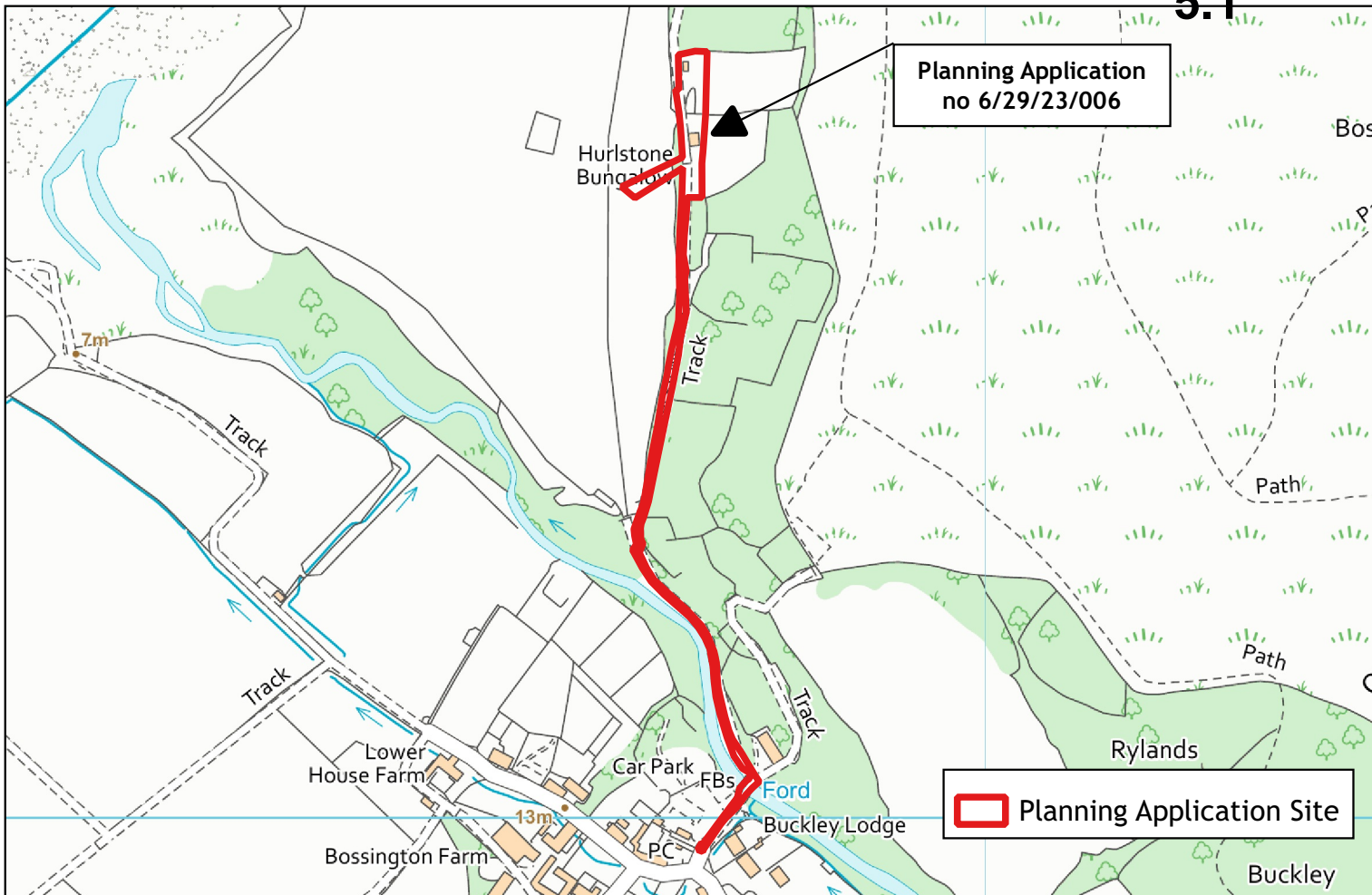
REFUSE for the following reasons:

1. The development proposed would cause unacceptable harm to the scenic beauty and character of this part of the National Park landscape. The proposed development would therefore fail to comply with policies GP1, CE-S1, CE-S2, CE-D1, RT-D12 and HC-D17 of the Exmoor National Park Local Plan 2011-2031 and would be contrary to Paragraph 182 of the National Planning Policy Framework.
2. Whilst no external lighting is proposed, having regard to the concerns raised about the potential impacts of light spill from the large windows on the western aspect of the building and the affect this could have on foraging and commuting bats, there is insufficient evidence to demonstrate that the proposal would have an acceptable impact on statutory protected species. Consequently, the proposed development would be contrary to Policies GP1 and CE-S3 of the Exmoor National Park Local Plan 2011-2031. It would also be contrary to the National Planning Policy Framework's objectives for the protection of biodiversity and the conservation of the natural environment.

Informatives

POSITIVE & PROACTIVE STATEMENT

This Authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application, Exmoor National Park Authority has endeavoured to work positively and proactively with the agent/applicant, in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed to achieve a positive outcome. However, in this case, matters relating to character and appearance and statutory protected species have not satisfactorily been addressed.



Site Map
Scale 1:5,000

© Crown copyright and database rights 2023 Ordnance Survey 100024878. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form



Overview Map
Scale 1:20,000

© Crown copyright and database rights 2023 Ordnance Survey 100024878. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form

3.1 This Local Plan contains five General Policies, which will apply to all development within Exmoor National Park and should therefore be read in conjunction with all other policies in the Plan.

Achieving National Park Purposes And Sustainable Development

Context

3.2 The National Parks' Circular states that the National Park Authorities' primary responsibility is to deliver their statutory purposes and in doing so, they should ensure they are exemplars in achieving sustainable development, helping rural communities in particular to thrive. The Circular sets out a joint vision to 2030.²⁶

Purposes And Duty Of The National Park

3.3 The purposes of National Park designation were established in the National Parks and Access to the Countryside Act 1949, and amended by the Environment Act 1995, to:

- I. Conserve and enhance the natural beauty, wildlife and cultural heritage (of the National Parks); and
- II. Promote opportunities for the understanding and enjoyment of the special qualities (of the National Parks) by the public.

National Park Authority Duty: In pursuing the statutory purposes, National Park Authorities have a duty to seek to foster the economic and social well-being of local communities.

Exmoor National Park's special qualities are:

- Large areas of open moorland providing a sense of remoteness, wildness and tranquillity rare in southern Britain
- A distinct and diverse landscape of softly rounded hills and ridges, with heather and grass moors, spectacular coast, deeply incised wooded valleys, high sea cliffs, fast flowing streams, traditional upland farms and characteristic beech hedgebanks
- A timeless landscape mostly free from intrusive development, with striking views inside and out of the National Park, and where the natural beauty of Exmoor and its dark night skies can be appreciated
- A mosaic of habitats supporting a great diversity of wildlife including herds of wild red deer, rich lichen communities, rare fritillary butterflies, bats, and other species uncommon in southern Britain
- A complex and rich historic landscape that reflects how people have lived in, used and enjoyed Exmoor over the past 8000 years, including prehistoric landscapes and monuments such as burial mounds on ridges and discrete stone settings, ancient farmsteads, hamlets, picturesque villages and historic estates
- A deeply rural community closely linked to the land with strong local traditions and ways of life
- A farmed landscape with locally distinctive breeds such as Red Devon cattle; Devon Closewool, and Exmoor Horn sheep; and herds of free living Exmoor ponies
- An exceptional rights of way network, with paths that are often rugged and narrow in character, along with extensive areas of open country and permitted access, providing superb opportunities for walking, riding and cycling
- A landscape that provides inspiration and enjoyment to visitors and residents alike.²⁷

²⁶ DEFRA (2010) English National Parks and the Broads UK Government Vision and Circular

²⁷ ENPA (2012) Exmoor National Park Partnership Plan 2012-2017.

3.4 As Exmoor is a National Park, the two statutory purposes and the socio-economic duty underpin this Local Plan. The reference to ‘cultural heritage’ in the first purpose, encompasses the historic environment. In Section 2 of this Plan, a series of strategic priorities provides the overall strategy for the Local Plan. Sitting under the statutory purposes and duty is the Vision and a series of Partnership Plan (2012-2017) and Local Plan objectives.

3.5 Exmoor National Park will continue to seek early discussion on proposals and close working and co-operation with partners, in order to find solutions and avoid potential conflicts. However, where there is irreconcilable conflict between the National Park purposes, the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage should prevail. This concept is known as the ‘Sandford Principle’.²⁸

3.6 The achievement of National Park purposes relies on the active support and co-operation of Government and public bodies including local authorities and utility companies, whose activities affect Exmoor. Section 11A of the National Parks and Access to the Countryside Act 1949 requires that “a National Park Authority, in seeking to foster the wellbeing of local communities within the National Park, shall co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the National Park”. Under this section of the Act, ‘relevant authorities’ should also have regard to National Park purposes when making decisions or carrying out activities relating to or affecting land within the National Park.²⁹ Authorities and public bodies must show they have fulfilled this duty. Where their activities outside National Parks might have an impact inside them, the Government says they should have regard to National Park purposes.³⁰

Sustainable Development

3.7 A fundamental aim of the Local Plan is to ensure that development in the National Park is sustainable. A widely-used and accepted definition of sustainable development is: “development which meets the needs of the present without compromising the ability of future generations to meet their own needs”.³¹

3.8 The UK Sustainable Development Strategy 2005 sets out five guiding principles for sustainable development, which include: living within environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; using sound science responsibly; and promoting good governance.³²

3.9 The National Planning Policy Framework (NPPF) states that the purpose of planning is to help achieve sustainable development. It sets out ‘*a presumption in favour of sustainable development, which should be seen as a ‘golden thread’ running through both plan making and decision taking*’.³³ The NPPF sets out three dimensions to sustainable development for the planning system to deliver:

- a) **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- b) **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and

²⁸ HM Government (1949) The National Parks and Access to the Countryside Act 1949 - Section 11a (2) (as amended by Section 62 of the Environment Act 1995)

²⁹ Section 11A (2) of the National Parks and Access to the Countryside Act states that “in exercising or performing any functions in relation to, or so as to affect, land in a National Park, any relevant authority shall have regard to the National Park purposes specified in subsection (1) of section five of this Act and, if it appears that there is a conflict between those purposes, shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park”

³⁰ DEFRA (2005) Guidance Note: Duties on relevant authorities to have regard to the purposes of National Parks, Areas of Outstanding Natural Beauty and the Norfolk and Suffolk Broads DEFRA, London (Paras 4-8) and Natural England (2011) England’s statutory landscape designations: a practical guide to your duty of regard

³¹ WCED (1987) Report of the World Commission on Environment and Development: “Our Common Future”

³² DEFRA (2005) Securing the Future- Delivering UK Sustainable Development Strategy

³³ DCLG (2012) National Planning Policy Framework. (Paragraph 14). DCLG

supports its health, social and cultural well-being; and

- c) **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment, and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a low-carbon economy.

3.10 It states that these three components should be pursued in an integrated way, looking for solutions which deliver multiple goals.

3.11 The National Parks' statutory purposes together with the duty (paragraph 3.3) broadly reflect the three dimensions of sustainable development in the NPPF. Policy GP1 Achieving National Park Purposes and Sustainable Development, brings the statutory purposes and sustainable development principles together setting out criteria to ensure that new development is consistent with National Park purposes and defining sustainable development in Exmoor National Park. To ensure that development contributes to the achievement of the Partnership Plan/Local Plan vision and objectives, policy GP1 requires that development proposals should demonstrate that they will not conflict with the vision and objectives.

3.12 This approach is consistent with the NPPF which sets out a presumption in favour of "sustainable development" and indicates where development should be restricted.³⁴ The Government is clear that need alone is not the only factor to be considered. Objectively assessed needs should be met unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted. Such policies include those relating to sites protected under the Habitats Directive, and/or designated as sites of special scientific interest; local green space, heritage coast **or within a national park**; designated heritage assets; and locations at risk of flooding or coastal erosion.³⁵

3.13 The NPPF makes clear that "*great weight should be given to conserving landscape and scenic beauty*

in National Parks..., which have the highest status of protection in relation to landscape and scenic beauty".³⁶ It refers to the National Parks' Circular as it provides further guidance and information on National Parks.

Enhancement Of The National Park

3.14 The first purpose of National Parks is the conservation and enhancement of their natural beauty, wildlife and cultural heritage. As well as ensuring new development conserves local landscape and built character, opportunities for enhancement measures should be taken as they are also needed to fully meet National Park purposes.

3.15 The National Park vision highlights the conservation and enhancement of Exmoor National Park's natural beauty, wildlife and cultural heritage including its archaeology, historic settlements, buildings and features and recognises the need to address intrusive structures. Changes, mainly as a result of external factors such as the availability nationally of financial incentives, have contributed to a gradual erosion of Exmoor's distinctive character, resulting, for example, from the demand for the re-use of traditional former agricultural buildings, for extensions and alterations to dwellings and by the use of standardised building techniques and materials.

3.16 To maintain the distinctive character, quality and local distinctiveness of Exmoor National Park's landscape and settlements, careful intervention and focus is therefore needed to ensure high quality new development and to respond to opportunities for enhancement.

3.17 Enhancement should be closely related to the natural beauty and/or wildlife and cultural heritage of the area, its special qualities and valued features. Considerations will include the quality of the design and its contribution to the local distinctiveness, character and appearance of the area and be consistent with other Plan policies. Policies elsewhere in this plan include specific criteria for opportunities for enhancement, and other benefits to the community, such as those for new housing for local communities (Section 6), and for the economy and employment, which includes the approach to safeguarding existing employment land and buildings (Section 7).

³⁴ DCLG (2012) National Planning Policy Framework. (Paragraph 14 Footnote 9) DCLG

³⁵ DCLG (2014) Planning Practice Guidance [Paragraph: 044 Reference ID: 3-044-20141006]

³⁶ DCLG (2012) National Planning Policy Framework. (Paragraph 115). DCLG

3.18 Planning decisions and other tools may enable opportunities to remove or treat intrusive or other undesirable structures or features. Such works must be carried out sympathetically to avoid causing harm to the National Park and its special qualities, the locality and site.

3.19 Examples of enhancement could include treatment or removal of structures including masts or poles/overhead wires or modern redundant buildings including large sheds which are considered to have a detrimental and/or cumulative impact on the National Park landscape. Occasionally the National Park Authority may consider that material planning considerations demonstrate that a scheme can be accepted as an exception to policies, in order to achieve a significant overall benefit to the National Park. For example, the development at

Cutcombe, which enabled the replacement of the livestock market, was permitted as a departure to policies in the previous Local Plan.

3.20 In order to help ensure that new development conserves and enhances the National Park and its special qualities, development briefs and appraisal documents may be used. From time to time, larger, more complex opportunities for enhancement may arise which require a development brief to bring together enhancement and socio-economic opportunities and which will deliver the most sustainable outcome for the community. These will be used selectively and only where there is a clear need to bring forward development and/or evidence that interest in a site has been discouraged by a lack of clear site specific guidance.



GP1 Achieving National Park Purposes and Sustainable Development

1. Sustainable development for Exmoor National Park will conserve and enhance the National Park, its natural beauty, wildlife and cultural heritage and its special qualities; promote opportunities for their understanding and enjoyment by the public, and in so doing, foster the social and economic wellbeing of local communities.
2. In achieving sustainable development all proposals for new development, activities and land use will demonstrate that:
 - a) they are consistent with the National Park's legal purposes and duty. Where there is irreconcilable conflict between the statutory purposes, the conservation and enhancement of the National Park will prevail consistent with the Sandford Principle; and
 - b) they do not conflict with the vision and objectives of the Exmoor National Park Management Plan and the policies in this Local Plan read in combination.
3. Opportunities must be taken to contribute to the sustainable development of the area. Particular attention will be paid to:
 - a) ensuring high quality design and the intensity of the use or activity is appropriate to the character and appearance of the National Park;
 - b) the impact on the character and setting of the site and/or buildings;
 - c) supporting the function and resilience of communities by retaining and strengthening their services and facilities, protecting their safe, attractive public places and employment opportunities, and providing for a size, type and tenure of housing to address local affordable needs and help create a balanced community;
 - d) accessibility to services, local services and facilities, jobs and technology, enabling, where appropriate, the use of sustainable transport and the impact on traffic levels;
 - e) the efficient use of land, buildings, services and infrastructure;
 - f) the impact on the amenities of local residents, occupiers of neighbouring properties, and visitors, and conserving or enhancing the quiet enjoyment of the National Park;
 - g) the use of sustainable building techniques, materials and minimising energy use and waste;
 - h) maintaining the quality of natural resources and ensuring ground conditions are acceptable;
 - i) the needs of future generations, through sustainability and resilience to climate change and adapting to and mitigating the impacts of climate change; and
 - j) supporting the health and socio-economic wellbeing of local communities and encouraging community participation.

Exmoor's Landscapes and Seascapes

Objective 1: *To conserve and enhance Exmoor's landscapes as living working landscapes that remain predominately free from intrusive developments, maintain a sense of tranquillity and protect Exmoor's dark skies.*

Objective 2: *To ensure that Exmoor's moorlands remain open, remote and relatively wild in character; that views are preserved, and strategically important areas of former moor and heath are managed in a way that restores their wilder landscape character.*

Context

4.1 Policies seek to ensure that the natural beauty of Exmoor National Park is conserved and enhanced while safeguarding the National Park's Dark Sky Reserve status through reducing light pollution.

4.2 The European Landscape Convention (ELC) defines landscape as "an area, as perceived by people, whose character is the result of natural and/or human factors".⁵¹ One of the key aims of the ELC is to integrate landscape into planning policy, recognising that landscape is a fundamental component of people's surroundings. The ELC principles are particularly promoted in addressing the planning and management of National Parks.

4.3 National policy emphasises the need to give great weight to conserving and enhancing the landscape and scenic beauty of National Parks. The National Parks' Circular recognises the significance of the living, working landscapes of the National Parks that have been influenced over centuries by land management activities such as farming and forestry. The protection and enhancement of these unique and beautiful landscapes and dark skies are central to developing the local economy and sustaining communities, whilst the diversity of the landscape character defines the quality and distinctiveness of the place. The character of the undeveloped coast should also be maintained to protect and enhance its distinctive landscape, particularly areas defined as Heritage Coast.⁵²

4.4 The panoramic views, skylines and dark night sky within the Exmoor National Park and the wild, remote and tranquil character of the open moorland, woodland and the undeveloped coast are important landscape qualities that are valued by local communities and visitors alike. Exmoor's natural beauty and landscape character are fundamental reasons for its National Park designation. Ensuring that the quality of the landscape is conserved and enhanced has positive implications for the local

economy, particularly tourism. The relatively low level and small-scale nature of development within the National Park places limited pressure on the landscape which helps to maintain its overall character.

4.5 The National Park forms almost 50% of the National Character Area of Exmoor.⁵³ The National Character Area profile highlights four statements of environmental opportunities that relate to landscape and wider environmental and cultural qualities of the area. Specific aspects of these opportunities include: protecting, managing and enhancing the highly distinctive and diverse landscape, including large areas of open 'wild' moorland, Atlantic coast, and deep wooded combes; and reinforcing the distinctive character of the mixed farmed landscape. Extreme tranquillity and dark skies are particularly identified as inspirational qualities of the area.

Landscape Character Assessment

4.6 Landscape Character Assessment (LCA) is central to the wider appreciation and understanding of landscapes and connection between people and place. The Exmoor National Park Landscape Character Assessment provides an evaluation of Exmoor's landscape character areas and types to provide a robust landscape framework that informs policy and decisions regarding the location and design of development and the capacity of the landscape to accept change; with the aim of reinforcing local distinctiveness.

4.7 The LCA identifies objectives which would benefit visual amenity and condition, thus improving landscape character.

4.8 The nine separate landscape character types on Exmoor (with 26 landscape character areas within those types) are identified on map 4.1 below. Each landscape character type defined in the LCA, has key characteristics that make a particular contribution to their distinctiveness. These characteristics reflect

⁵¹ The UK ratified the European Landscape Convention (ELC) in 2006

⁵² DCLG (2012) National Planning Policy Framework. (Paragraphs 114 –115). DCLG

⁵³ Natural England (2012) National Character Area profile 145

elements or combinations of elements (e.g. hedgerows, fields, rivers) that make up the landscape and should help inform proposals for the location and design of development to ensure that there is a positive relationship with their surroundings.

4.9 The appraisal of the landscape character types and areas shows a significant variety of landscape scene within the relatively small area of the National Park – this diversity of landscape informs Exmoor’s character. However, due to the relatively limited extent of the National Park, these landscapes can be sensitive to change; including development affecting the character and appearance of the National Park’s setting (within neighbouring local planning authority areas) and the visual amenities arising from extensive views out of and into the National Park. The Exmoor Landscape Action Plan takes forward recommendations from the LCA for each landscape character type, and identifies overarching quality objectives and specific actions for each of the landscape issues.⁵⁴

Seascape Character Assessment

4.10 Seascape is defined by Natural England in the terms of the ELC as: “An area of sea, coastline and land, as perceived by people, whose character results from the actions and interactions of land with sea, by natural and/or human factors”. This is reinforced by the Marine Policy Statement as ‘landscapes with views of the coast or seas, and coasts and the adjacent marine environment with cultural, historical and archaeological links with each other’.⁵⁵

4.11 The North Devon and Exmoor Seascape Assessment (SCA) covers 90 miles of coast, including the whole of the National Park coastline. The SCA will help support a number of activities including spatial planning with regard to development at sea and on the coast, complementing published Landscape Character Assessments. There are ten seascape character areas along the Exmoor coastline, including eight coastal areas and two offshore marine areas. The SCA defines the key characteristics, special qualities and key seascape sensitivities for each area.⁵⁶



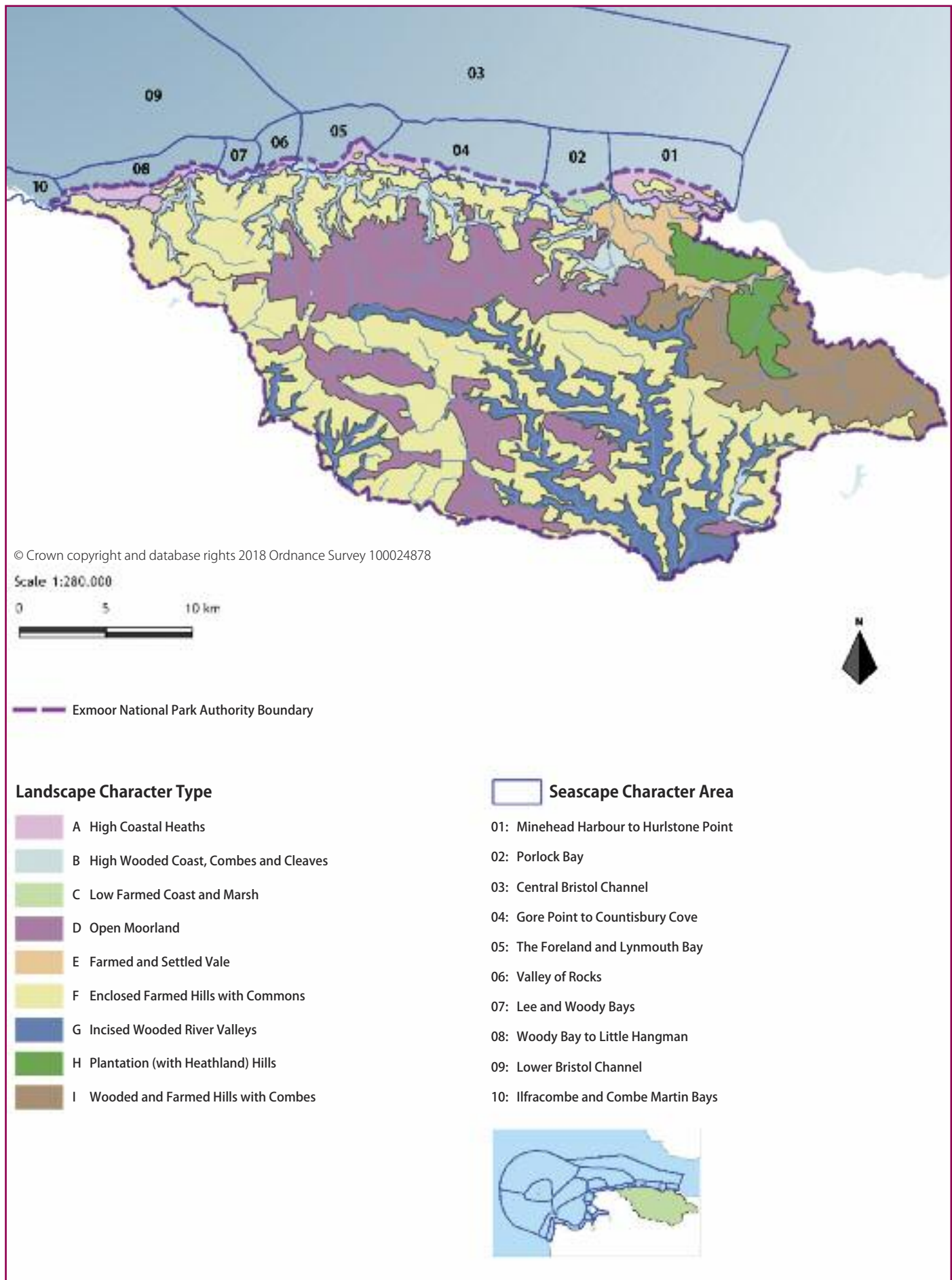
Foreland Point

⁵⁴ ENPA (2011) Exmoor Landscape Action Plan, ENPA, Dulverton

⁵⁵ HM Government, et al. (March 2011): UK Marine Policy Statement. The Stationery Office, London

⁵⁶ LUC (2015) The North Devon and Exmoor Seascape Character Assessment

Map 4.1 Landscape Character Types and Seascape Character Areas



Landscape Resilience

4.12 The landscape character approach to future development and land use change will help to create resilience to ensure that landscapes are effective at mitigating and/or adapting to the effects of climate change (CC-S1 Climate Change Mitigation and Adaptation). Opportunities to create landscape resilience can provide additional benefits for biodiversity, the economy, recreation and tourism through appropriate management, restoration, and expansion of landscapes and habitats to other ecological networks.

4.13 Forests and woodlands are considered to be significant in achieving a resilient and coherent ecological network across England. The National Parks' Circular⁵⁷ and Natural Environment White Paper⁵⁸ aim for an increase in the area of woodland in National Parks and England as a whole, better management of existing woodlands, and a renewed commitment to conserving and restoring irreplaceable ancient woodlands. New and existing woodlands can provide: wildlife habitats, green space for people to use and enjoy (CE-S3 Biodiversity and Green Infrastructure), help to mitigate and adapt to the future changing climate through carbon sequestration (CC-S1 Climate Change Mitigation and Adaptation), and are a renewable source of wood fuel as well as providing a supply of local timber (CE-S6 Design and Sustainable Construction Principles).

4.14 Other opportunities for carbon sinks (using natural carbon stores) other than planting woodland, include managing and restoring moorland and, in particular, areas of blanket bog or mire.⁵⁹ A significant area of moorland has already been rewetted through blocking ditches with dams made from bales of natural moorland vegetation, wood and peat.

Significant Landscape and Seascape Attributes

4.15 There are, in addition to the landscape character areas, specific landscape and seascape features and areas within the National Park that have defined attributes. There is a strong presumption in favour of the conservation and enhancement of their natural beauty and contribution to overall landscape and seascape character.

4.16 Section 3 Land: Section 3 of the Wildlife and Countryside (Amendment) Act 1985 requires National Park Authorities to prepare a map of any areas of "mountain, moor, heath, woodland, down, cliff or foreshore," where these areas of natural beauty are considered particularly important to conserve.⁶⁰ The three main categories of Section 3 Land are defined on the 1990 Section 3 Conservation Map and identified on the Policies Map as: moor and heath, woodland, and cliff and foreshore.

4.17 Heritage Coast: Exmoor has some of the most scenic, unspoilt stretches of coastline in England that are also considered as part of its spectacular seascape. Many areas of high coastal heath and woodland are in as natural a condition as possible and are important areas for wildlife. The whole coastline was defined as Heritage Coast in 1991, as identified on the Policies Map. The national purposes of Heritage Coasts are compatible with the statutory purposes of National Parks and also reflect the socio-economic duty. Policies CE-S1 Landscape and Seascape Character, CE-D1 Protecting Exmoor's Landscapes and Seascapes, and CC-S2 Coastal Development aim to ensure that development proposals retain the character of the predominantly undeveloped nature of the Heritage Coast and are consistent with national purposes.

The national purposes of Heritage Coasts are to:

- Conserve, protect and enhance the natural beauty of the coasts, their marine flora and fauna, and their heritage features.
- Facilitate and enhance their enjoyment, understanding and appreciation by the public.
- Maintain and improve the health of inshore waters affecting Heritage Coasts and their beaches through appropriate environmental management measures.
- Take account of the needs of agriculture, forestry and fishing, and of the economic and social needs of the small communities on these coasts.

⁵⁷ DEFRA (2010) English National Parks and the Broads UK Government Vision and Circular

⁵⁸ DEFRA (2010) The Natural Choice: securing the value of nature

⁵⁹ Exmoor Mires Project (2015) Exmoor Mires Project: Upstream Thinking

⁶⁰ Amends section 43 of the Wildlife and Countryside Act 1981

4.18 Marine Plans will help integrate marine and land planning contributing to vibrant coastal communities and consideration of cultural heritage, seascape and local environmental quality.⁶¹ The Authority supports the formation of marine protected areas (including the Bideford to Foreland Point Marine Conservation Zone)⁶² and will work with the marine planning authority to ensure that Exmoor's high quality seascape is maintained.⁶³

4.19 The Coastal Concordat for England sets out key principles relating to how regulatory and advisory bodies propose to work with local planning authorities to enable sustainable growth in the coastal zone.⁶⁴ It forms an agreement to nominate one lead authority for the consenting phase of development and will not apply to projects that are solely terrestrial. National Parks England is a signatory to the concordat.

4.20 The Landscape Setting of Exmoor's Settlements: The landscape setting of Exmoor's towns and villages is a significant aspect of their overall character and form. A Landscape Sensitivity Study has been undertaken for settlements within the National Park based on landform, vegetation, scale, historic character, materials, design styles, surrounding enclosure patterns, shape and form of the settlement, as well as landscape quality and condition. Landscape sensitivity is the degree to which a particular landscape character type or area can accommodate change without unacceptable detrimental effects on character. This study has taken into account the landscape value and sensitivity of each settlement in its wider setting to provide an informed judgement in relation to future landscape capacity to accommodate small-scale housing development within or adjoining the existing settlement whilst conserving landscape character.⁶⁵

4.21 Historic Field Patterns and Boundary Features: Exmoor has around 4000km of hedgerows and boundary features. Hedgerows, particularly the ancient mixed species hedge banks and the typical beech hedge banks on the farmed hills and valleys of Exmoor, are a significant landscape characteristic and form a strong landscape pattern including intricate field patterns that surround many small hamlets and villages.⁶⁶ Hedgerows are important features of narrow rural roads, lanes and some rights of way – channelling and framing views of the wider landscape; often with significant trees (standards) which are a strong feature of many hedges and a key aspect of their character. The built character of many settlements in the National Park is enhanced by boundary treatments such as traditional stone walling, the style of which varies according to the type of local stone available.

4.22 Important hedgerows, as defined by the Hedgerow Regulations are generally protected so they cannot usually be removed or breached without consulting the planning authority.⁶⁷ Agri-environment schemes have also contributed towards the long term management of hedgerows across the National Park. Development should conserve boundary features which contribute to landscape character, and utilise such features to ameliorate and enhance any landscape works as part of the proposal.

4.23 Important Trees, Tree Groups and Orchards: Trees and woodland are significant features of the Exmoor landscape, and one of the most valued aspects of the National Park. Most woodland areas have a range of protection measures through designations as Special Areas of Conservation, Sites of Special Scientific Interest, Local Wildlife Sites (CE-S3 Biodiversity and Green Infrastructure) or Section 3 woodland. Development proposals that may affect important trees or tree groups should have regard to the British Standards Institute publication in relation to construction.⁶⁸

⁶¹ HM Government et al. (March 2011) UK Marine Policy Statement (Para 2.5.7). The Stationery Office, London

⁶² The Bideford to Foreland Point Marine Conservation Zone was designated on 17 January 2016

⁶³ DEFRA (2016) Bideford to Foreland Point MCZ: factsheet

⁶⁴ DEFRA (2013) A Coastal Concordat for England

⁶⁵ Bryan, P. (2013) Exmoor National Park Landscape Sensitivity Study 2013, [updated in 2015], ENPA, Dulverton - includes all Local Service Centres, Villages and Porlock Weir

⁶⁶ ENPA (2007) Exmoor National Park Landscape Character Assessment, ENPA, Dulverton

⁶⁷ HM Government (1997) Statutory Instruments 1997 No. 1160 - The Hedgerow Regulations 1997

⁶⁸ British Standards Institute (2012) BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. BSI.

4.24 Veteran trees (very old trees of cultural and/or biological interest), orchards, parklands, copses and individual trees are important distinctive cultural and landscape features in their own right and are often important habitats. Over 1600 veteran trees have been recorded on Exmoor, and proposals for development or changes of land use should ensure that no harm is caused to these trees. Veteran trees are found throughout the countryside, and often in more formally designed parkland and wood pasture landscapes.

4.25 Some individual trees and tree groups are formally protected by Tree Preservation Orders (TPOs) or by their location within a conservation area. Any proposed works to trees protected by TPOs usually require consent from the planning authority, whilst six weeks prior notice is required for works to trees within a conservation area to enable the National Park Authority to consider whether a TPO should be made.⁶⁹ TPOs can be made by the Authority where it is considered that there are threats to individual trees, groups of trees or woodlands, which are considered to be in the interests of amenity.

4.26 Traditional orchards are a landscape feature of lower farmland areas within the National Park, particularly within the Vale of Porlock. Many orchards and remnants of orchards are associated with settlements and farmsteads, which reflect their past significance to the local economy – they are also important for their cultural interest and contribution to local amenity and biodiversity. A comprehensive Orchard Report has been undertaken to review, identify and assess the importance of orchards in the landscape.⁷⁰ This evidence has informed the areas of orchard defined on the Policies Map which will be protected from development proposals that would impact on their landscape value.

Landscape Effects

4.27 Consultation has highlighted the importance of protecting Exmoor's landscapes from intrusive development and the cumulative impact of man-made structures.⁷¹ Partnership working is an important means of helping to ensure that small-scale, incremental change does not have a detrimental cumulative impact on landscape and seascape character – for example guidelines have been drawn up in partnership with the Greater Exmoor Shoot Association to minimise the potential impact of game bird rearing and shooting activities on the National Park and its users.⁷²

4.28 Development pressures close to the National Park, including those arising from large scale renewable energy technologies, are a cause for concern particularly in relation to Exmoor's setting within surrounding local planning authority areas. The National Park Authority will work with partners, neighbouring planning authorities and the Marine Management Organisation (through the Duty to Cooperate) to help protect the character and visual amenity of the landscape and seascape that has an important role as the setting to Exmoor National Park. The Authority has liaised with both highway authorities (Devon and Somerset County Councils) to develop a more sensitive approach to signage and road management on Exmoor (AC-S2 Transport Infrastructure). The Authority has also worked with infrastructure organisations to facilitate undergrounding of overhead power and telecommunication lines for certain areas. Funding available to underground electricity lines in Areas of Outstanding Natural Beauty and National Parks in the South West is focused on iconic sites. Exmoor has benefitted from this fund for undergrounding schemes within the Dulverton conservation area, Hawkcombe and Porlock Marsh (AC-D6 Fixed Line Transmission Infrastructure).

⁶⁹ DCLG (2012) Protected Trees: A guide to tree preservation procedures

⁷⁰ ENPA (2013) Review of the Orchard of Landscape Importance in Exmoor National Park, ENPA, Dulverton

⁷¹ ENPA (2010) Your Future Exmoor (YFE) consultation events January – March 2010

⁷² ENPA (2007) – The Exmoor Guidelines for the Management of Gamebirds within the National Park, ENPA Dulverton

Impacts on Landscape and Visual Amenity

4.29 With care, development can be sensitively accommodated in the landscape. However, development can potentially have unacceptable adverse impacts on landscape character and visual amenity due to its scale, massing, siting, materials, colour or arrangement and therefore could appear to be incongruous within Exmoor's landscape. Potential impacts will vary on a case by case basis according to the type of development and the sensitivity of the surrounding landscape. Some of these effects may be minimised by addressing the particular landscape or visual amenity issues raised by a proposed development. Environmental Impact Assessments (EIA) should also include Landscape and Visual Impact Assessments (LVIA). However, where an EIA is not required, applications which are considered to be significant in terms of scale and/or impact should provide a LVIA. Applicants will be advised at pre-application stage whether a LVIA is likely to be required.

4.30 Large-scale developments such as agricultural buildings and equestrian exercise arenas have the potential to generate significant landscape effects unless particular care is taken to ensure they are well related to existing buildings, well screened by existing features, and the level of excavation required is minimal. The colour of building/surfacing materials and design of boundary treatments also need to be carefully selected to minimise the visual impact of such facilities (policies SE-S4 Agricultural and Forestry Development; RT-D11 Equestrian Development).

4.31 The effects of vertical structures such as wind turbines and telecommunication masts, which can have a utilitarian appearance that contrasts with rural surroundings, will depend on where they can be viewed from and who will see them. These types of developments are challenging in that they require height to maximise the effectiveness of their operation. The important aspects are limiting the visibility of such structures in the landscape through visual integration such as grouping with surrounding features with strong vertical prominence, including trees and existing buildings – the long term management of any planting which helps to screen and integrate these structures is essential. The surrounding landform is also significant, particularly open moorland landscapes which have a horizontal emphasis of ridges, plateaux and smooth horizons

that would have a high sensitivity to change compared with areas with existing recreational activities and structures. The material specification, colour and other aesthetic qualities including design, can help to minimise visibility and ensure that such structures do not break the skyline from sensitive view-points such as access land and rights of way. For further detail on these specific structures see policies CC-D3 Small Scale Wind Turbines and AC-D5 Radio and Mobile Telecommunications Infrastructure.

4.32 Cumulative landscape and visual effects are combined effects that arise through the interaction of two or more developments, whether of the same type or not, and should be considered in terms of the capacity of the landscape to accommodate change without unacceptable adverse harm to landscape character. Cumulative landscape effects refer to the impacts of a proposal on the landscape fabric, character, and quality; and so concern the degree to which the development becomes a significant or defining characteristic of the landscape, or a feature in particular views, and the effect this has upon people experiencing them. Sequential visual effects are associated with the recurrence of developments when moving through a landscape and how these are experienced along transport routes, public rights of way and access land.

4.33 Many proposed developments within the National Park will not necessarily result in cumulative or sequential landscape effects, which are more likely to result from large scale and vertical structures highlighted above, but may also arise through other types of development such as solar arrays (CC-D4 Freestanding Solar Arrays). Applications should demonstrate that any potential incompatibilities and discord within the landscape that may arise from cumulative and sequential landscape/visual effects are minimised through effective design and siting so they will not detract from the natural beauty of the National Park.

CE-S1 Landscape and Seascape Character

1. The high quality, diverse and distinct landscapes and seascapes of Exmoor National Park will be conserved and enhanced.
2. Development should be informed by and complement the distinctive characteristics of the:
 - a) landscape character types and areas identified in the Exmoor National Park Landscape Character Assessment; and
 - b) seascape character areas and types identified in the North Devon and Exmoor Seascape Character Assessment.
3. Development proposals should also have regard to, and be appropriate in terms of impact with, the conservation of significant landscape and seascape attributes including:
 - a) Section 3 Land;
 - b) Heritage Coast;
 - c) Landscape setting of Exmoor's settlements;
 - d) Historic field patterns and boundary features;
 - e) Important trees, tree groups and orchards.
4. Opportunities to conserve, enhance and restore important landscapes, seascapes and their characteristics, including minimising existing visual detractions, will be encouraged.

CE-D1 Protecting Exmoor's Landscapes And Seascapes

1. Development will be permitted where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor's landscapes and seascapes through ensuring that:
 - a) the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials, and colour; and
 - b) the cumulative and/or sequential landscape and visual effects of development do not detract from the natural beauty of the National Park and the experience of tranquillity.
2. Within Exmoor's Heritage Coast development should be appropriate to the coastal location and conserve the undeveloped nature of the coast consistent with Heritage Coast purposes.
3. Landscaping schemes should reinforce local landscape or seascape character and where these are required, conditions will be attached to protect important landscape characteristics and elements and whether appropriate replacement or additional landscape elements will be required.
4. Proposals which are significant in terms of scale and/or impact should provide a Landscape and Visual Impact Assessment as part of the application submission.

Protecting Exmoor's Dark Night Sky

Context

4.34 Exmoor National Park was designated as an International Dark Sky Reserve by the International Dark-Sky Association (IDA) in 2011 for its remote, open moorland and the lack of human habitation. Dark Sky Reserve status has provided an important boost to tourism, attracting visitors to experience Exmoor's dark night sky and inspiring interest in astronomy.

4.35 An IDA International Dark Sky Reserve possesses an exceptional quality of starry nights and nocturnal environment that is specifically protected for its scientific, natural, educational, cultural, heritage and/or public enjoyment. The reserve consists of a core zone and a critical buffer zone around it which supports the preservation of dark sky in the core.⁷³ The critical buffer zone includes only four relatively small settlements. The identification of these areas, as shown on the Policies Map, has informed the Lighting Management Plan that specifies appropriate lighting methods and management within the National Park (see Map 4.2 Dark Sky Reserve Core Zone and Critical Buffer Zone).

4.36 The Royal Commission on Environmental Pollution (RCEP) describes light pollution as: *"the experience of light in the wrong place or at the wrong time"*. Both the timing of illumination and the actual level of light are important factors. Light pollution is an important and avoidable consequence of poor lighting design, often exacerbated by poor installation and maintenance. The RCEP report recommends that those responsible for the management of existing National Parks seek to eliminate unnecessary outdoor light and to better design and manage that which cannot be eliminated.⁷⁴ The number of forms that light pollution can take from both diffuse and point sources are identified as:

- a) Glare: The excessive contrast between bright and dark areas in the field of view.
- b) Light trespass: Unwanted light, for example from adjacent properties and activities.

- c) Light clutter: The excessive grouping of lights.
- d) Light profligacy: Over-illumination which wastes energy and money.
- e) Sky glow: A combination of reflected and refracted light from the atmosphere. A major effect of sky glow at night is to reduce contrast in the sky. This is the most pervasive form of light pollution and can affect areas many miles from the original light source.

4.37 Light pollution is also known to adversely impact on wildlife and their habitats and has been recognised by a number of research studies and reports. Since many species are already declining and are protected by legislation, this represents a further pressure on remaining populations.

4.38 Bats are an example of nocturnal mammals that are likely to be disturbed by the presence of external lighting and could be deterred from using established foraging areas.⁷⁵ Lighting such as security lighting, sports floodlighting on premises, and lighting directed towards roosts are likely to reduce the time available for feeding. Some species will actively avoid lit areas, which has implications for foraging and commuting.⁷⁶

4.39 The Night Blight Report also raises further concerns regarding poor lighting design and unnecessary external illumination, such as the waste of energy and contribution to air pollution and climate change.⁷⁷ Ensuring that lighting is appropriate for its purpose and is energy efficient, will also help to reduce carbon emissions and contribute to climate change mitigation.

4.40 Consultation demonstrated a high level of support for reducing street lighting in terms of the number of street lights, and the time they are operational, although a number of smaller settlements on Exmoor have no street lighting.⁷⁸ The National Park Authority will continue to work with the highway authorities and local communities on proposals to

⁷³ <http://darksky.org/idsr/reserves/>

⁷⁴ The Royal Commission on Environmental Pollution (2009) *Artificial Light in the Environment*. The Stationery Office Ltd, London

⁷⁵ Stone, E. (2014) *Bats and Lighting*, University of Bristol

⁷⁶ Natural England (2014) *Bats: protection, surveys and licences*

⁷⁷ Campaign to Protect Rural England and the British Astronomical Association (May 2003): *Night Blight!*

⁷⁸ ENPA (2010) *Your Future Exmoor: Exmoor National Park Feedback Report*, ENPA, Dulverton

manage and, where possible, reduce lighting within streets and car parks. Devon and Somerset County Councils are both reducing the environmental impact of street lighting through light dimming, converting lamps to more efficient bulbs, and part-night lighting. Part-night lighting has already been implemented in several communities across Exmoor.

4.41 Other forms of light pollution arise from sources such as: the illumination of buildings, light spill from internal lighting in agricultural and other non-residential buildings, security lighting, and flood-lit areas. Any necessary new lighting associated with new development can be managed through appropriate lighting technology and restrictions on the duration of use. Where light pollution already exists, the National Park Authority will promote the use of the Lighting Management Plan to inform the public about ways to reduce energy and use lighting more effectively.

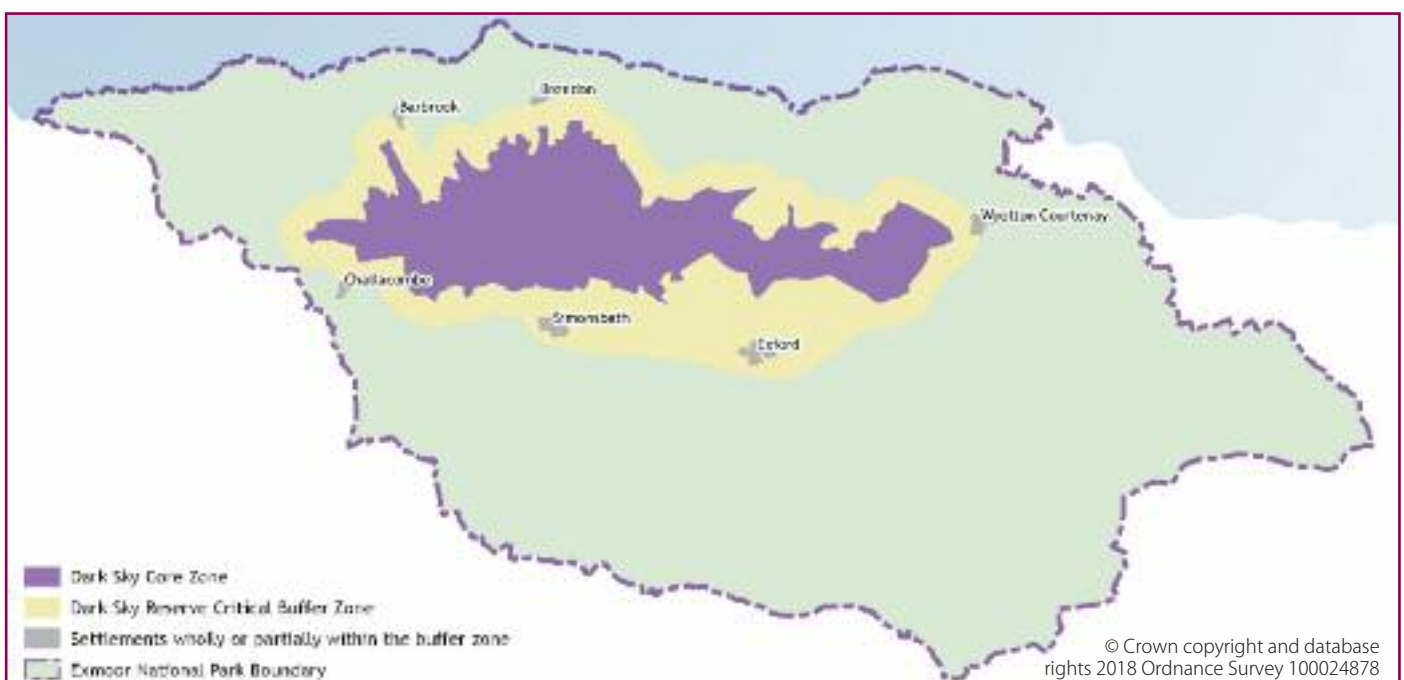
4.42 Applicants will be expected, as part of their proposals, to set out any lighting proposals and demonstrate that they accord with best practice. Planning conditions will be attached to approvals to ensure that any lighting will be appropriately designed and managed to limit impacts on Exmoor's Dark Sky Reserve, local amenity, landscape character, cultural heritage, and wildlife. Preventing light pollution will help to conserve and enhance the setting of heritage assets, and this will be an important consideration for

any new lighting proposed as lighting can enhance as well as detract from historic buildings. Any lighting will need to be appropriate to the integrity of heritage assets (policies CE-S4 Cultural Heritage and Historic Environment and CE-D3 Conserving Heritage Assets) and minimise light spillage.

4.43 Policy CE-S2 Protecting Exmoor's Dark Night Sky refers to further detailed guidance in the Lighting Management Plan which provides technical advice to inform external lighting requirements for future development and seeks to manage existing external lighting with building advice from the Institute of Lighting Professionals, together with the input of Devon County Council and Somerset County Council lighting professionals. Where external lighting cannot be managed through planning conditions, the Lighting Management Plan (LMP) provides guidelines for property owners and organisations responsible for other forms of outdoor lighting. These include reducing the intensity of external lighting and specifications for shielding with hoods or reflectors. The LMP also identifies the Dark Sky Reserve Core Zone and Critical Buffer Zone (Map 4.2 below) and the management of lighting within these areas.

4.44 Where external artificial illumination can be justified in terms of meeting safety requirements or improving accessibility to community facilities – it should meet the objectives of the policy and the requirements of the Lighting Management Plan.

Map 4.2 Dark Sky Reserve Core Zone and Critical Buffer Zone



CE-S2 Protecting Exmoor's Dark Night Sky

1. The tranquillity and dark sky experience of the Exmoor National Park Dark Sky Reserve and the National Park as a whole, will be maintained and improved.
2. Development proposals should seek to reduce light spillage and eliminate all unnecessary forms of artificial outdoor lighting in the National Park by ensuring that:
 - a) The Dark Sky Reserve Core Zone is protected from permanent illumination.
 - b) External lighting within the Dark Sky Reserve Critical Buffer Zone is strictly controlled.
 - c) Good lighting management and design is applied throughout the National Park to avoid unacceptable adverse impacts on:
 - i) the visual character of the landscape, seascape, and historic built environment;
 - ii) wildlife and habitats; and
 - iii) local visual amenity and safety.
3. Development proposals that involve external lighting, outside the Dark Sky Reserve Core Zone, will only be permitted where it can be demonstrated that they are required for safety, security or community reasons and where the details minimise light spillage; having regard to the Lighting Management Plan guidance.



The Milky Way from Brendon Common
© Keith Trueman

Replacement Dwellings

6.184 Applications for replacement dwellings often come forward where an existing dwelling is in disrepair. In many cases such dwellings are of timber construction, modest in size and built prior to the introduction of planning control. Listed buildings or dwellings that are considered to be of historic or architectural importance will not be considered for replacement (policies CE-S4 Cultural Heritage and Historic Environment, CE-D3 Conserving Heritage Assets). The Exmoor National Park Historic Environment Record has an extensive source of information that includes the historic built environment and can provide useful evidence for applicants proposing to replace an existing dwelling. Where the residential use has been abandoned, any proposals will be assessed against policies for new build residential dwellings (policies HC-D3 New Build Dwellings in Settlements and HC-D8 New Build Dwellings in the Open Countryside).

6.185 Applicants will need to be able to demonstrate that the existing building adversely affects the landscape or built character of the area (CE-S1 Landscape and Seascape Character). Dwellings recently destroyed by accident/fire will be eligible for replacement.

6.186 Replacement by a new dwelling of modern building and energy efficiency standards demands particular attention to design and siting (CE-S6 Design and Sustainable Construction Principles) to avoid harm to the landscape and character of the area, including providing vehicular access and establishing a domestic curtilage. The replacement dwelling should be sited on or close to the existing footprint of the building unless the benefits that may be achieved for landscape character, wildlife or cultural heritage can justify the replacement dwelling to be sited in an alternative location. In such situations, locations that are inherently more sustainable will be favoured such as replacing a remote substandard dwelling in the open countryside with a dwelling in a nearby settlement.

6.187 The replacement dwelling should be of a similar scale, massing and floorspace as the original dwelling to avoid any adverse harm to landscape character and visual amenity. Where existing dwellings have a gross internal area of less than 93sqm, the proposed replacement should not exceed 93sqm. In terms of policy HC-D17 Replacement Dwellings, the 'original dwelling' is the dwelling as it exists at the point of application to the National Park Authority. This approach will help to ensure that a stock of smaller, more affordable dwellings remains in the National Park.

6.188 Conditions will be attached to any granting of permission to remove permitted development rights in relation to extensions on replacement dwellings of less than 93sqm to ensure they are more affordable to local people. For replacement dwellings larger than 93sqm, the 35% extension allowance should not be factored into the proposals for the replacement dwelling as this would result in a considerably larger dwelling in terms of scale and massing than the existing dwelling. A separate application would be required for any subsequent extension to the replacement dwelling (unless within permitted development rights) to ensure that the design does not adversely impact on the surrounding landscape, settlement character and the amenity of neighbouring occupiers in accordance with policies CE-D4 Extensions to Buildings and HC-D15 Residential Extensions.

6.189 A condition will also be attached to any planning permission to ensure that where the existing building is not demolished prior to construction, it is removed from the site prior to the replacement building being occupied or, for family homes, up to 3 months after first occupation in accordance with policy CC-S6 Waste Management.

6.190 Proposals will need to be acceptable in respect of parking and access in accordance with policies AC-D1 Transport and Accessibility Requirements for Development, and AC-D3 Parking Provision and Standards.

HC-D17 Replacement Dwellings

1. Proposals for the erection of a replacement dwelling will be permitted where the existing dwelling:
 - a) is not listed or considered to be of historic or architectural importance worthy of conservation;
 - b) has an adverse impact on the character and visual amenity of the area; and
 - c) the residential use has not been abandoned.
2. The proposed replacement dwelling should:
 - a) be sited on or close to the footprint of the existing dwelling, unless alternative siting would provide benefits for landscape, wildlife or cultural heritage;
 - b) be no larger in size than the original dwelling or 93 square metres gross internal area, whichever is the larger;
 - c) reflect the massing and scale of the original dwelling; and
 - d) accord with the design and sustainable construction requirements of policy CE-S6.
3. Where permission is granted, conditions will be attached to:
 - a) remove permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 2015 in respect of extensions on dwellings of less than 93 square metres to ensure they do not exceed this size; and
 - b) ensure that the existing dwelling is demolished and removed from the site prior to or within 3 months of the replacement dwelling first being occupied.

Access Land and Rights of Way

8.92 The access network is a means of sustainable transport and enables popular recreational activities that promote healthier living as advocated by national policy. Planning policies should protect and enhance public rights of way and access and local authorities are encouraged to seek opportunities to provide better facilities for users, such as by linking existing rights of way networks.⁴⁰¹

8.93 Walking is a popular recreational activity on Exmoor, and is often cited as the main reason for visiting the National Park.⁴⁰² Cycling and horse-riding are also popular activities. They make use of the extensive access network, which in the context of the policy includes Public Rights of Way (PRoW), access land, statutory and permitted cycle routes, permissive paths and roads used for these purposes.⁴⁰³ By providing the means for such activities, the access network plays an integral role in promoting the enjoyment of the National Park both for visitors and local communities. As the access network has an important influence on the number of visitors to Exmoor, it makes a valuable contribution to the local economy of the area including for a significant number of local businesses. It can also provide important habitats and linkages for the biodiversity of the National Park, be identified as an element of the historic environment, and a valuable feature of the landscape character of Exmoor.

8.94 A high standard of maintenance, clear way-marking and the minimisation of any conflicts between path users and landowners are vital to the enjoyment of the access network. The legal responsibility for the maintenance of PRoW lies with Devon and Somerset County Councils, which has been delegated to Exmoor National Park Authority. The Authority will work with farmers, land owners and land managers to address any issues arising from PRoW across their land. A large proportion of the

network is available to walkers, cyclists and equestrian users. Users' interests encompass the physical use and the understanding, enjoyment and experience of the access network including views and tranquillity. Opportunities to enhance the network to improve the inclusiveness and enjoyment of it for users of all abilities will be sought and national guidelines followed, wherever possible, to safeguard different user groups' interests and find the best possible access option.

8.95 Climate change may result in a need for increased maintenance of the access network. The Exmoor National Park Partnership Plan includes measures to ensure the maintenance and improvement of the rights of way network as a special quality of the National Park.⁴⁰⁴ The Rights of Way Improvement Plan (RoWIP) for Devon and Somerset also includes objectives and priorities for improving the PRoW network for the benefit of all users on Exmoor.⁴⁰⁵

8.96 Policy RT-D12 Access Land and Rights of Way seeks to ensure that the existing access network is not adversely affected by development proposals. In recognition of the network's important role, it will be protected from development that is likely to prejudice current or future use. Proposals that enhance the network and improve existing routes including the provision of linkages between routes will be encouraged (CE-S3 Biodiversity and Green Infrastructure, and CE-D2 Green Infrastructure Provision).

8.97 Where proposals are likely to result in an increase in the intensity of vehicular use on shared access routes, applicants will need to demonstrate that the condition of the route will be maintained, and that the safety, ease of use, and enjoyment of the access network by all users will not be adversely affected.

⁴⁰¹ DCLG (2012) National Planning Policy Framework paras. 73 and 75 – DCLG

⁴⁰² ENPA (2010) Your Future Exmoor consultation events, ENPA, Dulverton

⁴⁰³ HM Government (2000) Countryside and Rights of Way (CRoW) Act 2000, The Stationery Office, London

⁴⁰⁴ ENPA (2012) Exmoor National Park Partnership Plan 2012-2017, ENPA, Dulverton

⁴⁰⁵ Devon County Council (2012) Rights of Way Improvement Plan 2; Devon County Council (2005) Rights of Way Improvement Plan; Somerset County Council (2015) Rights of Way Improvement Plan 2 and Appendices

RT-D12 Access Land and Rights of Way

1. The access network will be safeguarded by ensuring that development proposals will not adversely affect:
 - a) the condition of the access network;
 - b) users' interests; and
 - c) character and appearance.
2. Where proposals will adversely affect the access network applicants will be required to demonstrate that:
 - a) the need for and benefit of the development clearly outweighs any harm to the current access network;
 - b) there is no appropriate alternative location;
 - c) any harm will be kept to a minimum;
 - d) the affected network will be improved and enhanced to protect users' interests;
 - e) opportunities have been sought to provide linkages between routes, and strengthen the green infrastructure network; and
 - f) an acceptable diversion and/or compensatory land of equal or better quality are provided where necessary.

Safeguarding Land Along Former Railways and Reinstatement of the Lynton and Barnstaple Railway

8.98 Former railways are important heritage assets which form a valuable component of the cultural heritage of Exmoor National Park. They can also: be re-used as part of the access network e.g. as walking or cycling routes; act as important wildlife corridors/links between habitats for species such as dormice and bats; become a part of the green infrastructure network; or may be reinstated as part of the transport network.

West Somerset Mineral Line

8.99 The 11.5 mile West Somerset Mineral Railway was constructed to carry iron ore from mines in the Brendon Hills to Watchet harbour for shipment to Newport in South Wales. The incline, completed in 1868, was a twin-track gravity operated railway with a gradient of 1 in 4. It was perhaps the most significant standard gauge incline in the country.

8.100 In 1883, when the mines closed and ore trains no longer ran, revenue from passenger and goods traffic was not enough to cover the cost of running services and maintaining the line, which closed in 1898.

8.101 In the early 1990s Exmoor National Park Authority purchased the railway's incline. It was scheduled as a monument and a grant was secured from the Heritage Lottery Fund for the conservation of the harbour at Watchet outside the National Park, as well as the railway and mine sites both within and outside the National Park.⁴⁰⁶

Lynton and Barnstaple Railway

8.102 The construction of the 19 mile long Lynton and Barnstaple Railway began in 1895 and it opened in 1898. It was built as a narrow gauge to lower the cost of construction and to follow the natural contours of the countryside. However, in the face of increasing competition from road transport, the line closed in 1935. Most of the buildings and some of the bridges survived. The former railway line lies partly within Exmoor National Park and partly outside the National Park in North Devon District.

⁴⁰⁶ Jones, M.H. (2011) The Brendon Hills Iron Mines and the West Somerset Mineral Line: A New Account. Lightmoor Press

This page is deliberately blank



Committee Report

Application Number:	6/40/24/002
Registration Date:	08-Apr-2024
Target Determination Date:	28-May-2024
Extension of Time	09-July-2024
Applicant	Mr J Wilkinson
Agent:	Mr. A Elston, Architectural Studio SW Ltd.
Case Officer:	Joseph Rose
Site Address:	JASMINE COTTAGE, WINSFORD, MINEHEAD, TA24 7JE
Proposal:	Proposed erection of a single storey rear extension and replacement windows.
Recommendation:	Refusal
Reason for bringing before Authority Committee:	This application is brought before the committee in accordance with the Exmoor National Park Authority's scheme of delegation as the view of Winsford Parish Council is contrary to that of Planning Officers.

Relevant History

6/40/92/104 - Proposed conversion of store to dwelling. (Approved: 09/09/1992)

54663 - Proposed improvements to existing dwelling. (Permitted development: 18/01/1962)

Site Description & Proposal

Site Description:

The application site is located in the centre of the village of Winsford and consequently within the Winsford Conservation Area. Jasmine Cottage is a non-listed building that was originally and formerly called Ashdale, and housed a construction business which was later converted into a four-bedroom link detached dwelling.

The roof is a dual pitch with gables to the north and south. The roof is clad with double Roman tiles and the walls are painted render. The windows are cottage style painted timber casements. To the rear of the existing property is a single storey kitchen extension that has an asymmetrical dual pitch roof with external materials that match the main dwelling.

Proposals:

This application seeks consent to erect a single replacement rear extension and replacement windows.

The proposal is to demolish the existing extension which measures at an external floorspace of approximately 14Sqm and to erect a parapet wall flat roof extension of which will measure at an external floorspace of approximately 33Sqm. The proposed extension would project from the rear elevation by 5m with a width of 6.8m.

The extension would be constructed using painted render under a parapet hidden flat roof. A flat roof is proposed due to the array of low windowsill heights along the first floor. The proposed parapet would be capped in stone with a decorative cornice detail. The flat roof itself would be finished in grey fiberglass with two painted metal lantern rooflights, partially hidden behind the parapet.

Internally, it is proposed to make minor alterations to the internal layout, primarily to make a workable utility / boot room area. This proposal also seeks to replace the modern side bow window with a typical window design and change the rear French windows, in the living room, into bi-folding doors.

The application also seeks planning permission to replace the existing painted timber windows. The existing windows appear to be modern additions of painted softwood and are starting to deteriorate. The applicant wishes to replace the windows with a flush face timber window replica (Residence 9 Collection) that provides a flush casement timber window appearance yet is of UPVC. The replacement windows would have a simple glazing bar design.

Consultee Representations

ENPA Wildlife Conservation Officer – No Objection:

An ecology report has been submitted as requested prior to submission: Orbis Ecology, reference ORB_3969_AM, dated 27 March 2024. The methods, presentation of results and recommendations within the report are satisfactory.

The rear extension which will be demolished as part of the proposal has been assessed as having negligible suitability to roosting bats. The main cottage has been identified as having moderate suitability to roosting bats with likely access identified at the northern gable end. However, the proposed extension has been considered in relation to the existing opportunities for bats and negligible impacts are anticipated, therefore no further surveys have been recommended in line with current guidelines. A precautionary approach to the work has been recommended alongside sensitive lighting and enhancements for bats and birds.

Enhancements should be included in line with those set out in Appendix 1 of the TGN for BNG for an extension measuring 34m², i.e. two enhancement features, which means four integrated bird or bat boxes (or equivalent alternatives as set out in the appendix). Integrated features are strongly recommended, for example two integrated bird nest boxes could be installed as high as possible on the north elevation of the new extension. Woodcrete/woodstone bat boxes could also be installed as high as possible on the southern gable end of the cottage and/or on mature trees within the gardens (if suitable trees are available).

I recommend conditions are added to any permission granted and suggest the following:

- The development hereby approved shall be carried out in accordance with the recommendations set out in the Bat Survey report (Orbis Ecology, dated 27 March 2024). This condition shall be discharged when the consultant ecologist confirms in writing to the LPA that the recommendations have been satisfactorily implemented.
- Prior to the installation of any additional external lighting on site, a “lighting design strategy for bats” shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places, foraging habitat and commuting routes; and b) show how and where external lighting will be installed (for example through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
- A condition to secure the enhancements in line with Appendix 1 and recommended above, depending on what the applicant/agent would prefer to install.

Please also add an informative note reminding the owner and their contractor of the legislation affording protection to roosting bats and nesting birds and what to do in the unlikely event one is found during works.

Winsford Parish Council – Support:

The Parish Council discussed this application at their meeting on 29th April. Councillors felt that as the extension is at the rear of the property and not viewed from the road, and that the aim is to improve the property, they were happy to approve this application.

Somerset Highways Development Control – No Observations:

No Observations.

South West Water – No Objection:

Further Comments – 19 April 2024:

Thank you for your email and the assurances therein. Based on the below, South West Water has no further comments or concern.

Agent Response to South West Water’s Initial Comments – 19 April 2024:

We can confirm that the proposed extension is more than 3m away from the public sewer. We can also confirm that the foul drainage will connect into the existing system and all surface water drainage will discharge into a soakaway sited within the garden area.

Original Comments – 18 April 2024:

With reference to the planning application at the above address, the applicant/agent is advised to contact South West Water if they are unable to comply with our requirements as detailed below.

Asset Protection

Please find attached a plan showing the approximate location of a public 150mm combined sewer in the vicinity. South West Water will need to know about any building work over or within 3 metres of a public sewer or lateral drain.

We will discuss with you whether your proposals will be affected by the presence of our apparatus and the best way of dealing with any issues as you will need permission from South West Water to proceed.

Further information regarding South West Water’s build over of sewers process can be found on our website via the following link: www.southwestwater.co.uk/buildover

Should you require any further information, please contact our Asset Protection Team via email: DeveloperServicesAssetProtection@southwestwater.co.uk.

Surface Water Services

The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

1. Water re-use (smart water butts, rainwater harvesting, grey flushing toilets)
2. Discharge into the ground (infiltration); or where not reasonably practicable,

3. Discharge to a surface waterbody; or where not reasonably practicable,
4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,
5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation)

Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge into the ground (infiltration) is acceptable and meets with the Run-off Destination Hierarchy.

I trust this provides confirmation of our requirements, however should you have any questions or queries, please contact the Planning Team on 01392 442836 or via email: DeveloperServicesPlanning@southwestwater.co.uk.

Representations

One letter of support has been received from a local resident in response to the proposals at Jasmine Cottage as they feel the proposals will bring the cottage up to date and will be finished to a high standard to match those of neighbouring properties.

Policy Context

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

- CC-D1 - Flood Risk
- CC-S1 - Climate Change Mitigation and Adaptation,
- CE-D1 - Protecting Exmoor's Landscapes and Seascapes,
- CE-D2 - Green Infrastructure Provision,
- CE-D3 - Conserving Heritage Assets,
- CE-D4 - Extensions to Buildings,
- CE-S1 - Landscape and Seascape Character,
- CE-S2 - Protecting Exmoor's Dark Night Sky,
- CE-S3 - Biodiversity and Green Infrastructure,
- CE-S4 - Cultural Heritage and Historic Environment,
- CE-S6 - Design & Sustainable Construction Principles,
- GP1 - Achieving National Park Purposes and Sustainable Development,
- GP3 - Spatial Strategy,
- GP4 - The Efficient use of Land and Buildings,
- HC-D15 - Residential Extensions

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

Planning Considerations

The main planning considerations for this proposal are the principle of the development, design and sustainable construction principles (including the impacts on the character and appearance of the conservation area), impacts on neighbouring and residential amenity, flood risk and ecology and biodiversity.

The Principle of the Development:

Policy HC-D15 of the local plan outlines the requirements for proposed residential extensions within the national park. As such, it is important to emphasise that whilst the principle of residential extensions is supported, this is subject to a set criteria.

Clause 1 of the policy states that proposals for residential extensions will be permitted where, they firstly accord with the design principles set out in CE-S6 (of which are considered further into the report), where they ensure that there is sufficient space within the existing curtilage to accommodate the extension without resulting in the overdevelopment of the site or adversely impacting on residential amenity space. Clause 1 also requires residential extensions to be proportionate to the original dwelling and specifies that in any case, any proposed extension will not exceed 35% of the original dwelling (considering any previous extensions).

It is important to note as per paragraph 6.173 of the Local Plan, for the purposes of implementing the policy, floorspace shall be measured externally and shall include enclosed porches and conservatories. The 'original dwelling' is the dwelling as it existed on 1 April 1974 or as constructed if this was a date after 1 April 1974 (this being the date when the discharge of planning responsibilities was transferred to the National Park Committee of Somerset County Council). In the case of this property, it is noted that there is an existing extension on the rear elevation, although it is not known when this was constructed (i.e. prior to or post 1st April 1974). However, on the assumption that the extension is not classified as 'the original dwelling' the new construction would only be considered a 14% increase in the floor space of the original dwelling and as such is policy compliant in that regard. Furthermore, it is considered that there is ample space within the properties curtilage to accommodate such an extension without leading to any overdevelopment of the site.

In that regard the Local Planning Authority considers the principle of extending the property known as Jasmine Cottage to be acceptable subject to all other material considerations as necessary, including the acceptability of the design of the proposal.

Design and Sustainable Construction Principles:

Policy CE-S6 of the Local Plan outlines the requirements for design and sustainable construction principles for all development within the national park. The policy states under clause 1 that development proposals should deliver high quality sustainable designs that conserve and enhance the local identity and distinctiveness of Exmoor's

built and historic environment. In doing so, applicants will be expected to demonstrate several design principles.

Clause 1b of the policy states that the materials and design elements of a new building or conversion of an existing building should complement the local context through the use of traditional and natural sustainable building materials. In this case, the use of materials proposed such as painted render walls for the extension to match that of the main dwelling is considered to be acceptable under this clause, however the policy does not support the proposed change from existing timber windows to UPVC, under clause 1b of the policy or in accordance with Clause 1 of policy CE-D3 which requires that development proposals affecting conservation areas should ensure that a) the character or appearance of the area is preserved or enhanced; and b) they deliver high quality design and incorporate materials that reflect the scale, architectural quality and detailing of the area.

For context, the centre of Winsford was designated as a Conservation Area on 4th April 2023. Within the Winsford Conservation Area Appraisal Document, Winsford has been identified as having a varied range of building styles and types but the overall pattern is of a vernacular style with little ornament or architectural detail. Thatch, slate and clay tiles combined with rendered stone or cob. The considerable number of smaller domestic buildings, many of which represent the traditional vernacular style of tall stacks and relatively steeply pitched roofs, some still thatched, others having tiles replacing thatch. In a village of moderate size such as Winsford there have been a number of 20th century additions, mainly infilling space within the earlier settlement pattern. These range from the former police house, the village hall, and other early-mid 20th century or later development that includes an Arts & Crafts style house (The Close), to a number of bungalows fronting the newly aligned road to the north and east of the village centre, which was opened in 1929.

Jasmine Cottage itself has been recognised within the appraisal document for its significance in the village centre. The appraisal states that the group consisting of Post Office Stores and Jasmine Cottage date from the 19th century. The latter is recorded as built in 1866 on Sir Thomas Dyke Acland's land by Joseph Steer a local building contractor who set up the adjoining carpenters workshop, now called The Old Timber Store.

The appraisal then goes on to outline the architectural quality and built form which characterises the Conservation Area. The appraisal outlines that roof within Winsford were mainly thatched (originally) but many of the properties within the village have over the years replaced the thatch with slate or clay tiles. Flat roof are not recognised within the appraisal as being typical of the built form within the Conservation Area.

Historic windows in the conservation area are mainly a mixture of timber and metal casements. The use of UPVC is not recognised within the appraisal as being typical of the built form within the Conservation Area.

Based on the above considerations, it is considered that the overall design details regarding the flat roof and the use of UPVC materials would cause harm, to the conservation area.

Furthermore, section 72 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Officers also believe that the proposed extension largely fails to comply with clause 1a of CE-S6. This clause requires that all new build developments positively contribute to their setting in terms of siting, massing, scale, height, orientation, density, and layout. In this case, it is considered that the scale and massing of the proposed extension are incommensurate with the main dwelling and would be overly dominant at the rear of the property, as it will extend 5 meters from the rear wall into the existing garden.

Officers believe that the proposals fail to comply with Policy CE-D4, which requires new additions or extensions to existing buildings to complement the form, character, and setting of the original building and to be appropriate in terms of scale and massing. Additionally, Clause 1c of Policy CE-D4 requires that the roofline of any extension respects the form and symmetry of the original building. However, in this development, the large flat roof proposed for the extension does not respect the form and symmetry of the existing pitched roof at Jasmine Cottage, nor the original architectural quality and detailing of the area. This again fails to comply with Policy CE-D3 and CE-S4.

It is therefore considered that whilst the proposals would provide a public benefit so far as that the development would include improvements to the accommodation as has been highlighted by the parish council, and with regard to making the building more energy efficient through the installation of more energy efficient windows, the proposals would fail to conserve and enhance the local identity and distinctiveness of Exmoor's built and historic environment and the character and appearance of the Winsford Conservation Area. On a planning balance it is judged by officers that the proposals do not reflect or sustain the historic or architectural significance, character, and appearance of the original building through sensitive design detailing and construction principles. Consequently, they do not ensure that the architectural interest and setting of the building are conserved and enhanced, as required by CE-S6, CE-D4 & HC-D15. On a planning balance, officers are not satisfied that the recognised benefits of the scheme would outweigh the harm caused to the conservation area and as such would not be considered to provide a public benefit.

Impact on Local & Neighbouring Amenity:

In terms of potential impact on neighbouring living conditions, the proposed extension, while relatively large, would be single-storey and at an angle to the adjoining residential neighbours. There would be no windows facing directly into neighbouring gardens, and the extension would be on the eastern elevation at the rear of the property. Consequently, the proposal would not harm the living conditions of neighbours, including in terms of loss of light, overlooking, or loss of privacy.

Furthermore, no letters of objection have been received from local residents. On the contrary, one letter of support from a neighbour and a letter of support from the parish council have been received. Therefore, in this regard, the development would not conflict with clause 1.g of Policy CE-S6.

However, from a wider policy perspective, the proposals, as highlighted above, conflict with clauses 1.a and 1.c-f of the policy.

Flood Risk:

The proposed site is located within Environment Agency's Flood Zone 3 due to its proximity to the River Exe, an area with a high risk of flooding. Flood Zone 3 locations have a 1% or more annual chance of flooding from rivers or a 0.5% or more annual chance of flooding from the sea.

Any development in Flood Zone 2 or 3 requires an adequate Flood Risk Assessment (FRA) to evaluate the potential impacts on flood risk. Policy CC-D1 of the Local Plan states that development proposals will be permitted where applications can demonstrate that they will not increase the risk of flooding both on and off the site. A site-specific FRA should support the proposals where appropriate.

The applicant has submitted a satisfactory Flood Risk Assessment (FRA) for householder extensions in flood zones 2 and 3. The assessment outlines measures to mitigate flood risk, including maintaining the existing ground levels on site, using robust water-resistant materials for boundary treatments and the proposed extension, raising all internal electrical devices to a minimum of 450mm above the fluvial flood levels, ensuring no external electrical devices are installed below 2.1m above external ground level, and discharging all surface water into a soakaway or existing on-site gully.

Officers consider the information provided to be adequate for flood risk mitigation and conclude that the proposed extension will not likely increase the risk of flooding on or off the site, in accordance with policy CC-D1 of the Local Plan.

Ecology and Biodiversity:

As highlighted by the Wildlife Conservation Officer, the rear extension, which will be demolished as part of the proposal, has been assessed as having negligible suitability for roosting bats, according to the ecological report prepared by Orbis Ecology (Reference: ORB_3969_AM), dated 27 March 2024. The main cottage has been identified as having moderate suitability for roosting bats, with likely access at the northern gable end. However, the proposed extension has been considered in relation to the existing opportunities for bats, and negligible impacts are anticipated. Therefore, no further surveys have been recommended in line with current guidelines. A precautionary approach to the work has been recommended, alongside sensitive lighting and enhancements for bats and birds.

Furthermore, Exmoor's Wildlife Conservation Officer has emphasised the importance of including enhancements in line with those set out in Appendix 1 of the TGN for BNG for an extension measuring 34m², i.e., two enhancement features, which means four integrated bird or bat boxes (or equivalent alternatives as set out in the appendix). Integrated features are strongly recommended. For example, two integrated bird nest boxes could be installed as high as possible on the north elevation of the new extension. Woodcrete/woodstone bat boxes could also be installed as high as possible on the southern gable end of the cottage and/or on mature trees within the gardens, if suitable trees are available.

A number of ecological conditions concerning appropriate lighting design for bats and compliance with the submitted ecological report have also been recommended to ensure the scheme's compliance with Policy CE-S3, which states that the conservation and enhancement of wildlife and habitats within the national park will be given great weight. These suggested conditions can be seen within the Wildlife Conservation Officer's full comments above, along with an appropriate informative reminding the owner and their contractor of the legislation protecting roosting bats and nesting birds.

In this case, given that officers are minded to recommend refusal of the scheme based on its design, scale, and massing, these conditions cannot be recommended. However, should the Authority decide to grant any such permission, it is recommended that these conditions be attached.

Human Rights

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

Conclusion

Taking into account the issues noted above and all other relevant material considerations, it is concluded that the proposals are widely contrary to the policies outlined within the Exmoor National Park Local Plan 2011-2031. The overall design of the proposed extension in this case is considered unacceptable. It does not complement the form, character, and setting of the original building, is not appropriate in terms of scale and massing, does not respect the form and symmetry of the original roofline, and does not deliver high-quality sustainable designs or incorporate the use of natural or traditional building materials that reflect the scale, architectural quality, and detailing of the area. This failure is considered detrimental to the character and appearance of the conservation area and is contrary to policies CE-D3, CE-S4, CE-D4, and CE-S6 of the local plan.

Officers also consider that, in terms of potential impact on neighbouring living conditions, the proposed extension, while relatively large, would be single-storey and at an angle to the adjoining residential neighbours. There would be no windows facing

directly into neighbouring gardens, and the extension would be on the eastern elevation at the rear of the property. Therefore, the proposal would not harm the living conditions of neighbours, including in terms of light, overlooking, or loss of privacy, in accordance with Clause 1g of Policy CE-S6.

It is noted that the proposals are within the Environment Agency's Flood Zone 3. The applicant has addressed this through the submission of an adequate Flood Risk Assessment. Officers are satisfied that the details within the assessment will mitigate the risks associated with flooding and will not increase flood risk elsewhere, in accordance with Policy CC-D1.

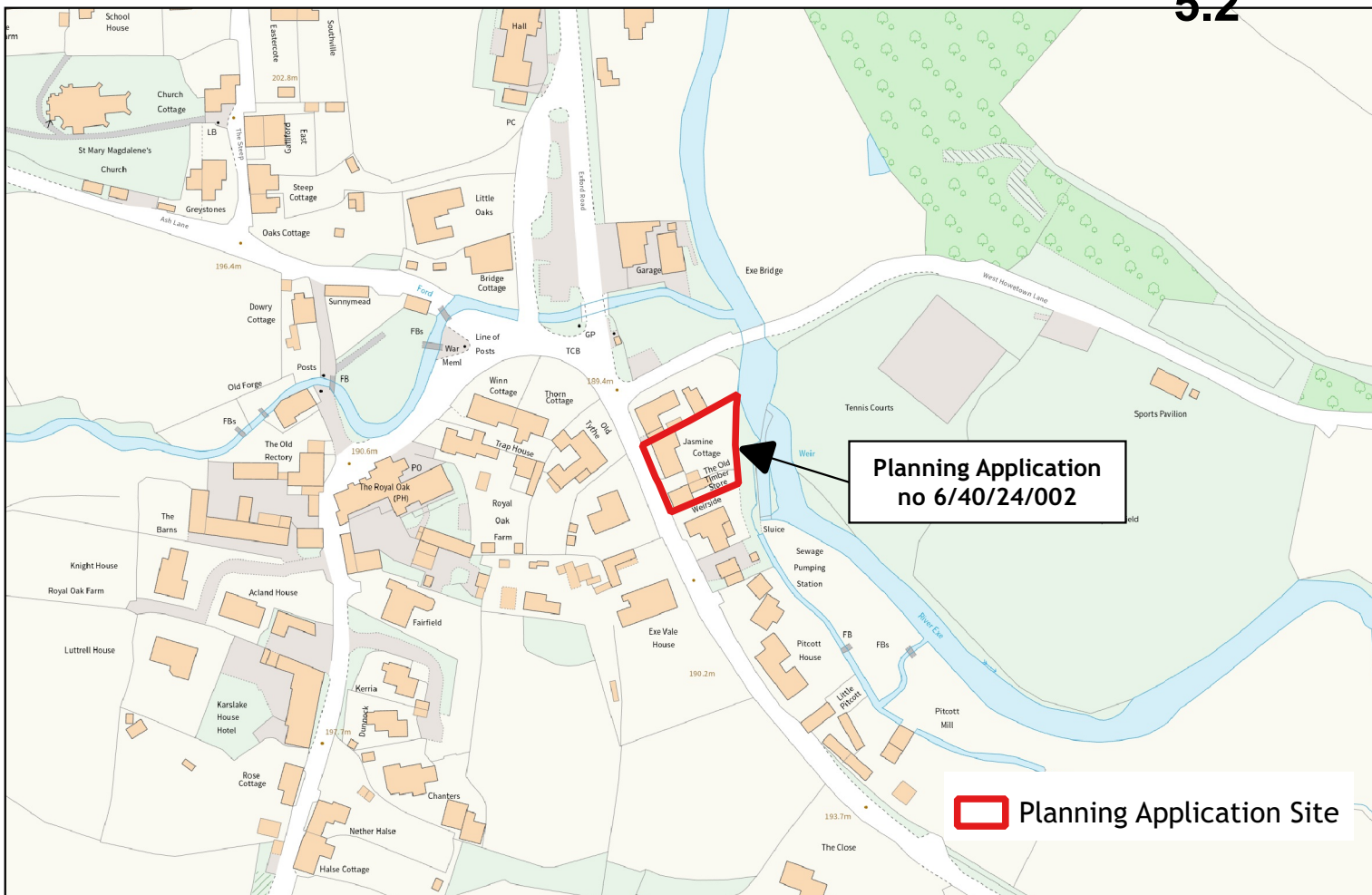
In conclusion, officers have significant concerns related to the particular design, scale, and massing of the proposals. These concerns are material considerations, and in this case, these considerations conflict with the policy requirements of the local plan. Consequently, the case officer recommends that planning permission be refused for the reasons set out below.

Recommendation

Refusal in accordance with the reason(s) as listed below:

1. Design, Scale, Materials & Massing

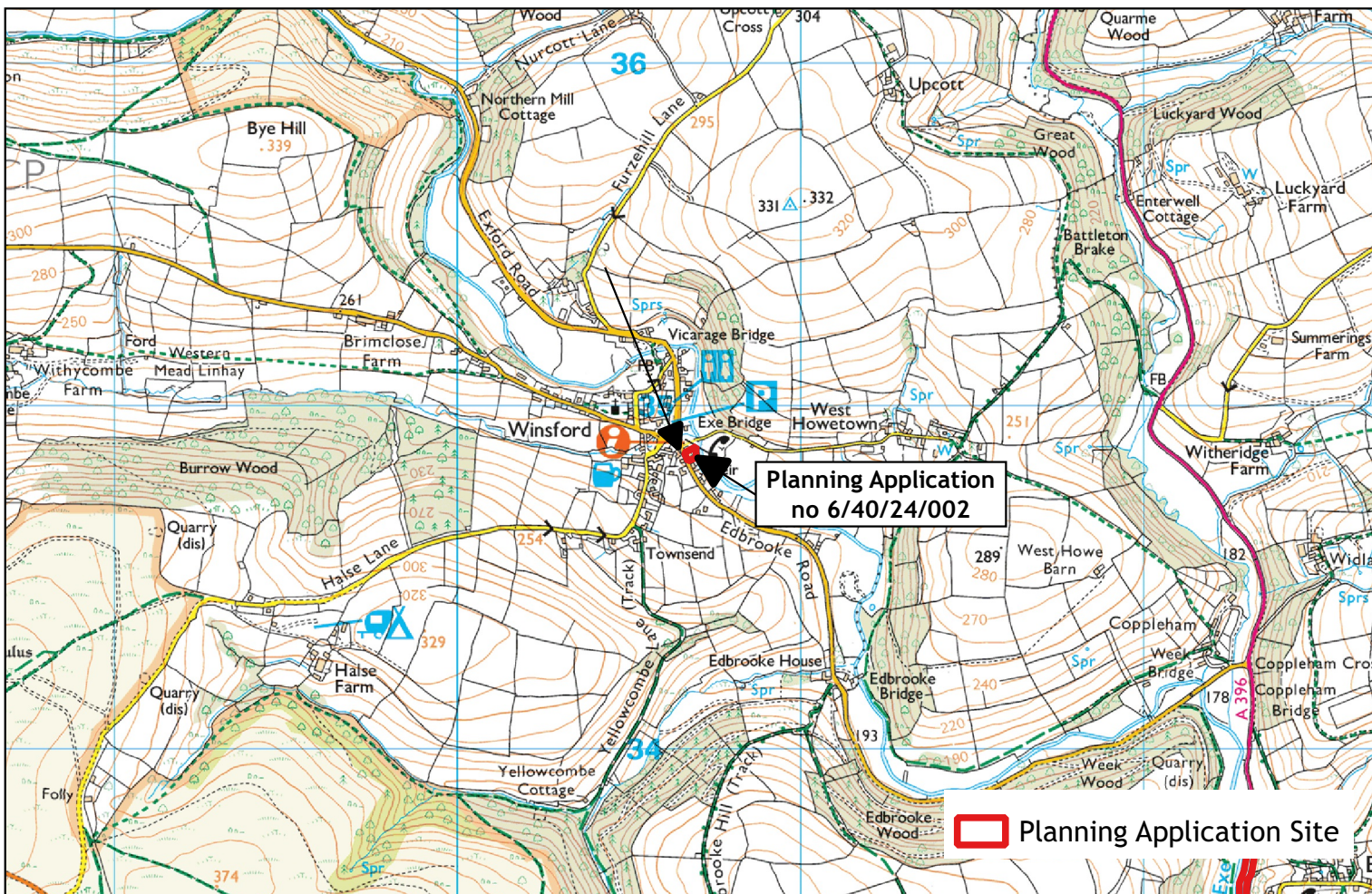
The proposals, by virtue of their design details, scale, materials, and massing, are considered to cause an unacceptable level of harm both to the property the extension is intended to serve and to the character and appearance of Winsford Conservation Area in which the property is situated. The extension would have a dominant appearance that does not respect the form, symmetry, architectural design, or choice of materials of the original dwelling. Consequently, in this case, the proposals are considered to be in conflict with policies CE-D3, CE-S4, CE-D4, HC-D15 and CE-S6 of the Exmoor National Park Local Plan 2011-2031.



Site Map

Scale 1:2,500

© Crown copyright and database rights 2024 Ordnance Survey AC0000824720. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form



Overview Map

Scale 1:20,000

© Crown copyright and database rights 2024 Ordnance Survey AC0000824720. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form



Committee Report

Application Number:	6/9/24/006LB
Registration Date:	10-May-2024
Target Determination Date:	26-Jun-2024
Extension of Time:	
Applicant	Mr. D James, Exmoor National Park Authority
Agent:	
Case Officer:	Joe White
Site Address:	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 proposed Internal rearrangement to reception area, 4 no. outdoor signage and installation of defibrillator.
Recommendation:	To GRANT listed building consent subject to conditions
Reason for bringing before Authority Committee:	The application site is owned by Exmoor National Park Authority

Relevant History

54969 Proposed erection of Public Conveniences behind Exmoor House, Dulverton
 Approved 07/26/1965
 6/9/01/106 Erection of timber garden shed in garden of Exmoor House Approved
 03/20/2001
 6/9/02/124LB Listed Building Consent for internal alterations, as additional drawings
 dated 3 Approved 03/26/2003
 6/9/02/125 Application under Regulation 3 of the Town & Country Planning General
 Regulation Withdrawn 01/20/2003
 6/9/02/129 Application under Regulation 3 of the Town and Country Planning General
 Regulati Approved 12/03/2002
 6/9/02/130LB Installation of 2. No rooflights, replacement of existing window to match
 origin Approved 02/03/2003
 6/9/03/124 Application under Regulation 3 of The Town & Country Planning General
 Regulation Approved 11/19/2003
 6/9/03/125LB Listed Building consent for the formation of a disabled access ramp with
 associa Approved 11/17/2003
 6/9/06/110LB Listed Building Consent for internal arrangements including the
 provision of gla Approved 09/22/2006

6/9/07/108LB Listed Building Consent for the installation of an air conditioning unit and rel Approved 09/11/2007

6/9/08/103 Application under Regulation 3 of The Town & Country Planning General Regulation Approved 04/21/2008

6/9/08/104LB Listed Building Consent for the removal of existing air conditioning system in s Approved 04/04/2008

6/9/09/116 Application under Regulation 3 of the Town and Country Planning General Regulati Approved 10/06/2009

6/9/09/117LB Listed Building Consent application for the proposed replacement of metal balust Approved 11/25/2009

6/9/09/120LB Listed Building Consent for the replacement of internal disabled lift. Approved 12/15/2009

6/9/11/136 Application under Regulation 3 of the Town & Country Planning General Regulation Approved 05/02/2012

6/9/11/137LB Listed Building Consent for application under Regulation 3 of the Town & Country Approved 05/02/2012

6/9/14/113 Application under Regulation 3 of the Town and Country Planning General Regulati Approved 07/02/2014

6/9/14/114LB Listed Building Consent for application under Regulation 3 of the Town and Count Approved 07/23/2014

6/9/15/118LB Listed Building Consent for Application for the proposed installation of seconda Approved 02/05/2016

6/9/17/117LB Listed building consent for proposed replacement of existing box guttering to th Approved 11/07/2017

6/9/19/124LB Application Under Regulation 3 of The Town & Country Planning General Regulation Approved with Conditions 12/06/2019

6/9/20/104LB Remove one window pane and replace with an 'Extractor fan' Approved with Conditions 05/20/2020

6/9/20/117 Application under Regulation 3 of the Town & Country Planning General Regulation Approved with Conditions 01/12/2021

6/9/20/118LB Application under Regulation 3 of the Town & Country Planning General Regulation Withdrawn 11/27/2020

6/9/21/111LB Application Under Regulation 3 of The Town & Country Planning General Regulation Approved with Conditions 07/06/2021

6/9/21/126LB Application Under Regulation 3 of The Town & Country Planning General Regulation Approved with Conditions 10/05/2021

6/9/79/008 Proposed provision of fire escape stair and alterations to existing fire escape Approved 07/02/1979

6/9/79/013 Proposed formation of an enclosed store in position of existing semi-enclosed st Approved 09/23/1979

6/9/83/108 Proposed building and engineering works in connection with improvements and relo Approved 05/03/1983

6/9/89/107LB Proposed conversion of store to office at Exmoor House, Dulverton as described i Approved 06/01/1989

6/9/92/113 Proposed extension into courtyard to provide office accommodation, Exmoor Hous Approved 09/28/1992

6/9/92/114LB Proposed demolition of existing WC and part roof. Enclosure of space within wall Approved 09/11/1992

6/9/96/121 Proposed conversion of existing garage to disabled persons toilet facilities and Approved 09/03/1996

6/9/96/123LB Proposed installation of disabled person wheelchair lift and step lift. Alterat Approved 10/29/1996

6/9/98/105LB Proposed to insert panels of glass into two external doors, Exmoor House, Dul Approved 04/15/1998

Site Description & Proposal

Exmoor House is a Grade II listed building and was built as the Dulverton Union Workhouse in 1855. It is now the headquarters of the Exmoor National Park Authority. The property is located next to the River Barle, within a flood risk area. It lies to the east of Dulverton within the Conservation Area. The building has a formal façade with the front central section jutting forward slightly of the bays at either side. This central bay comprises the main entrance into the building. To the rear (north) is a long two-storey wing with less formal architectural treatment but using the same stone. The Committee room occupies the first floor of this rear wing.

The T-shaped plan was originally divided down the middle, with men accommodated in the west half and women in the east. At first floor level, the physical division between the east and west halves was largely lost in the 1960s when the building was occupied by Dulverton Rural District Council, but it is still reflected in the current layout of the stairs, which allow ascent on the left or right and two doors giving access to the Committee room.

The listed building application seeks consent to alter the layout of the reception area, which is accessed via the front central door on the south elevation. The proposals include enlarging the space by removing existing internal walls. Four external signs are also proposed to be installed on the building together with the installation of a defibrillator on an external wall (east gable end).

The works are part of plans to move the National Park Centre in Dulverton into Exmoor House. As the National Park Centre is considered to fall within the same Use Class as the National Park offices (Use Class E) there is no need for separate planning permission.

Although advertisements are proposed to be installed on the building these would benefit from deemed consent under the Advertisement Regulations. Consequently, separate advertisement consent is not required for these advertisement signs.

Consultee Representations

SCC Highways – No observations

Wildlife Officer – No concerns from an ecological perspective.

Historic Buildings Officer – Support

I have been involved in part of the design process. The internal alterations solely relate to non-historic fabric and will partly reinstate the proportions back to what was the 'dining hall' shown on early floor plans.

Policy CE-D5 Advertisements and Private Road Signs, states that: the size, scale, colour and siting are appropriate and the materials and design are of a high standard which conserve or enhance the character and appearance of the area. As the building is listed and within Dulverton conservation area, should the application be approved, consideration should be given to providing further detail of the design and materials of the proposed signage.

The signage and defibrillator should be fixed to the masonry joints and not through the face of the stone.

Historic England – On the basis of the information available to date, in our view you do not need to notify us of this application under the relevant statutory provisions.

Representations

A letter of representation has been received from a local resident. The letter expresses concern about the increase in traffic along Kemps Way when the National Park shop arrives. The letter acknowledges the proximity of the car park but is concerned people would park on the double yellow lines and cause congestion.

Policy Context

EXMOOR NATIONAL PARK LOCAL PLAN
 GP1 Achieving National Park Purposes and Sustainable Development
 CE-S4 Cultural Heritage and Historic Environment
 CE-D3 Conserving Heritage Assets
 CE-S6 Design and Sustainable Construction Principles
 CE-D5 Advertisements and Private Road Signs

The works proposed under the Listed Building application must be considered under the Planning (Listed Buildings and Conservation Areas) Act 1990. Under Section 16, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.

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

Planning Considerations

The application property has a Grade II listing. When making a decision on listed building consent applications, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (sec. 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 applies). Preservation in this context means not harming the interest in the building, as opposed to keeping it unchanged.

The proposed internal changes would remove an existing glazed timber screen from around the foyer and corridor adjacent to the existing reception space. An existing stud wall to an existing office space to one side of the reception would also be removed, and a stud wall with window would be altered to provide a new stud wall partition.

The walls and internal window to be removed do not comprise historic fabric. These are in other words recent additions to the building.

The works to remove the partitions would partly reinstate the room proportions back to what it was when it was used as a dining hall as shown on early floor plans. Consequently, these works would preserve the historic character of the building and would not lead to harm to its historic or architectural interest.

The signs proposed would be relatively small. They would be positioned so as not to obscure features of interest on the building. The defibrillator would be positioned so as to be accessible at the end of the building and at ground floor. A condition of listed building consent could be applied to ensure that the signage and defibrillator shall only be fixed to masonry joints and not through the face of the stone.

Moreover, to accord with the advice of the Historic Buildings Officer, precise details of the design and materials of the proposed signs could be secured via condition.

With such conditions applied, the Historic Buildings Officer has confirmed he would be supportive of the proposals.

OTHER MATTERS

Whilst a local resident has raised concerns regarding the potential for an increase in traffic and parking demand, these would not be matters that relate to the merits of the proposal in terms of its effect on any features of special architectural or historic interest which the building possesses. Accordingly, these are matters of little consequence to this listed building application. Nonetheless, the proposal is to relocate the existing centre from Fore Street in Dulverton to Exmoor House, which has good access to car parking, including with a public car park in very close proximity to the east. There is no substantive basis to consider parking would be carried out in appropriately.

Human Rights

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

Conclusion

The proposed alterations and additions, which would support the continued use of the building, are judged on balance to have an acceptable impact on the historic character and architectural interest of the building thereby satisfying s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Moreover, the proposals are considered to comply with the relevant development plan policies in so far as they are material to this application.

Recommendation

To GRANT listed building consent subject to the following conditions:

1. The works hereby approved shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby approved shall not be carried out except in complete accordance with drawings and plans labelled File No. 1, File No. 2, File No. 3, File No. 4, File No. 5 and File No. 6 by the Local Planning Authority and date stamped 10 May 2024.

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

3. Prior to installation on the building, precise details, including the design, appearance and materials to be used, of the external signage hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the agreed details.

Reason: In the interests of the character and appearance of the works and its impact on the character and appearance of the host building.

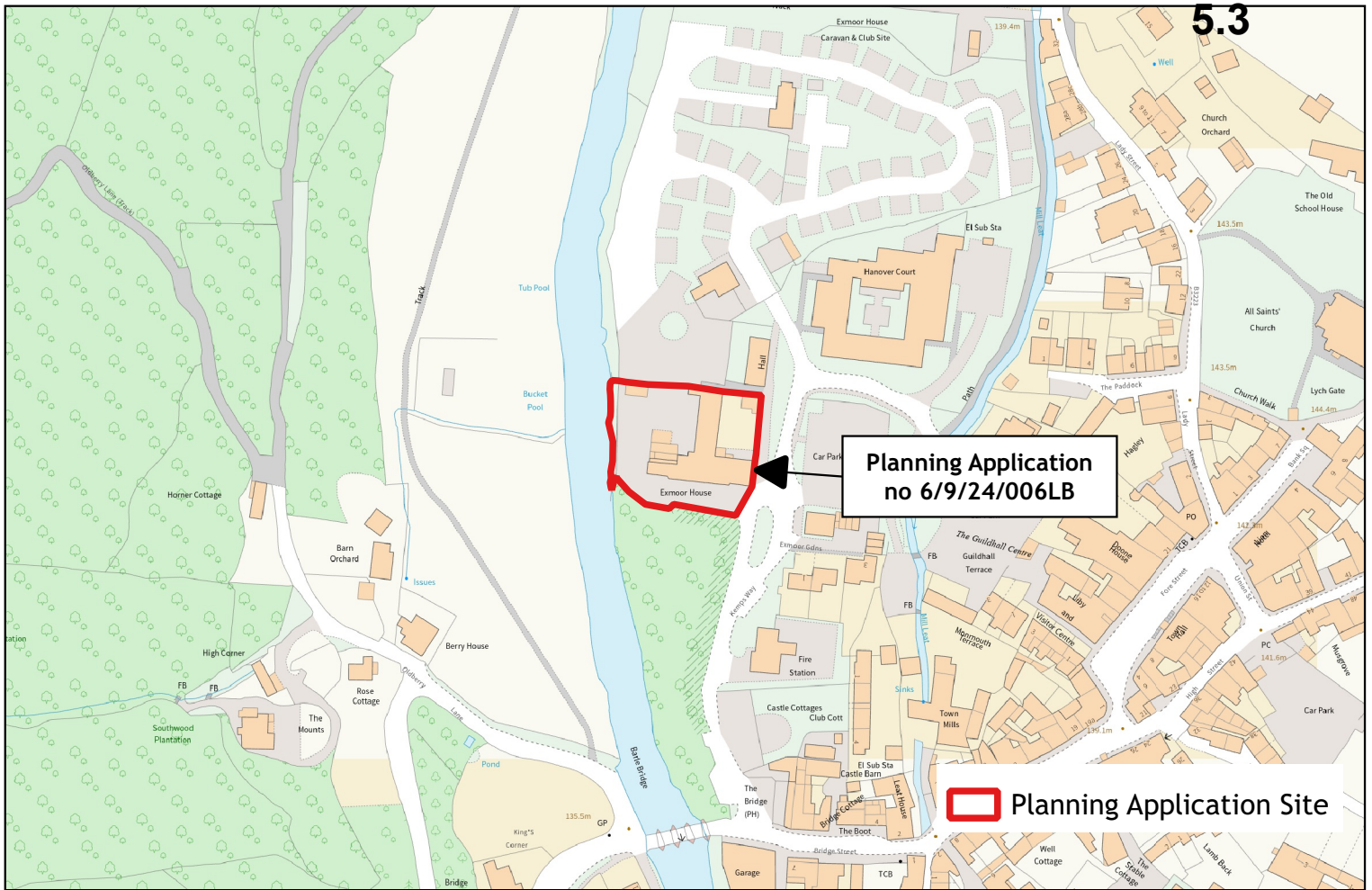
4. The signage and defibrillator hereby approved shall not be fixed other than to the masonry joints between the face of the stone within the building.

Reason: To protect the character and historic interest of the listed building.

Informatives

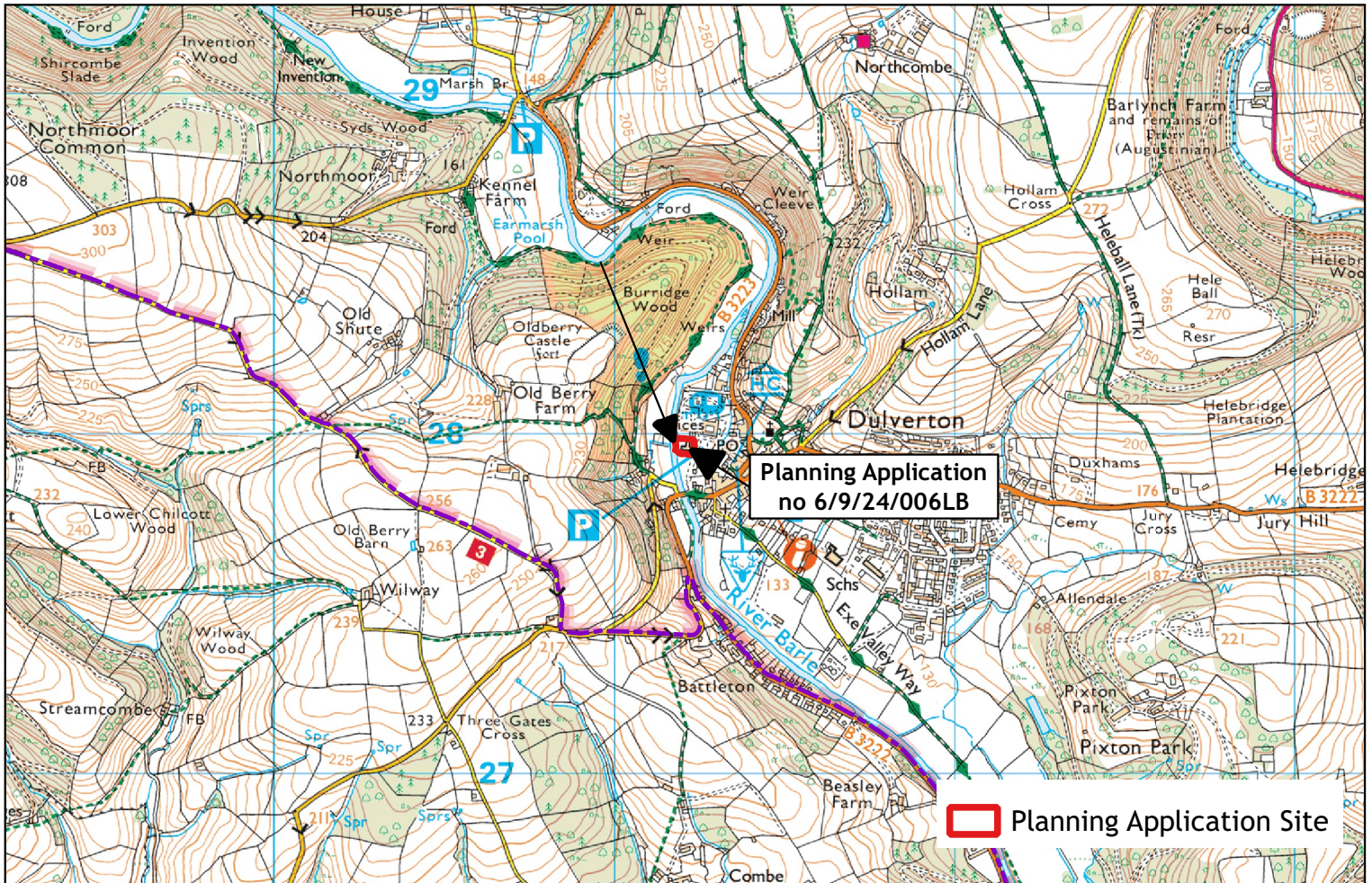
Positive and Proactive Statement

This Authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with the requirements of Article 35 of the Town and Country Planning (General Management Procedure) (England) Order 2015, in determining this application, Exmoor National Park Authority has endeavoured to work positively and proactively with the agent/applicant, in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed to achieve a positive outcome.



Site Map
Scale 1:2,500

© Crown copyright and database rights 2024 Ordnance Survey AC0000824720. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form



Overview Map
Scale 1:20,000

© Crown copyright and database rights 2024 Ordnance Survey AC0000824720. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
6/3/24/002DC	Mr E Matthews - Proposed discharge of conditions 5 (Slate) & 6 (Render) of approved application 6/3/23/010 (Discharge of Condition) - Higher Ford Farm, Withiel Florey, Wheddon Cross, Minehead, Somerset, TA24 7DD	07-Jun-2024 Approved
6/9/24/007DC	Mrs A West - Proposed discharge of condition 6 (ecology) of approved application 6/9/23/014 (Discharge of Condition) - HORNER COTTAGE, DULVERTON, TA22 9HR	07-Jun-2024 Approved
GDO 24/10	Mr KH & PA Govier - Prior notification for extension of pre-existing shed for the storage of Hay, straw, and other dry feeds (9.15m x 9.15m) (GDO - Agricultural/Forestry) - Rainsbury Farm Bungalow, Upton Farm Lane, Upton, Taunton, TA4 2HU	07-Jun-2024 Prior Approval Not Reqd
GDO 24/09	Ms. L Salisbury, IC & LRJ Salisbury - Prior notification for L-shaped extension to existing barn along with siting of solar panels on roof. (GDO - Agricultural/Forestry) - Hollacombe Farm, Kentisbury, Barnstaple, Devon, EX31 4NR	06-Jun-2024 Prior Approval Not Reqd
62/50/24/009DC	Mr S James - Discharge of condition 5 (CEMP) of approved application 62/50/23/017. (Discharge of Condition) - VENTION COTTAGE, PARRACOMBE, BARNSTAPLE, EX31 4QA	07-Jun-2024 Approved
WTPO 24/02	Mr. G Boyles, North Devon Tree Surgeons - Works to trees subject to a tree preservation order: F14/3/19 -Re-pollarding of up to 80 mixed broadleaf trees at Rookery Wood - trees were last pollarded about 10 years ago, and subsequent decay of the pruning cuts will cause the regrowth to become unstable and tear out in severe weather. (WTPO) - Rookery Wood - x:271927, y:149104, Lynton, Devon	13-Jun-2024 Approved
62/13/24/002	DE & RE Kingdon - Proposed succession dwelling. (Full) - WHITEFIELD BARTON, CHALLACOMBE, BARNSTAPLE, EX31 4TU	13-Jun-2024 Approved with Conditions
6/27/24/002	Mr. M Blathwayt, Porlock Manor Estate - Proposed Fire reinstatement of 2no residential cottages to include rebuild of roof structure and conversion of roof from thatch to natural slate, retention of remaining external walls and full internal	06-Jun-2024 Approved with Conditions

Application decisions delegated to the Chief Executive

Application Ref	Applicant & Location	Decision and Date
	refurbishments. Also, use of adjacent field for temporary site compound. (Full) - 1 & 2, Lane Head, Porlock Weir, Porlock, TA24 8PB	
6/29/24/001LB	Mr. J Percival, National Trust - Listed building consent for the proposed rebuild of gable wall at west elevation, repointing of walls, reinforcement to timber roof structure and re-roof, repair or reinstatement of rainwater goods, joinery repair to external doors and windows and external redecoration of painted surfaces. (Listed Building Consent) - SELWORTHY FARM, SELWORTHY, MINEHEAD, TA24 8TL	12-Jun-2024 Approved with Conditions
6/9/23/023	Mr M Reeve - Proposed construction of single storey side extension to existing garage and workshop. (Householder) - BRIDGE VIEW, DULVERTON, TA22 9HP	14-Jun-2024 Approved with Conditions