



# EXMOOR

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## NATIONAL PARK

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25 April 2019

### EXMOOR NATIONAL PARK AUTHORITY

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

A meeting of the Exmoor National Park Authority will be held in the Committee Room, Exmoor House, Dulverton on **Tuesday 7 May 2019 at 10.00am.**

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 Chairman will allow members of the public two minutes each to ask questions, make statements, or present a petition relating to any item relevant to the business of the Authority or relating to any item on the Agenda. Anyone wishing to ask questions should notify the Corporate Support Officer by 4pm on the working day before the meeting of the agenda item on which they wish to speak, indicating a brief summary of the matter or matters to be raised (contact Judy Coles on 01398 322250 or email [jcoles@exmoor-nationalpark.gov.uk](mailto:jcoles@exmoor-nationalpark.gov.uk)).

The meeting will be **video and audio recorded**. By entering the Authority's Committee Room and speaking during Public Speaking you are consenting to being video and audio recorded.

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 Chairman so that those present may be made aware.

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

Sarah Bryan  
Chief Executive

## **A G E N D A**

The first section of the meeting will be chaired by Mr R Milton, the Chairman of the Authority. If the Chairman is absent, the Deputy Chairman shall preside.

### **1. Apologies for Absence**

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

Members are asked to declare:-

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

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

### **3. Chairpersons's Announcements**

**4. Minutes** (1) To approve as a correct record the Minutes of the meeting of the Authority held on 2 April 2019 (Item 4).

(2) To consider any Matters Arising from those Minutes.

**5. Public Speaking:** The Chairperson will allow members of the public to ask questions, make statements, or present a petition. Questions of a general nature relevant to the business of the Authority can be asked under this agenda item. Any questions specific to an agenda item can be posed when that item is considered subject to the discretion of the person presiding at the meeting.

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**Agenda items relating to the Authority's role as sole local planning authority for the National Park area including determination of planning applications.** This section of the meeting will be chaired by Mr M Dewdney (Deputy Chairperson (Planning)). If the Deputy Chairperson (Planning) is absent, the Deputy Chairperson of the Authority shall be preside.

### **6. Appeals:**

**6.1** To note the decision of the Secretary of State for Housing, Communities and Local Government to allow the appeal and grant planning permission for the proposed erection of a rear dormer extension to a dwelling at - 3 The Paddock, Dulverton, Somerset (Item 6.1)

**6.2** To note the decision of the Secretary of State for Housing, Communities and Local Government to dismiss the appeal against a condition of planning permission requiring existing upvc windows, doors and fascias to be replaced (Application 62/11/17/006) at – Hallslake Farm, Lane from Hillsfort Bridge to Old School House, Lynton, Devon EX35 6LG (Item 6.2)

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

<b>Agenda Item</b>	<b>Application No.</b>	<b>Description</b>	<b>Page No's.</b>
7.1	6/8/19/101	Proposed area for storing timber and associated equipment. Retrospective (Full) - Allercott Farm, Allercott, Timberscombe, Minehead, Somerset	1 - 14
7.2	62/41/18/029	Proposed raising of roof to create additional floor and alterations to dwelling. (Householder) – 21a Park Gardens, Lynton, Devon	15 - 20
7.3	62/49/19/001	Retrospective external alterations to farmhouse and ancillary barns. As per amended plans. (Full) – Longstone Wells, Heasley Mill, Devon	21 – 28
7.4	6/3/19/101	Demolition of existing building and erection of mixed use equestrian/agricultural building (18m x 15.5m). Retrospective. (Full) – Harewood Farm, Hill Lane, Brompton Regis, Dulverton, Somerset	29 - 40

**8. Application Decisions Delegated to the Chief Executive:** To note the applications determined by the Chief Executive under delegated powers (Item 8).

**9. Site Visits:** To arrange any site visits agreed by the Committee (the reserve date being Friday, 31 May (am)).

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The remaining section of the meeting will be chaired by Mr R Milton, Chairperson of the Authority. If the Chairperson is absent, the Deputy Chairperson of the Authority shall preside.

**10. Proposed New Pay and Grading Structure and Outcome of the Job Evaluation Review:** To consider the report of the Chief Executive (Item 10).

**11. Acquisitions and Disposals Policy:** To consider the report of the Land and Property Manager (Item 11).

**12. Exmoor Consultative & Parish Forum:** To receive and note the draft minutes of the meeting of the Exmoor Consultative and Parish Forum held on 14 March 2019. (Item 12).

**13. Personnel Update**

Starters:

Lisa Clarke – Information Advisor (NPC Dunster) – from 01/04/19 Seasonal staff

Extension to fixed term contract:

Sophie Tyler – Outreach and Engagement Coordinator – extended to 31/03/20

Jess Twydall – Get Involved Community Engagement Officer – extended 31/03/20

Jackie Kiberd – Get Involved Project Coordinator – extended 31/03/20

Katrina Munro – Economy Project Officer – extended 31/03/20

**14. Any Other Business of Urgency**

**15. Confidential Business:** To consider passing a resolution pursuant to Section 100A(4)

of the Local Government Act 1972 that the press and public be excluded from the remainder of the meeting on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business arising in Item 16 below and that the following information will be considered which is exempt information as presented in Schedule 12A of the Act (as amended):- Information relating to the financial or business affairs of any particular person (including the authority holding that information).

**16. Land at Warren:** To consider the report of the Land and Property Manager

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



## ITEM 4

### EXMOOR NATIONAL PARK AUTHORITY

**MINUTES** of the Annual Meeting of the Exmoor National Park Authority held on Tuesday, 2 April 2019 at 10.00am in the Committee Room, Exmoor House, Dulverton.

#### PRESENT

Mr R Milton (Chairperson)	
Miss A V Davis (Deputy Chairperson)	
Mr M Dewdney (Deputy Chairperson (Planning))	
Mrs L Blanchard	Mr J Patrinos
Mr R C Edgell	Mr B Peacock
Mr M Ellicott	Sir Richard Peek
Mr B Heywood	Mr S J Pugsley
Mr N Holliday	Mr M Ryall
Mr J Hunt	Mrs E Stacey
Mrs C Lawrence	Mrs P Webber
Mrs F Nicholson	Mr V White

An apology for absence was received from Mr I Jones, Mr E Ley and Mr B Revans

#### 133. DECLARATIONS OF INTEREST:

In relation to Agenda Item 6.1 – Application No. 6/8/19/101– Proposed area for storing timber and associated equipment. Retrospective (Full) – Allercott Farm, Allercott, Timberscombe, Minehead, Somerset, Mr V White declared a personal interest as a member of Cutcombe Parish Council.

In relation to Agenda Item 6.2 – Application No. 6/10/18/113 – Proposed extension of tea room. (As per amended plans and additional information (Full) – Water Mill Tea Rooms, Mill Lane, Dunster, Somerset, Mrs C Lawrence declared a personal interest as County Councillor for the Dunster Division.

In relation to Agenda Item 6.4 – Application 6/14/19/102 - Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for proposed partial demolition of building and alterations to door and window openings (Full) – Whiterock Cottage, Field Studies Centre, Simonsbath, Somerset, Mr N Holliday, Mrs F Nicholson and Mr S Pugsley all declared a personal interest as members of the Simonsbath Programme Steering Group.

It was noted that all Members had an interest in all Agenda Items submitted on behalf of Exmoor National Park Authority.

#### 134. CHAIRPERSON'S ANNOUNCEMENTS:

- The meeting was advised that the Secretary of State had extended Mr Nick Holliday's appointment to Exmoor National Park Authority until 31 March 2020.
- Authority Members were reminded of a number of procedural matters.

### 135. MINUTES

- i. **Confirmation:** The **Minutes** of the Authority's meeting held on 5 March 2019 were agreed and signed as a correct record.
- ii. **Matters arising:** There were no matters arising.

**136. PUBLIC SPEAKING:** See minutes 137 and 138 for details of public speakers.

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**Items relating to the Authority's role as sole local planning authority for the National Park area including determination of planning applications.** This section of the meeting was chaired by Mr M Dewdney, Deputy Chairperson (Planning).

### DEVELOPMENT MANAGEMENT

#### 137. Application No. 6/8/19/101

**Location:** Allercott Farm, Allercott, Timberscombe, Minehead, Somerset

**Proposal:** Proposed area for storing timber and associated equipment.

**Retrospective (Full)**

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

#### **Public Speaking:**

(1) Mr S Moore, Applicant

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

It was proposed and agreed to hold a site visit to enable Authority Committee Members to gain a greater understanding of the landscape impact of the proposed development.

<p><b>RESOLVED:</b> To hold a site visit (details of the site visit are set out in Minute 144 below).</p>
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Mr J Patrinos joined the meeting.

#### 138. Application No. 6/10/18/113

**Location:** Water Mill Tea Rooms, Mill Lane, Dunster, Somerset

**Proposal:** Proposed extension of tea room. (As per amended plans and additional information (Full))

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

#### **Public Speaking:**

(1) Ms J Fender, Local business owner

(2) Mr R DasGupta, Local business owner

(3) Mr J Beauchamp, Applicant's Agent

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

Planning Officers updated the Committee that confirmation had been received from Natural England that they were content with the proposals, subject to the inclusion of a lighting plan condition which is dealt with by Condition 6 of the Planning Officers original report.

In view of the fact that the applicant had commissioned an Ecological Impact Assessment in support of their application, Members requested that additional planning conditions be included to ensure that the recommendations contained within that report were implemented and that this be monitored to review how successful the mitigation measures have been.

It was therefore proposed that the application be approved subject to appropriate additional conditions to be prepared by Planning Officers.

**RESOLVED:** To grant planning permission subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) The development hereby approved shall not be carried out other than in accordance with the following schedule of plans:
  - i. Drawing number 0656.01.P.001, Site Location Plan and dated 14 November 2017;
  - ii. Drawing number 0656.01.P.010, Proposed Site Plans and dated 19 October 2018;
  - iii. Drawing number 0656.01.P.002 A, Proposed Lower Ground Floor and dated 31 January 2019;
  - iv. Drawing number 0656.01.P.003, Proposed Upper Ground Floor and dated 7 August 2018
  - v. Drawing number 0656.01.P.004, Proposed Roof Plan and dated 7 August 2018;
  - vi. Drawing number 0656.01.P.05 A, Proposed South West Elevations and dated 19 October 2018; and
  - vii. Drawing number 0656.S.006 A, Locations of the Tea Rooms & National Trust Visitors Car Park dated 20 March 2019.
- (3) The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment (FRA) reference "0656 DUNSTER, Water Mill Tea Room" and submitted in support of the application. Specifically, the following mitigation measures detailed within the FRA shall be met within the development:
  - i. The proposed development shall be built on land with existing ground levels greater than 25.96mAOD. There shall be no development on land below this level.
  - ii. Flood resilience measures shall be proposed to the building up to level of 26.26AOD (25.96AOD plus 300mm identified on page 1 in the FRA).

- (4) Prior to construction on site, details including a sample of the timber and stone to be used in the construction of the walls for the extension hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.
- (5) The roof of the extension hereby approved shall be finished and externally clad in natural slate, to match that on the existing building. Windows, doors and external joinery hereby approved shall be constructed from timber and roof lights shall be conservation type installed to sit flush within the roof slope.
- (6) Prior to the first use or substantial completion of the development hereby approved, whichever is the sooner, a detailed lighting impact assessment shall be undertaken to determine baseline light levels along the River Avill and its bank shall be undertaken, unless otherwise agreed in writing by the Local Planning Authority, and submitted to the Local Planning Authority and agreed in writing. In addition, a detailed lighting plan for the management of artificial lighting within the development shall be submitted to and agreed in writing by the Local Planning Authority. The lighting plan shall include details of all external lighting, including position on the building, design, orientation and level of illumination, together with details for mitigating the potential for light spill from within the building.
- (7) Prior to construction on site, details of the stone and coping, including a sample, for the new wall to be constructed to the pedestrian access to Mill Lane at the north west end of the building shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.
- (8) The extension hereby approved shall not be occupied unless visitors to the development hereby approved and those staff employed at the application site have access to Dunster Castle car park, as highlighted yellow on approved drawing number 0656.S.006, to park their vehicle.  
  
In addition, prior to the commencement of the development hereby approved a traffic management plan shall be submitted to and agreed in writing by the Local Planning Authority. The traffic management plan shall detail how the applicant will direct visitors and staff to the application site to park at the Dunster Castle car park.
- (9) The development hereby approved shall be carried out in accordance with the Ecological Impact Assessment carried out by Helix Ecology, submitted in support of the application and dated August 2018 amended 10 October 2018. The development shall incorporate those enhancement measures as set out under section 6 of the report, unless otherwise agreed in writing by the Local Planning Authority, and the enhancement measures shall be implemented prior to the first use of the development hereby approved, or such other time as may be agreed in writing by the Local Planning Authority.
- (10) In addition to condition 9 above, prior to the commencement of the development hereby approved, a bat mitigation, compensation and enhancement strategy, including details for timing of works and number, type and location of roost

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compensation features, shall be detailed in an Ecological Management Plan and shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the contents of the Ecological Management Plan.

The Ecological Management Plan will require the developer to monitor mitigation and to carry out remedial works where necessary over a defined period of time, which shall be set out in the Ecological Management Plan and the results of the monitoring shall be shared with the Local Planning Authority.

The meeting closed for recess at 11.35am and reconvened at 11.40am.

Miss A V Davis left the meeting room.

**139. Application No. 6/9/19/105**

**Location: 7-9 Fore Street, Dulverton, Somerset**

**Proposal: Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the proposed change of use of 3 interconnecting offices from use class B1 to a flexible use comprising B1(a), A2, D1 and D2. (Amended description) (Full)**

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

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

Miss A V Davis returned to the meeting room

**140. Application No. 6/14/19/102**

**Location: Whiterock Cottage, Field Studies Centre, Simonsbath, Somerset**

**Proposal: Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for proposed partial demolition of buildings and alterations to door and window openings (Full)**

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

Planning Officers updated the Committee that since drafting the report, Exmoor Parish Council had confirmed they had no objection to the proposed application, and that the Wildlife Officer had recommended a number of conditions be attached to the planning permission.

**RESOLVED:** To delegate Authority to the Head of Planning and Sustainable Development to approve the application, subject to the inclusion of conditions recommended by the Wildlife Officer and any new material considerations comments that may be received through the consultation exercise, which will close on 3 April 2019.

**141. Application No. 6/14/19/101**

**Location:** Pinkery Outdoor Education Centre, Simonsbath, Minehead, Somerset  
**Proposal:** Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for proposed removal of existing PV solar tiles and replace with 36 Trina 300w PV modules (Full)

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

**RESOLVED:** To delegate Authority to the Head of Planning and Sustainable Development to approve the application, subject to any new material considerations comments that may be received through the consultation exercise, which will close on 3 April 2019

**142. Application No. 6/13/19/104**

**Location:** Exmoor National Park Workshop, Auctions Fields, Exford, Somerset  
**Proposal:** Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for proposed replacement log shed & extension to create timber store (Full).

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

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

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

**144. SITE VISITS:** In respect of the decision taken in Minute 137 in relation to Planning Application No. 6/8/19/101 to hold a site visit, it was RESOLVED that a site visit be held on Thursday, 25 April 2019.

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The remaining section of the meeting was chaired by Mr R Milton, Chairman of the Authority.

**145. EXMOOR NATIONAL PARK AUTHORITY CORPORATE PLAN 2019/20**

The Authority considered the [report](#) of the Head of Strategy and Performance.

**RESOLVED:**

- (1) To approve the Exmoor National Park Authority Corporate Plan 2019/20.
- (2) To delegate to the Chief Executive and Chairman authority to agree minor amendments following member discussion, and production of the final Plan.

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**146. ANNUAL GOVERNANCE REVIEW**

The Authority considered the **joint report** of the Solicitor and Monitoring Officer and Chief Finance Officer.

**RESOLVED:**

- (1) To approve the Annual Governance Review.
- (2) To approve the Annual Governance Statement as set out in the Appendix to the report for inclusion with the Annual Accounts for 2018/19.

**147. EXTERNAL AUDIT PLAN FOR THE YEAR ENDING 31 MARCH 2019**

The Authority considered the **report** of the Chief Finance Officer.

**RESOLVED:** To receive the External Audit Plan for the year ending 31 March 2019.

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

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

The meeting closed at 12:20 pm

(Chairperson)



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## Appeal Decision

Site visit made on 11 March 2019

**by Steven Rennie BSc (Hons), BA (Hons), MA, MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 5 April 2019**

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**Appeal Ref: APP/F9498/D/18/3213967**

**3 The Paddock, Dulverton, Somerset TA22 9BY**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Guest against the decision of Exmoor National Park Authority.
  - The application Ref 6/9/18/109, dated 18 June 2018, was refused by notice dated 14 September 2018.
  - The development proposed is the erection of a rear dormer extension to a dwelling.
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### Decision

1. The appeal is allowed and planning permission is granted for the erection of a rear dormer extension to a dwelling at 3 The Paddock, Dulverton, Somerset, in accordance with the terms of the application, Ref 6/9/18/109, dated 18 June 2018, subject to the conditions set out in the attached Schedule 1.

### Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

### Reasons

3. The site is a semi-detached house within the village of Dulverton. The site is within a residential area, with the character typified by rendered or brick houses with either slate or clay tiled roofs. The proposed dormer is to the rear roof slope of the house. It would be constructed using hung slate for the exterior of the dormer walls and a sloping tile roof.
4. I note that the dormer is not typical of traditional style dormers as seen elsewhere in the National Park. I also note that there are no other dormers similar to the proposal evident in the immediate vicinity of the site, although I acknowledge the appellants evidence includes some dormers within the wider area. However, the proposed dormer is in a quite discreet location, to the rear of the house. As such it would have no adverse impact to the character of the street scene. There may be some distance views of the proposed dormer but it would not be a dominant feature in the area.
5. The proposed dormer does not take up the whole of the rear roof slope, including being set in from the sides of the house, for example. The inclusion of the sloping roof of tiles and the other proposed materials will also enable the dormer to be visually sympathetic and complement the host dwelling, thereby being a good standard of design. The form and scale of the dormer as proposed



does not appear bulky in relation to the existing house and would be a subservient feature.

6. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas in the exercise of planning functions. The site is within Dulverton Conservation Area, which partly derives its importance from its historic plan, quality of townscape and buildings of special architectural merit. Due to the proposed dormer position to the rear of the house it would not be a prominent feature from public view and would be of a design and scale that would preserve the character and importance of the street and the wider Conservation Area.
7. The site is also within Exmoor National Park. National Parks are statutorily afforded the highest status of protection when it comes to conserving their landscape and scenic beauty. Being a proposed development of modest scale set within the village of Dulverton, I do not regard the proposal as having any adverse effect on the National Park and the protected wider landscape.
8. Overall, the proposed dormer would not be harmful to the character or appearance of the house or street scene. The development would also preserve the character of the Conservation Area. As such, the proposal accords with policies GP1, CE-S6, CE-D4 and HC-D15 of the Exmoor National Park Local Plan 2011-2031. These policies seek to, amongst other things, ensuring high quality design, which conserved and enhances the local identity and distinctiveness the built and historic environment. The proposal is also in general accordance with the National Planning Policy Framework on the matter of achieving well-designed buildings and places.

## **Conditions**

9. I have considered the conditions put forward by the Council against the requirements of the Planning Practice Guidance (PPG) and the Framework. The conditions I have included from the recommended list have been subject to some alterations to improve clarity and ensure consistency with the Framework and PPG.
10. I have attached the standard time limit condition and a plans condition as this provides certainty.
11. There is some detail with the submitted plans and information to indicate the materials to be used, but this is not at a level sufficient to ensure suitable materials are to be used. Therefore, in the interests of visual amenities within this Conservation Area, a condition requiring full details/samples of materials, including for the windows, to be submitted for agreement by the Council, is to be included.
12. I note that following discussions between a neighbour and the appellant that it has been agreed that the windows in the dormer should be obscure glazed. Due to the position of the windows it could be that without obscure glazing there would be significant overlooking of a neighbour's property. On this basis I have attached a condition requiring that both windows proposed in the rear dormer (north elevation) are to be obscure glazed, as appears to have been agreed between the parties.

## Conclusion

13. For the reasons set out above the appeal should be allowed, subject to the conditions set out in the schedule below.

*Steven Rennie*

INSPECTOR

## Schedule 1 – Conditions:

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
  - Site Location and Block Plan - SLPBP/NWCR/2018
  - Existing Elevations ELEII/NWCR/2018
  - Proposed Elevations PEPA/NWCR/2018
  - Existing Floorplans I EFPI/NWCR/2018
  - Proposed Floorplans I PFPI/NWCR/2018
  - Existing Floorplans II EFPII/NWCR/2018
  - Proposed Floorplans II PFPII/NWCR/2018
  - Proposed Concept PECDA/NWCR/2018
3. Prior to their use in the development hereby approved, details/samples of the materials to be used in the construction of the windows and external surfaces of the dormer extension hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details/samples.
4. The dormer extension hereby permitted shall not be occupied until the north elevation windows in this extension have been fitted with obscured glazing. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.



## Appeal Decision

Site visit made on 11 March 2019

**by Steven Rennie BSc (Hons), BA (Hons), MA, MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 5 April 2019

**Appeal Ref: APP/F9498/W/18/3212754**

**Hallslake Farm, Lane from Hillsfort Bridge to Old School House, Lynton, Devon EX35 6LG**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
- The appeal is made by Mr & Mrs Graham Frank and Elizabeth Jane Mugleston against the decision of Exmoor National Park Authority.
- The application Ref 62/11/17/006, dated 17 July 2017, was approved on 22 May 2018 and planning permission was granted subject to conditions.
- The development permitted is the change of use of agricultural building to three extended family dwellings.
- The condition in dispute is No 3 which states that:  
*All windows, doors and fascias in/on the barn conversion hereby approved (coloured yellow on approved drawing number 2456/1D) shall be replaced with timber replacements by 3rd October 2018. Further to this, in the same time period, the rooflights in the barn conversion hereby approved (also coloured yellow on approved drawing number 2456/1D) shall be replaced with flush fitting, conservation style rooflights. The timber windows, doors and fascias and flush fitting, conservation style rooflights shall then be retained thereafter.*
- The reason given for the condition is:  
*To ensure that the materials used in the conversion of the barn are consistent with the requirements of the Exmoor National Park Local Plan 2011 – 2031.*

### Decision

1. The appeal is dismissed.

### Procedural Matters

2. Due to the reasons as explained in the appellant's letter of 25 September 2018 I have taken the names of the appellants for the banner above from the Appeal Form.

### Background and Main Issue

3. Planning permission was granted for the conversion of the barn to three extended family dwellings, in this rural area of Exmoor National Park. At this time the conversion had already commenced and appeared substantially completed. The approval required the windows, doors and fascia already in place on the barn to be replaced with timber alternatives, with the rooflights replaced with conservation style versions.
4. Condition 3 was attached to planning permission Ref 62/11/17/006, in the interests of being consistent with the requirements of the Exmoor National Park

Local Plan 2011 – 2031 (the local plan). One of the policies mentioned from this Local Plan by the Local Authority is that of CE-S5, which relates to conversion or structural alterations of existing buildings. As the development in this case is a barn conversion then this is of particular relevance. This policy states that there should be a retention of “historic features” (2.a) of buildings being converted, and the traditional appearance of buildings should be conserved through methods such as using “traditional materials” (2.b).

5. However, the appellant states that the requirement for the use of timber is not necessary for the reasons set out below and seeks to remove this condition.
6. The main issue is whether the condition is reasonable and necessary in order to preserve or enhance the character and appearance of the former barn as part of its conversion.

## **Reasons**

7. This condition relates to the conversion of an old barn. The Local Authority regard it of sufficient heritage significance to consider it a non-designated heritage asset, being a fine example of an old stone barn. This is a building of significant and distinct character, and I recognise the substantial value in preserving its agricultural appearance as expressed in the relevant Local Plan policies.
8. Old stone barns, such as that subject to this appeal, would have typically had timber fascia, windows and doors, which would have been part of the traditional character and appearance of these old agricultural buildings. As such, the use of a relatively modern material such as UPVC for prominent aspects of the building, with frames appearing bulky compared with typical traditional timber windows, would not conserve its traditional appearance.
9. I note the exposed position of the farm buildings and the proximity to the coast, but if alternative timber windows were used and maintained appropriately, I do not see why they cannot last many years, maybe comparable with the ‘life-span’ of UPVC fenestration for instance. Also, there is no substantive evidence that suitably designed timber windows would be less energy efficient than UPVC alternatives.
10. The condition would mean that the existing windows, doors, fascia and rooflights, if not already constructed from timber, would have to be taken from the building. I acknowledge this would cause some disruption and the use of time and resources. I also note that this would seem wasteful to the appellants. However, from the evidence before me the appellants were aware of the need for Planning Permission for the barn conversion but continued at their own risk. Furthermore, the original application stated the issue of using UPVC rather than timber in its refusal reasons, which appears to have led to the appellants agreeing to replace the UPVC features with timber alternatives with the second application. This was then approved, subject to this disputed condition, amongst others.
11. I acknowledge the family pressures and circumstances to get the building converted, but this does not adequately explain the use of UPVC as a material rather than timber, especially given the local planning policy. The fact that the Local Planning Authority did not serve a stop notice or take any other sort of

- enforcement action does not warrant the retention of inappropriate materials in the barn conversion.
12. Having been to the site, it was evident to me that much of the work was done to a high quality. I note that the same or similar windows and doors were used on a recent extension to the main house, but this condition relates to the conversion of an old stone barn and so there are different circumstances and policies that relate to this type of development. As such, the use of UPVC on adjacent buildings does not warrant use of this material in this barn conversion. The benefits of having appropriate materials used in the barn conversion outweighs any visual differences with the fenestration materials used in the other adjacent buildings.
  13. I acknowledge that there were comments from certain Local Authority Members at the Committee Meeting, which suggest they supported the retention of UPVC in the barn conversion. Nonetheless, the decision was taken by the Local Authority to attach the condition now in dispute and so the thoughts of individual Members of the Local Authority have little weight in my assessment in this appeal, given the overall decision made.
  14. With regards the rooflights, the ones used are overly prominent features as they project from the roof slope. Rooflights of that installed differ substantially from those typically used on traditional old barns. Flush fitting 'conservation' style rooflights would be less conspicuous and therefore have less of an impact to the original agricultural character of the barn. As such, the rooflights used would not meet with the requirement for traditional detailing as set out in the Local Plan policies.
  15. The farm is in a relatively isolated location in Exmoor, with no near neighbours or public access near the site. However, this is a fine example of an old barn of traditional character. The original agricultural character of the barn should be conserved with a conversion that uses methods to compliments the building, but the use of inappropriate materials and rooflights erode its character and appearance.
  16. In this regard, the condition is necessary and reasonable, to ensure the development is undertaken using appropriate materials and accord with the policies of the Local Plan, which relates to, amongst other things, conserving the character of buildings that are being converted (Policy CE-S5). In this case, I also find the condition relevant to planning, with the wording precise and enforceable.
  17. For the reasons given above, I conclude that the appeal should be dismissed.

*Steven Rennie*

INSPECTOR

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## EXMOOR NATIONAL PARK AUTHORITY MEETING

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Application No:	<b>6/8/19/101</b>	Grid Ref.	<b>295706</b>	<b>138695</b>
Applicant	Mr S Moore, 1 The Old Vicarage Vicarage Court, Timberscombe, Somerset			
Location	Allercott Farm, Allercott, Timberscombe, Minehead, Somerset			
Proposal	<b>Proposed area for storing timber and associated equipment. Retrospective. (Full)</b>			
Introduction	<p>This update report refers to the planning application referenced above, which was reported to the Authority Committee on the 2<sup>nd</sup> April 2019 where Members resolved to defer the application to allow Members to visit the site to gain a greater understanding of the impact of the development on the natural beauty and character of the landscape, which took place on the 25<sup>th</sup> April 2019.</p> <p>Since the application was presented at the Authority Committee Meeting on the 2<sup>nd</sup> April, the following responses have been received:</p> <p>The Exmoor Society have written in support of the officers' recommendation for refusal.</p> <p>The applicant has indicated that he would be happy to agree conditions in relation to additional landscaping measures, if required, that no buildings be erected on site and the inclusion of cladded gates to screen the site from the adjacent highway, should the application be approved. Members should come to their own conclusions as to whether this would make the development acceptable or not.</p>			

### **Local Plan Policies**

As Members will be aware, the applicant considers that the application should be considered under Policy SE-S4 Agricultural and Forestry Development of the Local Plan. Additional information has been received, where the applicant refers to case law to support this point and in particular, **Farleyer Estates v Secretary of State for Scotland: IHCS 1992** and **Millington V Secretary of State for Environment, Transport and Regions V Shrewsbury and Atcham Borough Council: CA 25 June 1999.**

### **Farleyer Estates v Secretary of State for Scotland: IHCS 1992**

The appellants in this case used a piece of land, 1,500 metres from their forestry plantation, as a timber storage and transfer area. The Local Planning Authority served an enforcement notice alleging a change of use (storage and transfer) without planning permission. The appeal against the enforcement was dismissed and the reasoning was that the site could not be ancillary as it was so physically divorced from the forest. The Inner House Court of Appeal held that forestry includes operations necessary to render the timber marketable and disposable. This must include the extraction of the timber and its being stockpiled preparatory to its onward removal. It did not matter that the site was divorced from the plantation, as the use to which it was being put was that of forestry.

The applicant considers that this case is similar to his as it refers to a site not immediately adjacent to woodland, but a site nevertheless crucial for forestry. The closest piece of woodland to the application site that he is responsible for the management of is under 600m.

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It is considered, however, that in the above case the woodland management and the stockpiling of the timber were intrinsically linked within the same holding. The applicant stores timber obtained, mainly, from the management of other people's woodland and has timber imported.

### **Millington V Secretary of State for Environment, Transport and Regions V Shrewsbury and Atcham Borough Council: CA 25 June 1999.**

The appellants in this case were growing grapes on their land and turning this into wine (and selling it, providing tours of the process and providing light catering). The question before the court was whether, where the land is used for the creation of a new product from produce grown on that land the land is therefore no longer being used for the purposes of agriculture and thus exempt from planning control. The judges' view was that it was not. The judge considered whether what the Millingtons were doing can, having regard to ordinary and reasonable practice, be regarded as ordinarily incidental the growing of grapes for wine, included in the general term agriculture, ancillary to normal farming activities, reasonably necessary to make the product marketable or disposable to profit or whether it has come to the stage where the operations cannot reasonably be said to be consequential on the agricultural operations of producing the crop. He considers that there are overlapping concepts and involve some evaluation of facts but he considers that they faithfully echo the intention of Parliament in excluding agricultural uses from normal development control.

The applicant considers that the judge held that the fact that a new product was made on agricultural land from produce grown elsewhere on the land did not make that production process non-agricultural and found that processing which is reasonably necessary to make the product marketable or disposable for profit was an ancillary use to growing the raw material, and would therefore not need permission. The applicant considers that when applied the fact that he is producing logs from timber does not make it an industrial process, instead it remains within forestry use.

Officers consider that, the logs, fencing, gates and timber stakes are made, not from material that is wholly supplied by the same holding but a mixture of other locally managed woodland and some is imported. The gates are supplied already made and stored on site. It is understood that the stakes and logs are created and stored on site. Although, it is also understood that the majority of the stakes are made from imported timber.

Officers have sought legal advice in relation to these pieces of case law. This advice is that the application at Allercott can be distinguished from the situation in both Farleyer and Millington since neither case concerned the import of materials from elsewhere. It further states that the use of the land for the processing and storage of timber would not fall within the statutory definition of Agriculture (Section 336 of the Town and Country Planning Act 1990). Turning, then, to forestry the following appeal decisions are informative, **APP/R0660/C/15/3141275 (Land at Castle Mill Lane, Cheshire)** and **T/APP/C/93/C1435/629044 & 629045 (Land and buildings at Owlsbury Farm, Crowborough, Wealden)**.

The appeal decision in Cheshire in 2016 related to a material change of use of land from agricultural use to a use comprising the storage/process/distribution of timber/wood (among other things). The Inspector stated that the Farleyer case indicated that the use for temporary storage of timber before onward transport was deemed to be a function of the forestry operation. The Inspector further states that use that is the subject of this appeal decision was different to that considered in the Farleyer case, by virtue, of the fact that timber was brought onto and stored on the land to be dried, rather than stored temporarily before it is transported and then is used to create timber products. He further states that the use of the land is akin to a light industrial use

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where materials are brought onto a site for processing or manufacturing into saleable products and that the use of the land is not, as a matter of fact, a forestry use.

This use is similar to that of the application site we are considering, in that, timber is brought onto site from local woodlands or is imported and is then processed to become other products.

The Cheshire appeal decision also refers to the National Planning Policy Framework (NPPF) and the harm caused to the Green Belt by reason of its inappropriateness. It is considered that this same reasoning could be applied to the application site, as paragraphs 170 and 172 of the NPPF state that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks.

The Inspector goes on to state that the operations undertaken are not ancillary to any forestry use of the land or adjoining land and do not justify, in themselves, a countryside location. This is considered to apply to the application site at Allercott, as the land the site is located on does not have a forestry use and neither does any adjoining land to the site.

The Inspector in the Wealden appeal decision (1994) stated that the manufacturing of trellis and fence posts would not be considered ancillary to forestry. He also considered that the site was not forestry land, whilst the site formed part of the Farm, the appeal site itself had not been used for growing timber and that whilst there were small areas of woodland on the holding they did not provide timber for the appellant, who brought in wood from within a ten mile radius of the site.

This can be likened to the Allercott site, although the applicant does use some wood provided from the Allercott Farm holding, he also manages other local woodland and imports timber. The applicant also produces fence posts as part of his business practices.

On this basis, it is considered that the application site and its proposed use would not fall under a forestry use, and therefore, cannot be considered under Policy SE-S4 of the Local Plan.

### **Recommendation**

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

1. The proposed development site lies within open countryside that is not an existing employment site, is isolated and is located away from other buildings and is therefore contrary to Policy SE-S3 of the Exmoor National Park Local Plan 2011-2031.
2. The proposed development by virtue of its siting, position, and form, is considered to cause unacceptable harm to the scenic beauty and character of this part of the Exmoor National Park Landscape contrary to policies CE-S1, CE-D1 and SE-S3 of the Exmoor National Park Local Plan 2011-2031 and paragraphs 170 and 172 of the National Planning Policy Framework.
3. It is considered that insufficient information has been provided, at this point, to allow the Local Planning Authority to satisfactorily assess the likely impact of the development on the local highway network, as such, it is considered that the development does not accord with policies AC-S3, AC-D2 and AC-D2 of the Exmoor National Park Local Plan 2011-2031.



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Application No: **6/8/19/101**

Grid Ref. 295706 138695

Applicant: Mr S Moore, 1 The Old Vicarage  
Vicarage Court, Timberscombe, Somerset

Location: Allercott Farm, Allercott, Timberscombe, Minehead, Somerset

Proposal: **Proposed area for storing timber and associated equipment. Retrospective. (Full)**

Introduction: This application is brought before the Committee as under the approved Scheme of Delegation the officers recommendation is contrary to that of Timberscombe Parish Council.

Retrospective planning permission is sought for the creation of an area for storing timber and associated equipment at Allercott Farm, Allercott, Timberscombe. The site area lies approximately 890m south of Allercott farmstead and its existing built form, within the parish of Cutcombe and lies immediately adjacent to the boundary of Timberscombe Parish Council.

The site lies within open farmland and is bordered on the east and south (partial) sides by existing mature banks/hedgerows and on the north and west side by a post and wire fence erected as part of the development. Running adjacent to the south of the site is an unclassified road 4(d) and the existing access to the site has been widened by approximately 5m by removing the existing bank. The site measures approximately 46m at its widest point and 79m at its longest point and has been scraped back to the layer of shillet below to allow for a level area to be created. The site is gently sloping in a north-south direction and has been excavated, in parts, by approximately 100mm.

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## **Consultee Response:**

WEST SOMERSET COUNCIL: No comment received

SCC - HIGHWAY AUTHORITY: 15/01/19 - Further Consideration.

31/01/19 -

The proposal site sits off an unclassified unnamed public road. The immediate approach road to the site appears rural by nature and lightly trafficked with no apparent passing places.

It is the view of the Highway Authority that the current detail provided in support of the application is limited and as such we are unable to make an appropriate assessment for the submitted application. For the avoidance of doubt and in the interest of highway safety it is recommended that the applicant provide further detail to include the following prior to any further comment from the Highway Authority.

Clarity on the GFA specifically for storage purposes.

Current/Proposed visibility splays onto the public highway from the site.

Anticipated daily vehicle movements.

Type/size of vehicles (and attachments) associated with the proposal.

Traffic management plan to also include what direction the associated traffic will most

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likely be coming from.

ARCHAEOLOGIST - ENPA: No comment received

ECOLOGIST - ENPA: 15/02/19 -

The retrospective clearing of semi-improved grassland to provide an area for storing timber and associated equipment is unlikely to have had a significant effect on protected species breeding on the site, however, it will have resulted in the loss of foraging and commuting habitat for a number of protected species potentially using the site, such as bats, birds and badgers, and potential S41 NERC act species, including pollinators.

It is also not possible to tell from the photos within the case file how species-rich the grassland sward was and the local plant communities lost as a result.

There does not seem to be any compensation for the removal of the grassland and installed/proposed enhancements around the site to ensure the proposal adheres to the NPPF and local plan. I would therefore expect to see enhancement in the form of planting up of the proposed bank, using the excess top soil, with native and locally occurring wild flowers. The retained grassland strip within the sites boundary fence should also be managed to promote a species-rich sward.

CUTCOMBE PARISH COUNCIL: 21/02/19 - No Objection

TIMBERSCOMBE PARISH COUNCIL: 29/01/19 -

All approved the application

LANDSCAPE OFFICER - ENPA: 18/03/19 -

Proposal:

Proposed timber storage yard with associated equipment storage.

Site Context:

The proposed application is sited east of Couple Cross and to the south of the settlement of Timberscombe. It is on sloping ground at an elevation of 320m AOD, and is adjacent to the public highway. Existing roadside hedging provides some visual screening of the application site.

Landscape Character:

It is located in a landscape of undulating interconnected hills, typical of the Landscape Character Type (LCT) I - 'Wooded and Farmed Hills with Combes'. This is a landscape pastoral in character comprising of medium sized fields delineated by banked mixed species hedgerows. Skylines are a very prominent feature of this LCT and offer wide ranging views from the open hill tops. This is a site within very close proximity to sites of historic environment interest. The site is not in close proximity to any existing development in this location.

Visual Amenity:

The site is visible from sections of the adjacent public highway particularly at the access point to the site. The stacking and boxed storage of materials on the site further contributes to the visual impact of the development. It is noted that some visual screening of the development is provided by the existing roadside hedges.

This development has an impact on both the landscape character and visual amenity of

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this location by developing an isolated site in an open and rural location. The groundworks carried out to provide for suitable surfacing and site levels for this business use have had an impact on the surrounding landscape character and visual amenity.

The application details as submitted (site plan) do not specify the extent to which the site has been developed to date. Clarification on the scale and extent of the proposed yard and the proposed storage of materials during the course of the year needs to be provided for the whole of the application site in order for a full assessment of the impact to be established.

### **Public Response:**

1 letter of objection

One public letter of representation has been received from an adjoining land owner. The neighbour objects to the application on the unsuitability of using the lane for commercial traffic, the safety aspects in relation to riders and walkers and the impact on the landscape character of the area.

### **Most Relevant Development Plan Policies:**

Exmoor National Park Local Plan 2011-2031 (including minerals and waste policies)

GP1 – General Policy

GP4 – The efficient use of land and buildings

CE-S1 – Landscape and Seascape Character

CE-D1 – Protecting Exmoor's Landscapes and Seascapes

CE-S3 – Biodiversity and green infrastructure

CC-D1 – Flood Risk

SE-S3 – Business development in the open countryside

AC-D1 – Transport and Accessibility Requirements for Development

AC-D2 – Traffic and Road Safety Considerations for Development

AC-S3 – Traffic management and parking

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

### **Observations:**

The main material planning considerations are considered to be the principle of development, the impact on the landscape character and appearance, the impact on protected species and habitats and the impact on the local highway network.

### **PRINCIPLE OF DEVELOPMENT**

Policy SE-S3 of the Exmoor National Park Local Plan 2011 – 2031 (including minerals and waste policies) (the Local Plan) permits in principle proposals for the erection of new business premises in the open countryside where they redevelop existing employment sites.

The development includes the creation of an area for the storage of timber and associated equipment within open countryside. Policy GP3 of the Local Plan states that outside the named settlements the area is identified as open countryside where the focus

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of new build development will be on improving the sustainability of rural land-based businesses.

Policy SE-S3 of the Local Plan relates to business development in the open countryside. This policy seeks to provide opportunities and sets out the policy framework for new business development in the open countryside, through the extension or redevelopment of existing business sites or buildings, and the reuse of existing buildings in farmsteads or hamlets. It also aims to provide diversification opportunities for rural land-based businesses, which are businesses that manage the land in a way that conserves the National Park's special qualities. Rural land-based businesses can be defined as forestry or other businesses that manage the land for conservation and/or recreation which have benefits for health and well-being, among others. Rural land-based businesses must also be located in the open countryside due to the nature of their operations.

Clause 4 of Policy SE-S3 states that the erection of new business premises in the open countryside will only be permitted for the redevelopment of existing employment sites, where existing buildings are replaced with no significant increase in size, and enhancement to the site and/or its setting is incorporated into the proposals where necessary to deliver an overall acceptable scheme, which is consistent with local landscape character.

The location of the development is not an existing employment site that has been re-developed. The site is isolated and located away from other development. It is considered that the development, as carried out, causes an unacceptable level of harm to the landscape character of the area and is unlikely to be able to be improved to such a degree as to create an overall acceptable scheme, in this location.

The applicant states that both of the businesses run from the site are rural land-based businesses that contribute massively to the conservation of the local area. He also states that Mr Logs has been granted funding by the LEADER scheme due to its potential to create local employment and the money it feeds directly back into the sustainable management of local woodlands. Without this storage area for the timber the business will not be able to continue to grow and hit its employment targets. He further states that Moore's Fencing and Timber also provides local employment while encouraging the use of sustainable chestnut fencing, rather than that of tantalised timber. Last year the business installed over 4000m of deer fencing in local woodlands in a forestry regeneration project together with agricultural fencing on local farms and it, too, will struggle to continue without use of this yard.

The applicant further states that all six bullet points within policy SE-S3 refer to the use or re-use of existing buildings rather than storage areas or hardstanding. Whilst this application does not seek to erect a new building and/or use/re-use an existing building it does seek to introduce a new business premises within open countryside.

The applicant has also stated that he believes the application should be considered under policy SE-S4 of the Local Plan. Policy SE-S4 relates to agricultural and forestry development and the applicant has set out within the application paperwork why the development accords with this policy. Policy SE-S4 states permission will be granted for new buildings, tracks and structures or extensions required for forestry purposes where:

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- a) it can be demonstrated that there is a functional need and its size and scale are commensurate with that need;
- b) the structure is designed for the purposes of forestry;
- c) in the case of new buildings, the site is related physically and functionally to existing buildings associated with the business;
- d) structures are sited appropriately in the context of local topography and of an appropriate design that responds to and reinforces landscape character in terms of size, scale, massing, layout, external appearance and materials;
- e) proposals do not generate a level of activity or otherwise detrimentally affect the amenity of surrounding properties and occupiers;
- f) appropriate measures are taken to ensure that proposals do not, including through the level of activity, have an adverse impact on biodiversity or cultural heritage or cause other unacceptable environmental impacts; and
- g) it can be demonstrated that opportunities have been taken to improve energy efficiency, reduce carbon emissions and minimise surface water run-off.

The application site is not located within a woodland nor associated with a specific woodland or its management. The applicant does not own a woodland holding although his application states that he does conduct forestry management as part of his business working practices. It is considered for the purposes of this policy the proposal does not constitute forestry development.

The development seeks to create an area for the storage of timber and associated equipment in a location that is not an existing employment site. The site is isolated and located away from other development as such; it is considered that it is not acceptable in principle.

### IMPACT ON LANDSCAPE CHARACTER AND APPEARANCE

Policies CE-S1 and CE-D1 of the Local Plan seek to conserve, enhance and protect Exmoor's landscapes and seascapes. Policy CE-D1 states that development will be permitted where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor's landscapes and seascapes.

The site measures approximately 46m at its widest point and 79m at its longest point and has been scraped back to the layer of shillet below to allow for a level area to be created. The site is gently sloping in a north-south direction and has been excavated, in parts, by approximately 100mm. The applicant states that this site has been chosen carefully for a number of reasons:

- It is the only area on the farm, which has a natural hardstanding (shillet) very close to the surface, as well as being naturally level and in close proximity to a highway. These three factors together mean that the creation of a site here has minimal impact on the "landscape character of the area".
- Access to the site is very important. The existing gateway has been widened in order to allow easy access for Articulated lorries. There is no access for these lorries to the main farmstead due to a narrow drive, a neighbour's drystone wall and a telegraph pole. The only way to create access to the main farm would be the creation of a new driveway across two fields, which would cause an "unacceptable level of harm to the landscape

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character of the area”.

- The existing access road is used by the Forestry Commission as the main haulage route for removal of timber from Croydon woods. In the winter of 2017/2018, over 11,000 tonnes of timber (over 400 lorry loads/ ten years' worth of traffic for us) were extracted along this road; therefore, our yard would not have any noticeable effect on traffic levels or road conditions.
- The site is well hidden and can only be viewed from the road directly alongside it. It cannot be viewed from any dwellings or other buildings. The site is for the storage of timber; therefore, the predominant view from the road is that of timber stacks, a common occurrence in the local area.
- Whilst the original gateway has been widened by 5m by the removal of a bank, the soil from the site has been used to create over 1200m of new banks and therefore hedgerows in the surrounding fields, creating new habitat.

The site lies within open farmland and is bordered on the east and south (partial) sides by existing mature banks/hedgerows and on the north and west side by a post and wire fence erected as part of the development. Running adjacent to the south of the site is an unclassified road 4(d) and the existing access to the site has been widened by approximately 5m by removing the existing mature bank.

This Authority's Senior Landscape Officer has stated that the site is visible from sections of the adjacent public highway particularly at the access point to the site. The stacking and boxed storage of materials on the site further contributes to the visual impact of the development. It is noted that some visual screening of the development is provided by the existing roadside hedges.

This development has an impact on both the landscape character and visual amenity of this location by developing an isolated site in an open and rural location. The groundworks carried out to provide for suitable surfacing and site levels for this business use have had an impact on the surrounding landscape character and visual amenity.

It is considered that the works do not conserve, enhance or protect this part of Exmoor's landscape, the works are not compatible with the conservation and enhancement of this part of Exmoor's landscape, have no visual or character connection to any surrounding farmstead and will have an unacceptable impact on the character and appearance of the landscape and are, therefore, unacceptable and do not comply with policies CE-S1 and CE-D1 of the Local Plan.

It is also considered that the development is contrary to Paragraphs 170 and 172 of the NPPF which state that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks.

### IMPACT ON PROTECTED SPECIES AND HABITATS

Policy CE-S3 of the Local Plan relates to biodiversity and green infrastructure and states

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that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight.

This Authority's Wildlife Officer has commented on the application and states that the retrospective clearing of semi-improved grassland to provide an area for storing timber and associated equipment is unlikely to have had a significant effect on protected species breeding on the site, however it will have resulted in the loss of foraging and commuting habitat for a number of protected species potentially using the site and that there does not seem to be any compensation for the removal of the grassland and installed/proposed enhancement around the site to ensure the proposal adheres to the NPPF and local plan. He adds two recommendations relating to the planting up of the proposed bank and the management of the retained grassland to promote a species-rich sward.

The applicant has stated that the material from the removal of the 5m of existing bank has been used to create over 1200m of new banks and hedgerows in the surrounding fields, thereby creating new habitat.

Through the recommendations and advice of suitably qualified professionals it is considered that the proposed development is unlikely to have had a significant effect on protected species and habitats and that these could be mitigated through the use of conditions to enable enhancement, in accordance with the NPPF, in the form of planting up of the proposed banks and the management of the retained grassland to promote a species-rich sward. The proposals therefore comply with policy CE-S3 of the Local Plan.

### IMPACT ON THE LOCAL HIGHWAY NETWORK

Policies AC-S3, AC-D1 and AC-D2 of the Local Plan relate to traffic management and road safety considerations. Policy AC-S3 states that the approach to traffic management on Exmoor will take into account the needs of all users including pedestrians, walkers, cyclists, horse-riders, and disabled people and that the Exmoor Route Network will form the framework for traffic management in the National Park.

Policy AC-D1 states that in designing new development applicants should ensure that the design and details of highway works which are required for new development proposals are appropriate in scale to the development and contribute to the conservation or enhancement of the area and that where development is likely to generate significant levels of traffic, applicants will be required to prepare a Transport Assessment or Transport Statement, an air quality assessment where necessary, and a Travel Plan to ensure that the proposal delivers sustainable travel outcomes.

Policy AC-D2 states that in the determination of proposals for development the Exmoor Route Network will be considered to ensure that the capacity of the roads serving developments is adequate for the traffic likely to be generated. Policy AC-D2 also states 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.

Somerset County Council Highways Authority have commented on the application and state that it is the view of the Highway Authority that the current detail provided in support

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of the application is limited and as such they are unable to make an appropriate assessment for the submitted application. They recommend that the applicant provides further detail including clarity on the gross floor area specifically for storage purposes, current/proposed visibility splays onto the public highway from the site, anticipated daily vehicle movements, type/size of vehicles (and attachments) associated with the proposal and a traffic management plan to also include what direction the associated traffic will most likely be coming from.

It is considered that insufficient information has been provided at this point to allow the Local Planning Authority to satisfactorily assess the likely impact of the development on the local highway network, as such, it is considered that the development does not accord with policies AC-S3, AC-D1 and AC-D2 of the Local Plan.

### OTHER MATTERS

One public letter of representation has been received from an adjoining land owner. The neighbour objects to the application on the unsuitability of using the lane for commercial traffic, the safety aspects in relation to riders and walkers and the impact on the landscape character of the area.

Cutcombe Parish Council have commented and have no objection to the application.

Timberscombe Parish Council have approved the application.

### CONCLUSION

For the reasons outlined above the development is considered to be unacceptable and not in accordance with the relevant development plan policies. The application is therefore recommended for refusal.

### **Recommendation:**

#### **for the following reasons**

1. The proposed development site lies within open countryside that is not an existing employment site, is isolated and is located away from other buildings and is therefore contrary to Policy SE-S3 of the Exmoor National Park Local Plan 2011-2031.
2. The proposed development by virtue of its siting, position, and form, is considered to cause unacceptable harm to the scenic beauty and character of this part of the Exmoor National Park Landscape contrary to policies CE-S1, CE-D1 and SE-S3 of the Exmoor National Park Local Plan 2011-2031 and paragraphs 170 and 172 of the National Planning Policy Framework.
3. It is considered that insufficient information has been provided, at this point, to allow the Local Planning Authority to satisfactorily assess the likely impact of the development on the local highway network, as such, it is considered that the development does not accord with policies AC-S3, AC-D1 and AC-D2 of the Exmoor National Park Local Plan 2011-2031.

### **Notes to Applicant:**



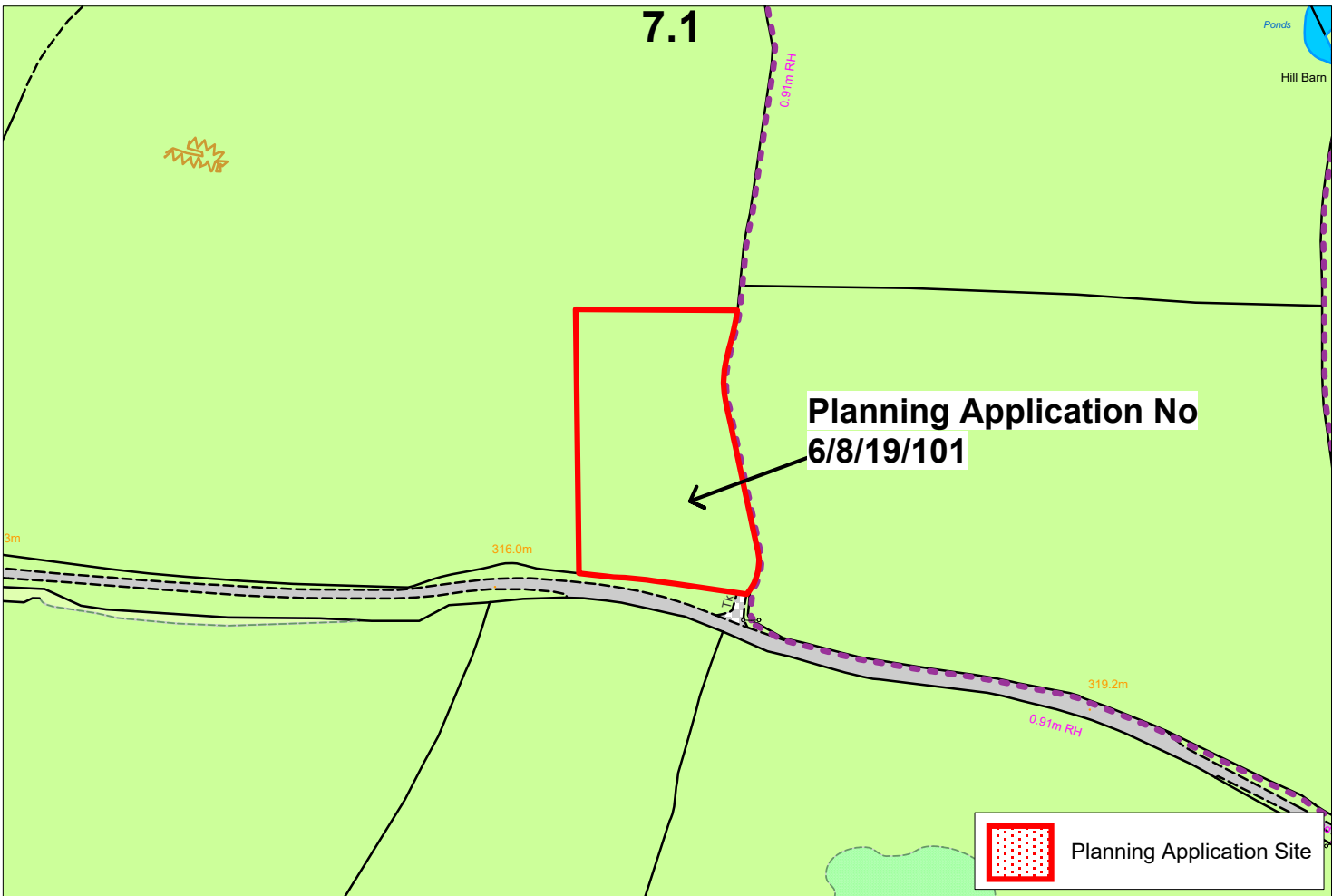
# 7.1

## EXMOOR NATIONAL PARK AUTHORITY MEETING

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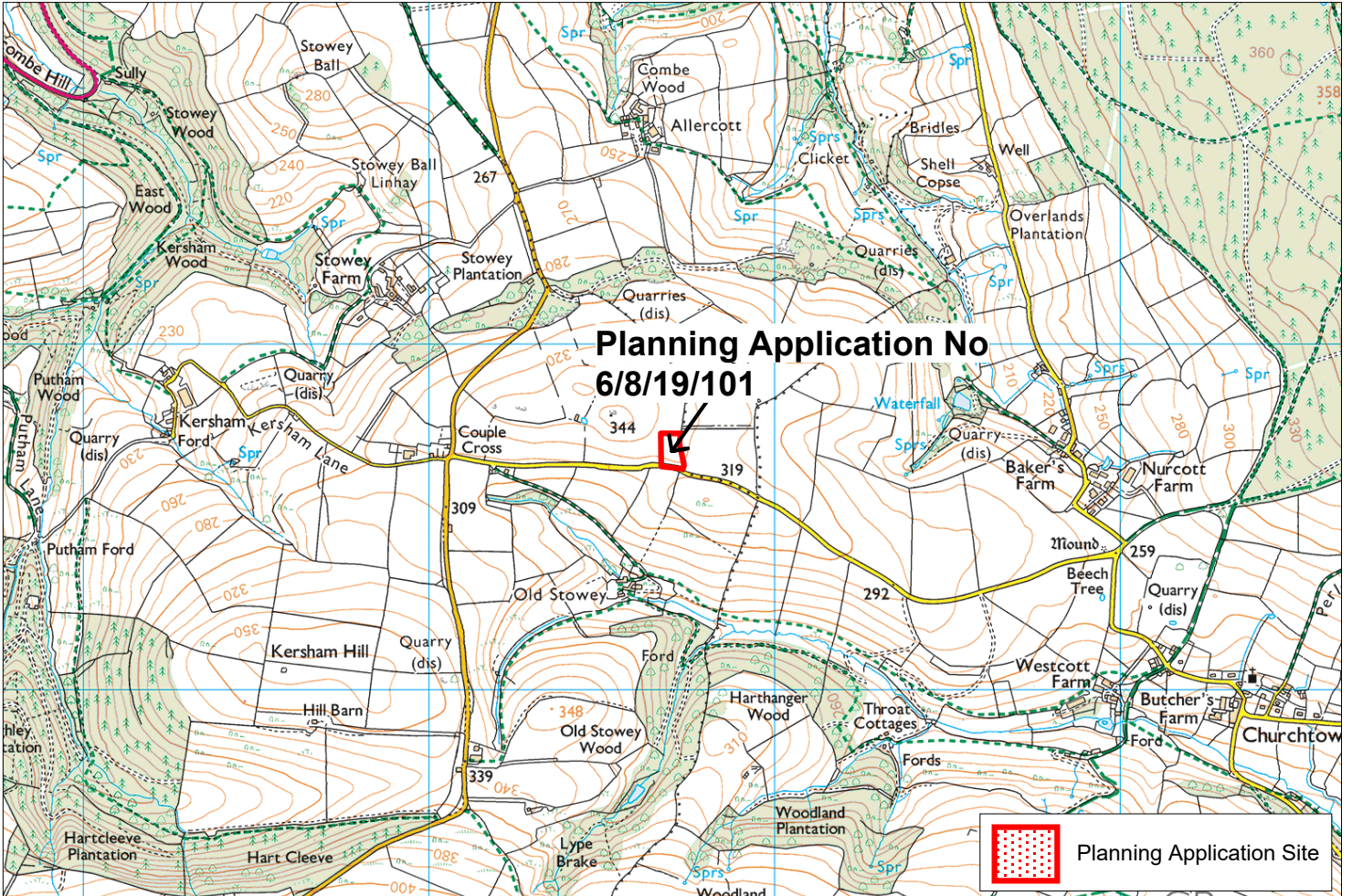
### POSITIVE & PROACTIVE STATEMENT

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 instance the relevant planning considerations have not been addressed and the application has therefore been refused.



Site Map  
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Overview Map  
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**7.1**

## 7.2

Application No: **62/41/18/029**

Grid Ref. 271632 149215

Applicant: Mr & Mrs Gorst, 21a Park Gardens, Lynton, Devon

Location: 21a Park Gardens, Lynton, Devon

Proposal: **Proposed raising of roof to create additional floor and alterations to dwelling. (Householder)**

Introduction: This application comes before the Authority Committee in accordance with the agreed Scheme of Delegation, because Lynton and Lynmouth Town Council has a view contrary to the recommendation of Planning Officers.

Planning permission is sought for the raising of the roof of 21a Park Gardens to create an additional storey on the existing dwelling. The application site consists of a single storey dwelling that is set above garages associated with the property. The exterior of the dwelling is finished in painted render under a concrete tile roof. The dwelling has been constructed by cutting into the steeply rising ground to the rear and its rear wall is tight with the retaining wall holding the ground to the rear.

The proposal is to raise the ridge and this would allow additional accommodation for the dwelling to be created by virtue of an additional storey. The existing dwelling has an external floor space of approximately 84.6 square metres and the extension would increase the floor space by approximately 66.9 square metres. The exterior of the extension would be finished in painted render and the new roof for the dwelling would be clad in natural slate.

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### **Consultee Response:**

DCC - HIGHWAYS: No comment received

NORTH DEVON COUNCIL - PLANNING REGISTRATION: In accordance with the agreed protocol, the District Council, as a consultee to the Exmoor National Park Authority, has no observations.

LYNTON & LYNMOUTH TOWN COUNCIL: Support the application.

ARCHAEOLOGIST - ENPA: No archaeological concerns.

LANDSCAPE OFFICER - ENPA: No comment received

PUBLIC RIGHTS OF WAY AND ACCESS OFFICER - ENPA: No comment received

WILDLIFE CONSERVATION OFFICER - ENPA: From reviewing the photographs within the planning statement I can see that the tiles to be removed to facilitate the proposal are tightly fitted, with the roof structure including soffits, in a good condition without potential gaps for bats and birds to enter the roof void.

However due to the opportunistic behaviour of some bats species, including pipistrelles, to use buildings and structures before and during removal of roof structures please attach the following informative to any planning permission granted:

- The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

## 7.2

### EXMOOR NATIONAL PARK AUTHORITY MEETING

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#### **Public Response:**

None to date.

#### **RELEVANT HISTORY**

<b>NE 89</b>	<b>The proposed erection of temporary 2KV and MV / LV overhead lines in Lynton and Lynmouth as per the route indicated upon attached plan no 2BS/R255</b>	<b>Deemed</b>	<b>Approved</b>	<b>24 November 1952</b>
		<b>Same Site</b>		
<b>NE 686</b>	<b>Proposed erection of bungalow with garage under and access</b>	<b>Full</b>	<b>Approved</b>	<b>17 November 1970</b>
		<b>Same Site</b>		

#### **Most Relevant Development Plan Policies:**

EXMOOR NATIONAL PARK LOCAL PLAN 2011 - 2031

GP1 - General Policy: Achieving National Park Purposes and Sustainable Development

CE-S3 - Biodiversity and Green Infrastructure

CE-S6 - Design and Sustainable Construction Principles

CE-D4 - Extensions to Buildings

HC-S2 - A Balanced Local Housing Stock

HC-D15 - Residential Extensions

THE LYN PLAN 2013 - 2028

P1 - Overall Objectives for New Development

ENV1 - Location of Development & Enhancement of the Local Environment

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

#### **Observations:**

The main material planning considerations in this case are considered to be the principle of the development, the design, scale and materials of the development and the impact on neighbouring amenity and wildlife.

#### **PRINCIPLE OF DEVELOPMENT**

The proposal is to extend an existing dwelling with an extension that would be used ancillary to, and part of, the existing residential use of the property. As such, the principle of the proposed development is acceptable and compliant with Policy HC-D15 of the Exmoor National Park Local Plan 2011 – 2031 (the Local Plan), subject to other material planning considerations being satisfied.

#### **DESIGN, SCALE AND MATERIALS**

In terms of the design of the proposed extension, looking at the front and rear of the dwelling in isolation, the design and form would complement the character and appearance of the existing dwelling. The side elevations would see an off centre ridge that is unlikely to fit in with the surrounding built form of the area, in particular, the south west elevation. However, due to the dwelling being set back from its flanking neighbouring properties, it is considered that this element of the development would not

## 7.2

### EXMOOR NATIONAL PARK AUTHORITY MEETING

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be noticeable in the wider street scene.

The roof over the proposed extension would be finished with natural slate, whereas the existing roof, which would be replaced by the proposed development, is finished with concrete tiles. The exterior of the extension would be rendered to match the rest of the dwelling. The material finish is considered to be acceptable and policy compliant.

The concern with the proposed development is the scale. Policy HC-D15 states that extensions to dwellings shall not be disproportionate to the original dwelling and sets a restriction on the cumulative increase in floor space that a dwelling can be extended. The policy states that dwellings shall not be extended beyond 35% of their original floor space. The original floor space is the floor space of the dwelling on 1st April 1974 or as constructed if this was a date after 1st April 1974. All extensions after this date are to be taken into account when calculating the percentage increase in floor space.

The role of Policy HC-D15 is to provide reasonable flexibility for dwellings to be updated and extended whilst ensuring that the impacts of the extension is acceptable and to retain a mix of dwelling sizes that will help to sustain balance communities across the National Park.

21a Park Gardens was constructed following the granting of planning permission in November 1970. This means that it could have been constructed as late as November 1975. Whether the dwelling was built before or after April 1974 is difficult to ascertain, but the approved floor plans show that the dwelling has not been extended since it was constructed. As such, there is the potential to extend the dwelling by up to 35%, subject to the massing and bulk being acceptable in accordance with Policy HC-D15.

The proposed extension would involve raising the ridge of the dwelling to create a first floor. This would increase the dwelling from two bedrooms to three bedrooms. The existing external floor space of the dwelling is approximately 84.6 square metres and the extension would increase the floor space to approximately 151.5 square metres. This would be a 79% increase over the floor space of the original dwelling. This means that the development would not comply with the requirement of Policy HC-D15 for extensions to not exceed 35%. The development is significantly more than the percentage increase allowed by the policy.

The applicants have sought to decrease the size of the extension in an attempt to bring it in line with the extensions policy. An amended scheme was drawn up in draft form that would have seen the increase in floor space reduced by 54.4%. The draft amended scheme would have seen the first floor extension confined to one end of the building in order to reduce the floor space, but the scheme was still significantly more than the allowed percentage increase. The design was also compromised to such an extent that it would have formed another reason for refusal. The applicants have considered their options and have concluded that they will proceed with the originally submitted scheme being determined as they consider it is superior in terms of design.

When taking into account the rising ridges of the two storey dwellings either side of the application site, it is considered that visually there is capacity for an increase in height of the application dwelling. However, the increase in floor space is substantial and this is a significant reason for Officers to not support the application.

The floor space of the existing dwelling is less than 93 square metres. Whilst it is not tied as an affordable dwelling, it has a floor space that is considered to be affordable by size. Paragraph 6.62 of the Local Plan states that “the housing stock as a whole should provide a range of accommodation sizes, types and tenures to meet the needs of all sections of the local community. The National Park’s existing housing stock has a higher than average proportion of larger and detached dwellings. To create more balanced communities and address the needs of existing and future households, there is a need for smaller and more affordable dwellings”.

The existing dwelling is more affordable by size and the proposed development would see the loss of a smaller and more affordable dwelling from the local housing stock. This is partly the reason for the restriction on percentage increase in size of dwellings and the proposed development would be contrary to this policy restraint. The proposed development would be at odds with the National Park strategy to retain more affordable sized dwellings. As such, the scale of the proposed extension is considered to form a reason for refusing this application.

#### IMPACT ON NEIGHBOURING AMENITY

There would be an additional storey added to the dwelling but due to the orientation and separation of the application dwelling from the neighbouring dwellings, it is considered that there would be no increase in overbearing of neighbouring properties, nor would there be a loss of light. It is also considered that there is mutual impact between the surrounding properties already in terms of overlooking and the proposed development is not considered to cause material harm in terms of overlooking. Taking the above into account, it is considered that the proposed development would not cause material harm to neighbouring amenity.

#### IMPACT ON WILDLIFE

The Authority’s Wildlife Officer has considered the application and has concluded that the tiles to be removed to facilitate the proposal are tightly fitted, with the roof structure including soffits, in a good condition without potential gaps for bats and birds to enter the roof void. However, due to the opportunistic behaviour of some bats species, including pipistrelles, to use buildings and structures before and during removal of roof structures, the Wildlife Officer has recommended that an informative relating to bats be attached to any planning permission that may be granted for this proposed development. Given the condition of the existing building, the nature of the roof and having regard to the comments and advice of the Wildlife Officer, it is considered that the proposed development is unlikely to cause conflict with important wildlife interests.

#### CONCLUSION

The principle of the proposed development is considered to be acceptable and there are no concerns in respect of neighbouring amenity and wildlife. However, the scale of the proposed development, in particular, the increase in floor space, is where conflict with local planning policy arises. As explained earlier in this report, the percentage increase in floor space is significantly higher than the percentage increase permitted by Policy HC-D15. Further to this, the dwelling is more affordable by size and the substantial increase in floor space would see the loss of this smaller and more affordable dwelling from the local housing stock. When considering all material matters, it is considered that the proposed development does not comply with the development plan for Exmoor National

Park and is therefore recommended for refusal.

**Recommendation:**

**Refuse for the following reasons**

1. The development by reason of its scale is considered to be a disproportionate addition to the existing dwelling that would conflict with the adopted local planning policies. The development would see a 79% increase in the floor space of the dwelling and would result in the loss of a smaller and more affordable dwelling from the local housing stock, which is at odds with the strategy of the development plan to retain such residential units. The overall increase as a result of the extension is considered to be contrary to Policies GP1, CE-S6, CE-D4, HC-S2 and HC-D15 of the Exmoor National Park Local Plan 2011 – 2031, and the National Planning Policy Framework.

**Notes to Applicant:**

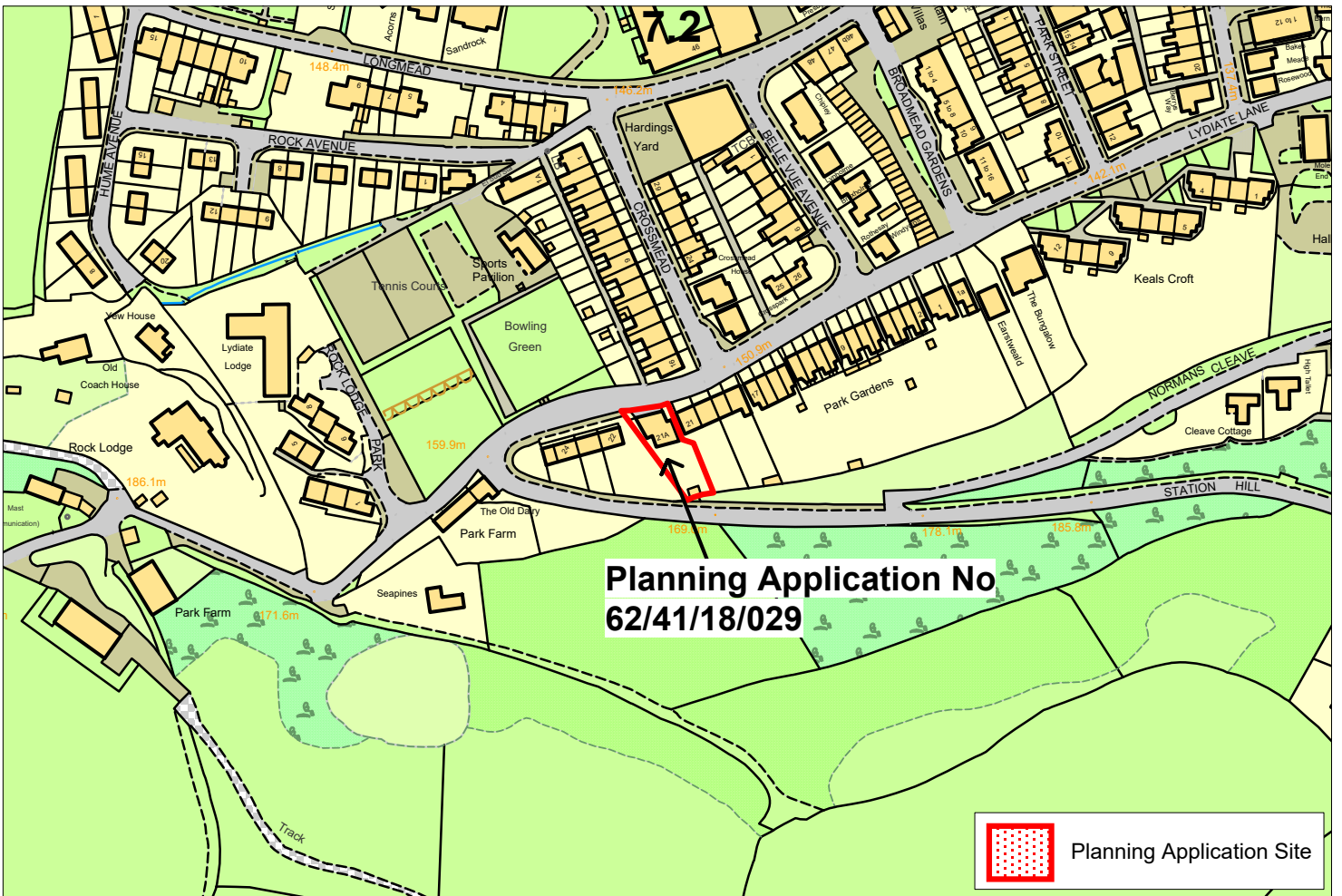
**POSITIVE & PROACTIVE STATEMENT**

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 instance the relevant planning considerations have not been addressed and the application has therefore been refused.


**APPEAL INFORMATION**

If you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.



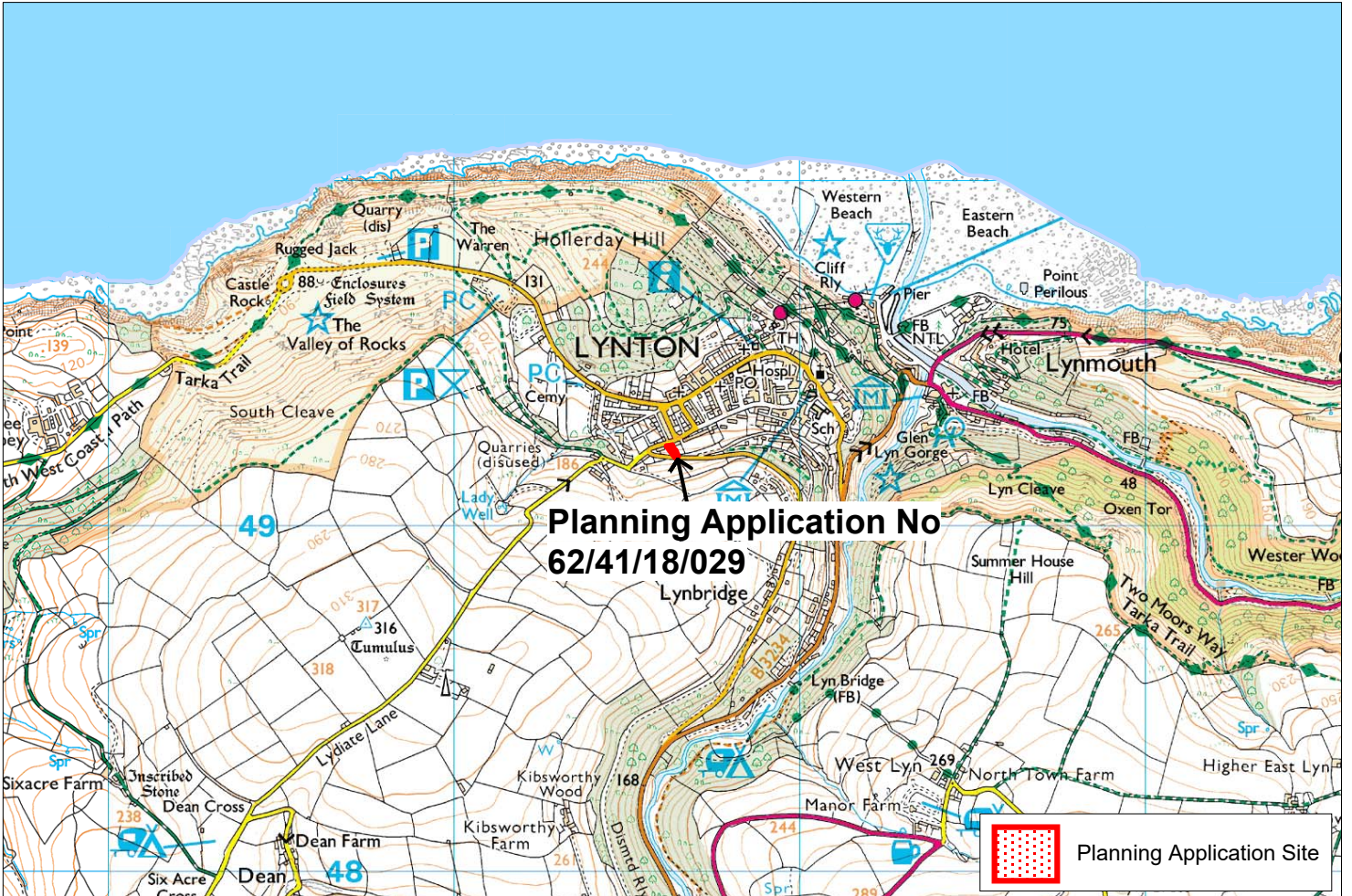


**Planning Application No  
62/41/18/029**


 Planning Application Site

Site Map  
1:2500

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**Planning Application No  
62/41/18/029**

 Planning Application Site

Overview Map  
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## 7.3

### EXMOOR NATIONAL PARK AUTHORITY MEETING

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Application No: **62/49/19/001**

Grid Ref. 276426 133234

Applicant: Mrs L Selmi, Longstone Wells  
Heasley Mill, North Molton, South Molton, Devon

Location: Longstone Wells, Heasley Mill, Devon

Proposal: **Retrospective external alterations to farmhouse and ancillary barns. As per amended plans. (Full)**

Introduction: Retrospective planning permission is sought for external alterations to buildings at Longstone Wells. Longstone Wells is a historic farmstead that is situated approximately 4km north east of North Molton. The farmstead consists of a farmhouse and a range of barns, which all together surround a courtyard. The farm appears to have been constructed in the mid 19th Century and has not altered significantly since then. The farmhouse is predominantly finished in painted render under a slate roof and the barns are predominantly finished in natural stone under slate roofs, with elements of corrugated sheeting used in some areas. There are no neighbouring properties close to the application site.

The application site has been the subject of much works and the reason this application comes before the Authority Committee is that North Molton Parish Council have voted against the application as they would like the Authority Committee to consider the wider and overall planning aspirations of the owners in the light of the number of retrospective applications that have been recently submitted in relation to this site.

By way of background, the current owner appears to have purchased the property approximately two and a half years ago. The first application submitted since the change in ownership was in 2017 for the renovation of the farmhouse and its associated barns with additional residential space and 1 additional separate residential flat being provided in the adjoining barn, commonly referred on plans as "Barn 3" (ref. 62/49/17/001). A Section 106 Agreement was secured for the flat as local need affordable housing.

Upon commencement on the conversion works for the barn, it became apparent that the barn was not capable of conversion, contrary to the documentation provided with the 2017 application papers. The conclusion was that the barn would need to be reconstructed.

The demolition of the existing barn and erection of a new building, in the same design, form and materials, for ancillary residential use and storage to the main farmhouse was secured through planning permission granted in September 2018 (ref. 62/49/18/002).

A third planning application was approved in November 2018 and this was for replacement of an existing concrete block barn with a new stone clad storage and generator building to serve the farmhouse (ref. 62/49/18/004).

This application is the fourth since the applicant purchased the property and

## 7.3

### EXMOOR NATIONAL PARK AUTHORITY MEETING

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is for the installation of a rooflight in the reconstructed barn (Barn 3), the rendering of the western elevation of the farmhouse and the insertion of a window in this elevation, the widening of a doorway in the two storey bank barn and the replacement of a door with a window in the storage and generator building.

It should be noted that there is an ongoing application for a new access track to the property (ref. 62/49/19/002) that may be presented to the Authority Committee in the future.

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#### **Consultee Response:**

DCC - HIGHWAYS: No comment received

NORTH MOLTON PARISH COUNCIL: CONSULTATION RESPONSE DATED 13.02.19: Parish councillors voted, unanimously, against the above application in order to bring the case to Committee which could then consider the wider and overall planning aspirations of the owners in the light of recent retrospective applications for the site.

RE-CONSULTATION RESPONSE DATED 14.03.19: Thank you for your e mail below and amended plans in the post, all of which were considered by North Molton's parish councillors at their meeting last night.

They have asked me to respond to you with their continuing view that they are against the proposals in order to bring the cases to Committee which could then consider the wider and overall planning aspirations of the owner in the light of piecemeal and retrospective applications to date for the site.

I trust that the cases and site will go before Committee in order that the full extent of the owner's intentions for the whole site may be understood and considered.

NORTH DEVON COUNCIL - PLANNING REGISTRATION: In accordance with the agreed protocol, the District Council, as a consultee to the Exmoor National Park Authority, has no observations.

ARCHAEOLOGIST - ENPA: No comment received

WILDLIFE CONSERVATION OFFICER - ENPA: No comment received

#### **Public Response:**

None to date.

#### **RELEVANT HISTORY**

- |                     |   |
|---------------------|---|
| <b>62/49/18/004</b> | <b>Proposed replacement of existing barn and change of use of agricultural land with new garage and storage building to serve main dwelling. (As per additional information).</b>   |
|                     | <b>Full Approved 27 November 2018</b>   |
|                     | <b>Same Site</b>  |
| <b>62/49/17/001</b> | <b>Proposed renovation of existing farmhouse and its associated barns with additional residential space and 1 additional separate residential flat. As per additional information 09.06.17 and amended plans 15.06.17. Additional information 19.06.17.</b> |

## 7.3

### EXMOOR NATIONAL PARK AUTHORITY MEETING

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	Full	Approved	20 April 2018
	Same Site		
62/49/18/002	Proposed demolition of existing barn and erection of new building for ancillary residential use and storage to the main farmhouse. (As per additional information).		
	Full	Approved	27 September 2018
	Same Site		
62/49/99/004	Erection of 1100v overhead line to provide electricity supply to 2 properties		
	Full	Withdrawn	14 May 1999
	Same Site		
NM 1558	Proposed erection of 11,000 volt and 415/240 volt overhead electricity lines on wooden poles		
	Full	Approved	15 December 1965
	Same Site		

#### **Most Relevant Development Plan Policies:**

EXMOOR NATIONAL PARK LOCAL PLAN 2011 – 2031

GP1 – General Policy: Achieving National Park Purposes and Sustainable Development

CE-S1 – Landscape and Seascape Character

CE-D1 – Protecting Exmoor's Landscape and Seascape

CE-S6 – Design and Sustainable Construction Principles

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

#### **Observations:**

The main material planning considerations in this case are considered to be the design, scale and materials of the proposed development and the impact of the development on the landscape and neighbouring amenity.

#### **DESIGN, SCALE AND MATERIALS**

The proposed development did initially include the installation of five rooflights in the farmhouse, in addition to three that had previously been installed under permitted development rights, and five rooflights in the reconstructed barn. The additional rooflights in the farmhouse have now been omitted from the scheme and the number of rooflights in the barn has been reduced to one. It is considered that subject to the one remaining rooflight being of conservation design and finish, and it being flush with the outer plane of the roof, this part of the proposal would be acceptable.

The proposed development also includes alterations to the western gable end of the farmhouse. It is proposed to render this elevation and insert a new window. In terms of the rendering, the existing wall is slate hung but when taking into account that the principal elevation and the eastern gable end are rendered, it is considered that rendering the western gable end would be acceptable. The new window is considered to be acceptable as well as it would match the appearance of the other windows in this elevation.



## 7.3

### EXMOOR NATIONAL PARK AUTHORITY MEETING

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Turning to the two storey bank barn, it is proposed to widen the door in the lower floor to allow easier access from the field into the barn. This is considered to be an acceptable alteration as it would not cause a significant change in the character and appearance of the building, and the use of timber doors would help to reinforce the agricultural character. It was also proposed to lower the sill of the window in the upper floor of the gable end, but this has now been omitted as Officers raised a concern that there was no justification for this alteration and it was considered that it was not in keeping.

Lastly, it is proposed to replace the door in the northern elevation of the store and generator building with a window. This is considered to be a minor non-material amendment to the approved scheme for this building and the window would reference windows around the property.

In terms of design, scale and materials, it is considered that the proposed development, as amended, is acceptable and it does not have a harmful impact on the character and appearance of the farmhouse, nor the building group as a whole. The design, scale and materials are compliant with Policies GP1 and CE-S6 of the Exmoor National Park Local Plan 2011 – 2031 (the Local Plan).

#### IMPACT ON THE LANDSCAPE

The application site is within the open countryside. As such, there is the potential for development at this site to impact on the landscape. However, it is considered that the proposed alterations to the buildings at Longstone Wells would not be noticeable in the wider landscape and, therefore, the character and appearance of the National Park landscape would not be material impacted on by the proposed development.

The proposed development is considered to comply with Policies GP1, CE-S1, CE-D1 and CE-S6 of the Local Plan in respect of its impact on the character and appearance of the landscape.

#### IMPACT ON NEIGHBOURING AMENITY

There are no neighbouring properties close to Longstone Wells. It sits in an isolated location within the countryside. As such, the proposed development would not cause material harm to neighbouring amenity as a result of overbearing, loss of light or overlooking.

Given that the proposed development is considered to not cause material harm to neighbouring amenity, the development is compliant with Policies GP1 and CE-S6 of the Local Plan.

#### CONCLUSION

For the reasons outlined above the proposed development is considered acceptable and in accordance with Policies GP1, CE-S1, CE-D1 and CE-S6 of the Exmoor National Park Local Plan 2011 – 2031. Officers recommend that the application be approved, subject to the conditions set out below.

#### **Recommendation:**

#### **Approve (Retro) subject to the following conditions**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this

## 7.3

### EXMOOR NATIONAL PARK AUTHORITY MEETING

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permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out strictly in accordance with drawing numbers "LOCATION PLAN" and 100 Rev B, date stamped by the Local Planning Authority on 9th January 2019, and drawing numbers 101 Rev B, 102 Rev E, 103 Rev D, 104 Rev D, 105 Rev D and 107 Rev D, date stamped by the Local Planning Authority on 1st March 2019.

Reason: To ensure a satisfactory standard of development in the interests of amenity.

3. Within six months of the date of this planning permission, the sill level of the first floor window in the south elevation of "Barn 1", as indicated on approved drawing number 101 Rev B, shall be reinstated to the position shown on approved drawing number 107 Rev D. The window shall be retained as such thereafter.

Reason: To ensure that works that have been carried out without planning permission and have been considered to be unacceptable are reversed in the interests of conserving the character and appearance of the traditional barn.

4. The new window hereby approved in the west gable end of the dwelling shall match the corresponding existing windows of the dwelling in respect of colour, size, shape and texture. The window shall be retained as such thereafter.

Reason: In the interests of the satisfactory appearance of the development upon completion.

5. The rooflight hereby approved in "Barn 3", as indicated on approved drawing number 101 Rev B, shall only be of conservation design and finish and shall be fitted flush with the outer surface of the slate roof covering of the building. The rooflight shall be retained as such thereafter, and any subsequent replacement rooflight shall comply with the requirements of this condition.

Reason: In the interests of the satisfactory appearance of the development upon completion.

6. The timber doors within the enlarged opening hereby approved in the southern elevation of "Barn 1", as indicated on approved drawing number 101 Rev B, shall only be constructed from timber, with no glazing, and shall be retained as such thereafter.

Reason: In the interests of the satisfactory appearance of the development upon completion.

## 7.3

### EXMOOR NATIONAL PARK AUTHORITY MEETING

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7. The new window hereby approved to be installed in "Barn 4", as shown on approved drawing number 105 Rev D, shall only be constructed from timber and shall be retained as such thereafter.

Reason: In the interests of the satisfactory appearance of the development upon completion.

8. The flue hereby approved in "Barn 3", as indicated on approved drawing number 101 Rev B, shall be coloured black and retained as such thereafter.

Reason: In the interests of the satisfactory appearance of the development upon completion.

#### Notes to Applicant:

##### 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.

##### MONITORING OF DEVELOPMENT

The applicant/developer is reminded that it is their responsibility to ensure that the requirements of each planning condition are met and that the works are undertaken in accordance with the approved plans. Any failure to meet the terms of a planning condition or work which does not accord with the approved plans leaves the applicant/developer liable to formal action being taken. The National Park Authority endeavours to monitor on site the compliance with conditions and building works. This has benefits for applicants and developers as well as the National Park. To assist with this monitoring of development the applicant/developer is requested to give at least fourteen days notice of the commencement of development to ensure that effective monitoring can be undertaken. The Planning Section can be contacted at Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL or by telephone on 01398 323665 or by email [plan@exmoor-nationalpark.gov.uk](mailto:plan@exmoor-nationalpark.gov.uk).

##### CONDITIONS AND INFORMATIVES AND THE SUBMISSION OF FURTHER DETAILS

Please check all the conditions and informatives attached to this Decision Notice. If there are any conditions which require submission of details and/or samples prior to work commencing on site it is vital that these are submitted and agreed in writing by the Local Planning Authority before work starts. Given the High Court's interpretation of the Planning Acts and their lawful implementation it is unlikely that the Local Planning Authority will be able to agree to a sample/details after the commencement of works if that sample/details should have been approved prior to commencement. If a sample/detail is not agreed as required prior to commencement and works have started then it is likely that this matter may only be able to be rectified by the submission of another application. To avoid delay, inconvenience and the need to submit a further application, please ensure that all appropriate details/samples are submitted and agreed at the specified time.

## 7.3

### EXMOOR NATIONAL PARK AUTHORITY MEETING

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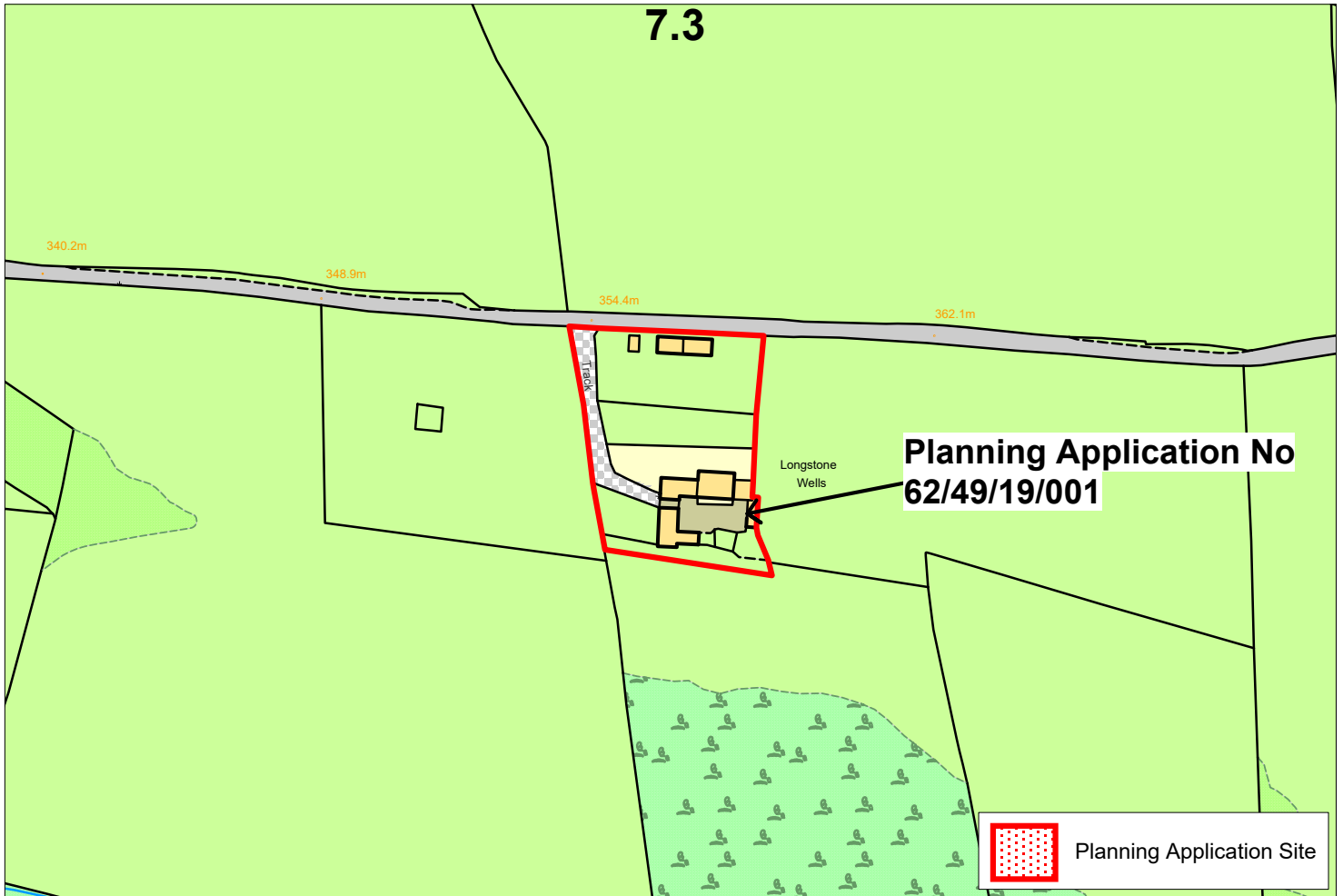
Please also note that due to other decisions of the High Court it is now not normally possible for the Local Planning Authority to agree to minor amendments to approved applications on an informal basis.

The Department of Communities and Local Government have introduced a process whereby it is now possible to apply for a non-material amendment to a permission. This can deal with changes to plans which do not fundamentally alter the form of permission but are a variation to the approval. The appropriate form is available by request at Exmoor House or by downloading from the National Park Authority web site. Applications can be made via the Planning Portal.

Please ensure that works comply with the approved plans so as to avoid the possibility that works are unauthorised and liable for enforcement action.

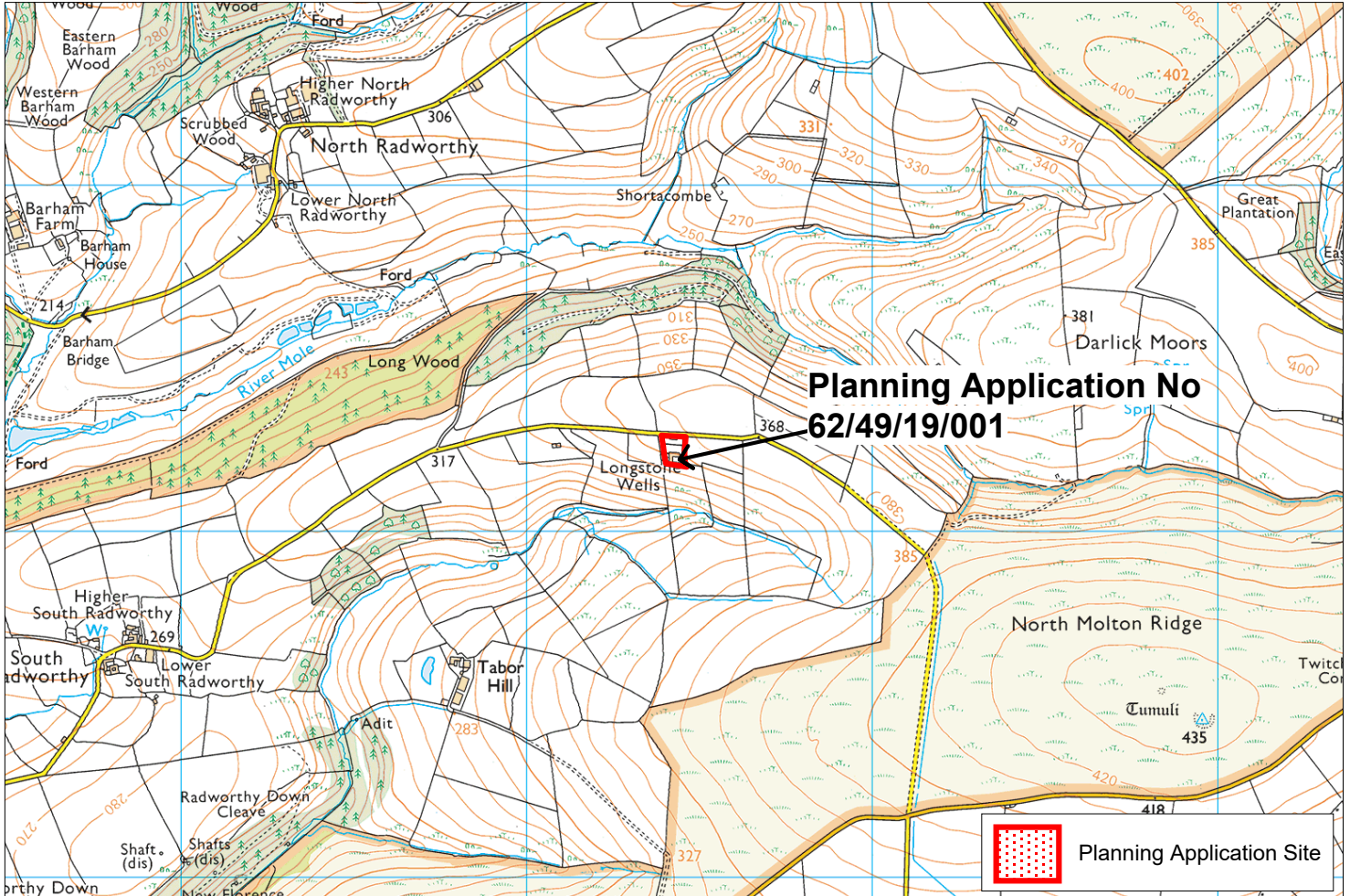


7.3



Site Map  
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Overview Map  
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## 7.4

### EXMOOR NATIONAL PARK AUTHORITY MEETING

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Application No: **6/3/19/101**

Grid Ref. 296668 130103

Applicant: Mrs L Bengtson, Harewood Farm  
Hill Lane, Brompton Regis, Dulverton, Somerset

Location: Harewood Farm, Hill Lane, Brompton Regis, Dulverton, Somerset

Proposal: **Demolition of existing building and erection of mixed use equestrian/agricultural building (18m x 15.5m). Retrospective. (As per amended plans, additional information and plans.) (Full)**

Introduction: The application comes before the Authority Committee in accordance with the agreed scheme of delegation, because the Officer recommendation to approve planning permission is contrary to the view of Brompton Regis Parish Council.

The application seeks retrospective planning permission for the erection of a building used for equestrian and agricultural purposes, replacing an agricultural building that previously occupied the site.

The site lies at Harewood Farm, Hill Lane, Brompton Regis which sits on the west side of Wimbleball Lake. The property is part of a group of buildings with South Greenslade Farm and Keens Cottage and is accessed via a single with road leading from Bryants Hill and terminating at the application property.

Harewood Farm is a traditional dwelling with outbuildings, including holiday accommodation.

The proposed building is a steel framed structure with timber clad elevations above a concrete panel wall. The roof is clad with corrugated fibre cement and translucent roof sheets. The building lies to the west side of the main group of buildings at Harewood and north of the access track leading to those buildings. The building measures approximately 15.5 metres by 18.5 metres and has a roof ridge height of approximately 4.5 metres.

Earthwork has been carried out within the development and an access way has been created alongside the northern edge of the building. A concrete panel retaining wall has been constructed beyond that which supports the land of the wider field. Access to the building from the access drive is via gateways to the east and west sides. Concrete yard areas have been created to either end of the building.

Internally, the building is laid out with 8 stables that lie either side of a central passage way leading to doors at either end of the building. An elongated roof to the southern side forms an enclosed part to the building which is used as a store and for feed and bedding.

To the west of the application site is the boundary to the applicant's land and this comprises a Beech hedge and bank with field beyond leading to the buildings of Keens Cottage. The land rises to the north where there is a field

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within the applicant's ownership. The buildings at Harewood Farm lie to the west where the land continues to slope down to the reservoir. To the south is the access track to Harewood Farm, which is bordered to either side by hedgerow. A small paddock and land and buildings at South Greenslade Farm lie beyond that.

Additional information in support of the application, including further plans to describe the proposed development, have been submitted through the course of the application.

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#### **Consultee Response:**

SOMERSET WEST AND TAUNTON COUNCIL: No comments received  
SCC - HIGHWAY AUTHORITY: Comments dated 13 March 2019 – No further observations.

Comments dated 9 January 2019 – No observations.

WILDLIFE CONSERVATION OFFICER - ENPA: Assessing a building for its potential to support protected species after it has been demolished is not ideal. The photos are not detailed enough to make a full assessment, however, from the photos provided within the case file I can see that the barn had the potential to support nesting birds and potentially a summer night roost for bats.

Although it is not possible to predict or prove impacts of disturbance, injury and/or death to bats and birds the only long-term gain we can achieve is to condition likely compensation and enhancements.

BROMPTON REGIS PARISH COUNCIL: Comments dated 10 March 2019 – Brompton Regis Parish Council notes receipt of the amended plans and reiterates points made in its previous question regarding the acceptability of the number and, relative to the entire roof area, the proportion of Perspex panels.

Comments dated 7 February 2019 – The BRPC discussed this retrospective application. Councillors expressed strong disquiet that a development of this scale should be acceptable as a retrospective application. In considering the documentation for the application Councillors noted that the diagrams were inadequate for the purpose as were other areas in the application, for example relating to the arrangements for foul sewage. Given the Dark Skies status of the National Park and the site's proximity to Dark Skies events held at Wimbleball by ENPA councillors questioned the acceptability of the number and, relative to the entire roof area, the proportion of Perspex panels.

SOUTH WEST WATER: No objection or comment.

WESSEX WATER AUTHORITY: No objections to this application.

#### **Public Response:**

3 letters

Three letters have been received raising concerns with the proposed development. The comments received include the following:

- The building is more visible and significantly larger than the old shed – excessive size.
- Concern is expressed with regard to the number of roof lights and potential impact on the

dark night sky/light pollution.

- The development has a detrimental visual impact.
- The site levels have been altered and the building is now much more visible.
- The large cut into the site on the northern side has spoilt the historic topography.
- New access has been formed.
- There was a previous refusal for a manege on the site because of its landscape impact.
- The shed is larger than is needed at this site.
- There was no previous equestrian use.
- Original stables are considered to meet needs of the holding.
- The building is supported if only for agricultural use.

#### RELEVANT HISTORY

<b>6/3/14/101</b>	<b>Proposed change of use of 28 day camping site to a 6 month site with removable amenity facility.</b>
	<b>Full                      Refused                      19 March 2014</b>
	<b>Same Site</b>
<b>6/3/08/116</b>	<b>Construction of manege 40m x 20m. Change of use of field to equestrian use.</b>
	<b>Full                      Refused                      13 January 2009</b>
	<b>Same Site</b>
<b>6/3/11/109</b>	<b>Proposed change of use of stone barn to a self-contained camping barn for holiday accommodation. As per amended plans 13.09.11. As per additional information (bat and bird survey) 17.11.11.</b>
	<b>Full                      Approved                      29 November 2011</b>
	<b>Same Site</b>
<b>6/3/13/106</b>	<b>Lawful Development Certificate for the existing use of land as a camping site. As per additional information 05.06.13.</b>
	<b>CLEUD                      Withdrawn                      26 July 2013</b>
	<b>Same Site</b>
<b>6/3/13/113</b>	<b>Proposed change of use of 28 day camping site to a six month site and amenity building. As per additional information 08.11.13.</b>
	<b>Full                      Withdrawn                      26 November 2013</b>
	<b>Same Site</b>
<b>6/3/14/110</b>	<b>Proposed change of use of 28 day camping site to 6 month site for pitches together with the retention of the amenity building.</b>
	<b>Full                      Refused                      12 August 2014</b>
	<b>Appeal lodged: 31/10/2014      Result:      Dismissed</b>
	<b>Same Site</b>
<b>6/3/19/101</b>	<b>Demolition of existing building and erection of mixed use equestrian/agricultural building (18m x 15.5m). Retrospective. (As per amended plans, additional information and plans.)</b>
	<b>Full</b>
	<b>Same Site</b>

#### Most Relevant Development Plan Policies:

EXMOOR NATIONAL PARK LOCAL PLAN 2011-2031  
 GP1 Achieving National Park Purpose and Sustainable Development  
 CE-S1 Landscape Character  
 CE-D1 Protecting Exmoor's Landscapes and Seascapes  
 CE-S2 Protecting Exmoor's Dark Night Sky  
 CE-S3 Biodiversity and Green Infrastructure  
 CE-S6 Design and Sustainable Construction Principles  
 CC-D1 Flood Risk  
 SE-S1 A Sustainable Exmoor Economy  
 SE-S4 Agricultural and Forestry Development  
 RT-D11 Equestrian Development  
 AC-S1 Sustainable Transport  
 AC-D2 Traffic and Road Safety Considerations for Development

The National Planning Policy Framework is a material consideration.

**Observations:**

The main planning considerations are considered to be whether the proposal is acceptable in terms of its impact on the character and appearance of the landscape, highway safety, and impact on local amenity.

In general terms, Policy RT-D11 of the Local Plan supports proposals for equestrian development (which can be considered to include mixed equestrian and agriculture) where it can be demonstrated that, among other things:-

- Do not adversely affect the natural environment, amenity of the surround area, or neighbouring properties either directly or indirectly including through pollution;
- Do not cause unacceptable levels of traffic in terms of the environment or physical capacity of the road network, and do not prejudice road safety interests;
- Are sited sensitively in terms of visual impact and the landscape setting of the area; and,
- Are of an appropriate scale, well designed and unobtrusive in their form, in terms of their height, position and materials including by means of enclosure.

**LANDSCAPE**

Policy CE-D1 advises that development will be permitted where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor's landscape. Policy CE-S2 refers to Exmoor's dark night sky and advises that, among other things, 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.

Policy CE-S6 requires that development proposals deliver high quality sustainable designs that conserve and enhance the local identity and distinctiveness of Exmoor's built and historic environment.

The application site occupies a corner of a field, where a farm building with a similar footprint previously existed.

The new development appears to encroach slightly further into the field because of the access and yard that has been created around the building.

Planning permission was refused for the construction of a riding arena over the area of

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the application site in January 2009 because the development proposed through that application (reference 6/3/08/116) was considered to fail to conserve or enhance the natural topography and beauty of the National Park. The proposed riding arena measured approximately 40 metres by 20 metres and the development was over a larger area than that proposed with this fresh planning application.

During the planning application some concern has been raised in relation to the number of Perspex sheets on the roof of the building, with the potential for these to cause light to spill from the building causing harm to the dark night character of the locality.

Exmoor National Park has been designated as an International Dark Sky Reserve and this has provided an important boost to tourism, attracting visitors to experience Exmoor's dark sky. The dark sky is an important characteristic of Exmoor and care is needed to ensure that this is not harmed. Light pollution is also known to adversely impact on wildlife and their habitat, and preventing light pollution will help to conserve and enhance the setting of traditional buildings and the landscape. This is particularly the case when considering external lighting to new development, but it is also a consideration in relation to the potential for light spill coming from artificial lighting within new buildings. Against this is clearly the need to consider ensuring that sufficient natural light can enter buildings to seek to minimise the use of artificial lighting within them.

The application has been amended to reduce the number of Perspex roof sheets in the building, with the number of Perspex roof sheets proposed in the south facing roof slope reduced by half. The south facing roof slope is the larger roof slope and faces toward the direction of the neighbouring property of South Greenslade Farm. The land rises to the north and provides a backdrop of ground for the building.

The proposed building has a visual impact. The development is however grouped with other buildings, replaced a building that formerly occupied the site, albeit in a relatively dilapidated condition, and has been cut into the land with a backdrop of ground to the north side. Hedgerows to the south and west help to soften the appearance of the development and the existing buildings of Harewood Farm, and vegetation, lie to the east. With the context of the existing developments and having regard to the nature and appearance of the development, the proposal is considered to have an acceptable impact on the character and appearance of the Landscape, including the dark sky, subject to a condition, should planning permission be granted that ensures that any external lighting to be installed on the building is previously agreed by the Local Planning Authority.

#### HIGHWAY SAFETY

Policy AC-D2 advises 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.

Similarly, Policy RT-D11 (Equestrian Development) requires that development does not cause unacceptable levels of traffic in terms of the environmental or physical capacity of the road network, and does not prejudice road safety interests.

The proposed stables are for the applicant's horses, however, the applicant has also explained that she would like the opportunity to accommodate horses of guests that use

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the holiday accommodation at Harewood Farm. The applicant has explained the facility could accommodate three horses within the building that belong to occupiers of the holiday accommodation.

The local access road is a narrow country lane that terminates, as a public highway, at Harewood Farm. The lane also provides access to properties at South Greenslade Farm and Keens Cottage adjacent to the application property. Access to public car parking, a campsite and sailing club at Wimbleball Lake is also achieved from the laneway further north. From the sailing club entrance leading down to the application site there are much fewer passing places and, where these do exist, these are generally informal and via field gateways. The road also steepens and vertical hedge banks bound the road.

The condition of the road has caused a previous application for a camping site at an adjacent property, Keens Cottage, to be refused planning permission in 2014 (application reference 6/3/14/110) and the subsequent appeal to be dismissed.

In considering that appeal, the Planning Inspector noted the long narrow single track nature of the access road and that the development, with the campsite proposed, would inevitably generate traffic movement, as would other businesses served by the lane, and that it was the cumulative effect that concerns the Highway Authority, who had objected to the development. The Inspector noted that the Highway Authority did not object to a proposal of a similar scale a short time before at South Greenslade Farm, but considered that a point must come where incremental increases in vehicle use make the potential for conflict on the lane unacceptably high, such that road access to the site can no longer be considered as adequate. In the absence of evidence to the contrary, the Inspector advised that he agreed with the Highway Authority that the road access to the site is inadequate for the proposed campsite. The appeal was dismissed accordingly.

The proposed stable development would utilise the same lane for access. The use of the stables for the applicant's own horses is unlikely to materially increase traffic along the road, such that there would be unacceptable harm to the existing standard of highway safety.

The use of the stables by other people has the potential to increase traffic movements to the property. However, in this case the applicant has explained that a maximum of three 'other' horses could be accommodated in the building and that these 'other' horses would only be those owned by people occupying the holiday accommodation at the property.

In November 2011 planning permission (ref 6/3/11/109) was granted for holiday accommodation at Harewood Farm through the conversion of an existing stone barn. The Highway Authority raised no objection to that development.

The potential for guests to the holiday accommodation to use the stable building proposed does bring flexibility and potentially a wider market base for the applicant. This potential, however, is considered unlikely to cause a material increase in traffic movements to the property, because people staying in the holiday accommodation would have the potential option to bring horses with them on holiday. The development would not in itself bring a need for people to specifically visit the stable building, for example, on a livery basis.

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Having said this, the proposal to allow flexibility for use of the stables by guests staying in the holiday accommodation does bring the potential to alter the character and nature of vehicles attracted to the site, in that it is likely that such development would see an increase in towing vehicles or horse lorries attracted to the site rather than a car.

In having regard to this, the Highway Authority has confirmed no observations. Officers have subsequently discussed the proposal with Highway Authority representatives who have advised, having regard to the character and nature of the access road and the matter that the stables would only be available to those occupying the Harewood Farm premises, that the proposal is, on balance, likely to be acceptable.

The lane way to the site does accommodate traffic accessing the facilities at Wimbleball Lake and also the Sailing Club access where, leading to that access, there are regular widenings providing a number of intervisible passing spaces. Beyond that the passing places are less frequent and the road does steepen, however, vehicle speeds are low.

The proposal has the potential to contribute positively to the local economy with potential extra facilities for users of the existing holiday accommodation and, on balance, the proposed development, with condition that the stables can only be used to accommodate equines in association with Harewood Farm (and for agricultural purpose) and not used for livery lettering or leasing more widely, is considered to cause an acceptable impact on the existing level of highway safety.

#### NEIGHBOURING AMENITY

Policy CE-S6 of the Local Plan advises that, among other things, development should not detrimentally affect the amenities of surrounding properties and occupiers including overlooking, loss of daylight, overbearing appearance, or other adverse environmental impacts.

The proposed development relates to an existing complex of buildings. There are residential neighbours to the south and west. The residential neighbours lie approximately than 40 metres, or more, from the proposed building and there are intervening hedgerows.

While the proposed development is noticeable from the neighbouring properties, there is a mutual impact between these properties, which is not uncommon with other groups of properties lying within a hamlet or small group of properties in a rural setting.

The relationship of the development with the neighbours, the distance of separation and context of field and hedge between, as well as noting that a farm building previously occupied the site, the proposed development is judged to cause an acceptable impact on neighbour amenity.

#### OTHER MATTERS

Surface water from the proposed development is managed via soakaways that have been installed. Wessex Water and South West Water raise no objection to the proposed development.

The building that has been demolished is considered likely to have had low potential for wildlife interest, although the Wildlife Officer has advised that from the detail available,



the building could have provided potential to support nesting birds and potentially a summer night roost for bats. In accordance with paragraph 170 of the National Planning Policy Framework, should planning permission be granted, a planning condition should be applied to seek enhancement measures for bio-diversity within the development

#### CONCLUSION

The proposed development, being equestrian development well related to existing buildings, is considered to be acceptable, in principle, under policy RT-D11 of the Local Plan.

The proposal is considered to have acceptable impacts in terms of the character and scenic beauty of the landscape, including its dark night sky, highway safety and local amenity.

On balance, the proposal is judged to comply with the relevant Local Plan policies and it is recommended that planning permission be granted.

#### **Recommendation:**

#### **Approve (Retro) subject to the following conditions**

1. The development hereby approved shall not be carried out other than in accordance with the following schedule of plans:
  - i. The amended 1:1250 scale location plan, stamped "file no. 8" by the Local Planning Authority and date stamp received 5 March 2019;
  - ii. The additional 1:500 scale block plan, stamped "file no. 12" by the Local Planning Authority and date stamp received 5 March 2019;
  - iii. The amended 1:500 scale block plan, stamped "file no. 9" by the Local Planning Authority and date stamp received 5 March 2019;
  - iv. The 1:100 scale south and north elevation drawing, stamped "file no. 5" by the Local Planning Authority and date stamp received 4 January 2019;
  - v. The 1:100 scale west and east elevation drawing, stamped "file no. 4" by the Local Planning Authority and date stamp received 4 January 2019;
  - vi. The 1:100 scale floor plan, stamped "file no. 6" by the Local Planning Authority and date stamp received 4 January 2019;
  - vii. The amended roof plan, stamped "file no. 10" by the Local Planning Authority and date stamp received 5 March 2019;
  - viii. The additional 1:100 scale sectional drawing, stamped "file no. 11" by the Local Planning Authority and date stamp received 5 March 2019.
2. The building hereby approved shall not be used other than for agricultural purposes, as defined under Section 336 of the Town & Country Planning Act 1990, or for equestrian use, in accordance with condition 3 below.

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3. When in use for equestrian use, the building hereby approved shall not be used other than for the private stabling of equines and related ancillary storage in association with the dwelling known as Harewood Farm and shown within the blue outline on the approved plans, and a maximum of 3 stables shall be available for use by a person or people to stable equine(s) only while they who occupy the holiday accommodation at Harewood Farm. There shall be no other equestrian use of the building and the building hereby approved shall not be used for any other commercial purposes including the breeding of equines or livery letting and leasing, without the prior grant of planning permission from the Local Planning Authority.
4. Within 6 months of the date of this decision, or other such timescale as may be agreed in writing by the Local Planning Authority, Perspex panels installed in the south facing roof slope of the building hereby approved shall be removed and replaced with anthracite grey corrugated roof sheets to accord with the approved roof plan.
5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting those Orders with or without modification), prior to installation, details of any external lighting to be installed on the application building shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall thereafter be installed and operated fully in accordance with the approved scheme.
6. Within 2 months of the date of this decision a scheme for the provision of bat and bird boxes to be installed on the building hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the agreed scheme shall be implemented and carried out within 2 months of the date of written approval by the Local Planning Authority.
  1. To ensure the development accords with the approved plans, as amended.
  2. In the interests of highway safety and neighbouring amenity.
  3. To allow the Local Planning Authority to consider potential implications of a wider commercial use in the interests of highway safety and neighbouring amenity.
  4. In the interests of the character and appearance, including the dark sky, of the landscape.
  5. In the interests of visual amenity and to protect Exmoor's dark sky.
  6. To provide potential enhancement for local biodiversity in accordance with paragraph 170 of the National Planning Policy Framework.

**Notes to Applicant:****MONITORING OF DEVELOPMENT**

The applicant/developer is reminded that it is their responsibility to ensure that the requirements of each planning condition are met and that the works are undertaken in accordance with the approved plans. Any failure to meet the terms of a planning condition or work which does not accord with the approved plans leaves the applicant/developer liable to formal action being taken. The National Park Authority endeavours to monitor on site the compliance with conditions and building works. This has benefits for applicants and developers as well as the National Park. To assist with this monitoring of development the applicant/developer is requested to give at least fourteen days notice of the commencement of development to ensure that effective monitoring can be undertaken. The Planning Section can be contacted at Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL or by telephone on 01398 323665 or by email [plan@exmoor-nationalpark.gov.uk](mailto:plan@exmoor-nationalpark.gov.uk).

**CONDITIONS AND INFORMATIVES AND THE SUBMISSION OF FURTHER DETAILS**

Please check all the conditions and informatives attached to this Decision Notice. If there are any conditions which require submission of details and/or samples prior to work commencing on site it is vital that these are submitted and agreed in writing by the Local Planning Authority before work starts. Given the High Court's interpretation of the Planning Acts and their lawful implementation it is unlikely that the Local Planning Authority will be able to agree to a sample/details after the commencement of works if that sample/details should have been approved prior to commencement. If a sample/detail is not agreed as required prior to commencement and works have started then it is likely that this matter may only be able to be rectified by the submission of another application. To avoid delay, inconvenience and the need to submit a further application, please ensure that all appropriate details/samples are submitted and agreed at the specified time.

Please also note that due to other decisions of the High Court it is now not normally possible for the Local Planning Authority to agree to minor amendments to approved applications on an informal basis. The Department of Communities and Local Government have introduced a process whereby it is now possible to apply for a non-material amendment to a permission. This can deal with changes to plans which do not fundamentally alter the form of permission but are a variation to the approval. The appropriate form is available by request at Exmoor House or by downloading from the National Park Authority web site. Applications can be made via the Planning Portal.

Please ensure that works comply with the approved plans so as to avoid the possibility that works are unauthorised and liable for enforcement action.

**POSITIVE & PROACTIVE STATEMENT**

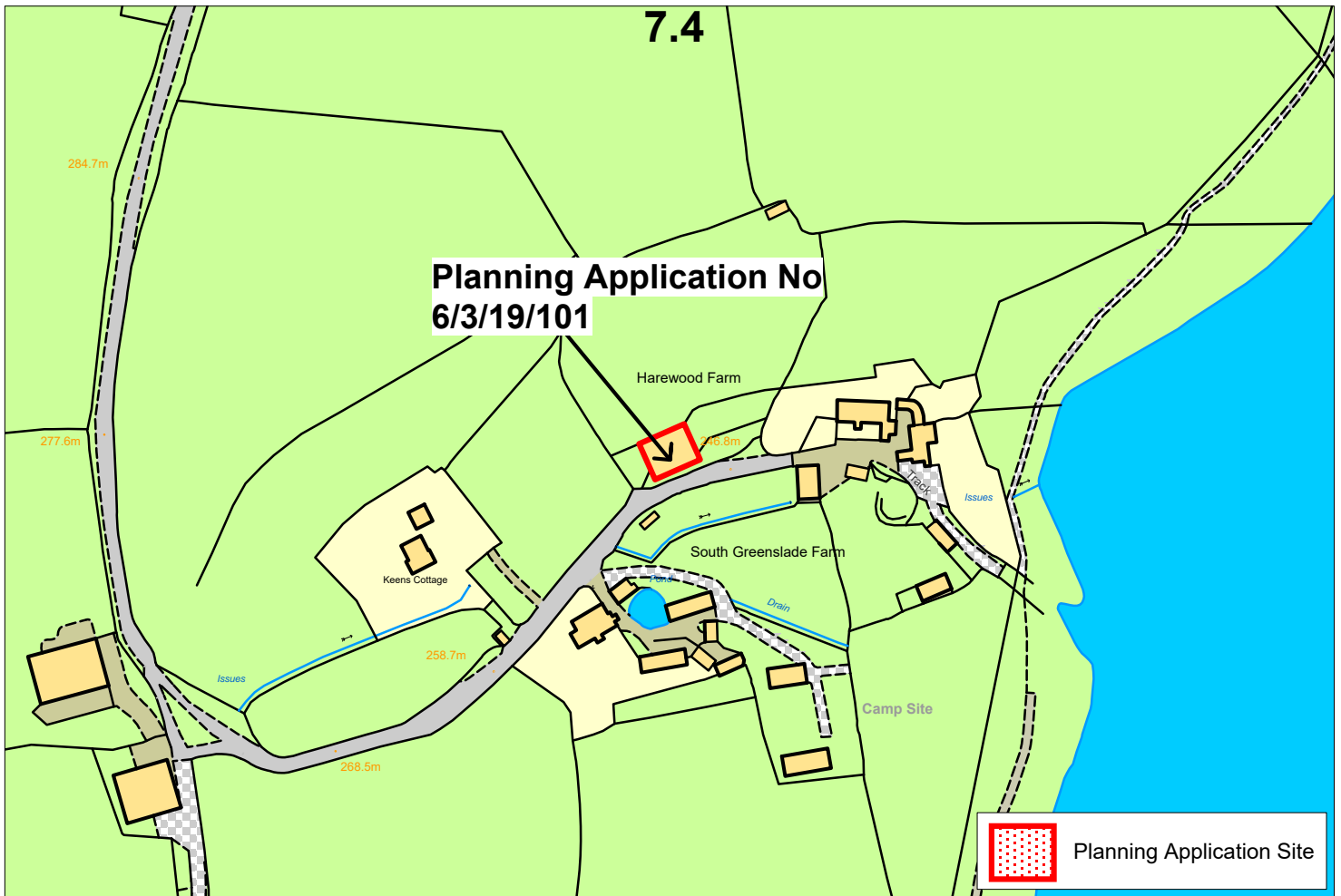
This Authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with the requirements of

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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.



Site Map  
1:2500

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Overview Map  
1:20000

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## EXMOOR NATIONAL PARK AUTHORITY MEETING

**Application decisions delegated to the Chief Executive**

<b><u>Ref and Grid Ref</u></b>	<b><u>Applicant &amp; Location</u></b>	<b><u>Decision and Date</u></b>
62/41/19/003 SS716493	Mr K De'Gabrielle - Application to modify Section 106 Agreement under 62/41/09/009 including to allow updated local occupancy criteria to accord with the Local Plan and a non occupying owner to purchase the property. (Full), 1B Bellevue Avenue, Lynton, Devon	Approved 11-Apr-2019
6/29/19/102 SS898480	Miss A Winzer National Trust - Proposed change of use to a play area together with the erection of play equipment. (Full), Land North East of Bossington Car Park, Selworthy, Somerset	Approved 08-Apr-2019
6/43/19/101 SS937432	Mr T Walker - Proposed rear extension to form staircase. (Householder), Applegarth, Fairgarden Road, Wootton Courtenay, Somerset	Approved 26-Mar-2019
6/15/19/101 SS923335	Mr P Williams - Proposed extension and alterations to house. (Householder), Simmons Cottage, Bridgetown, Dulverton, Somerset	Approved 28-Mar-2019
62/19/19/001 SS621464	Mr D Elson - Proposed lambing shed (13.7m x 23m). (As per amended plan). (Full), Verwill Farm, Verwill Lane, Combe Martin, Ilfracombe, Devon	Approved 21-Mar-2019
WTCA 19/03 SS992435	Mr R Andrews National Trust - Works to Trees in Conservation Area: 30% reduction of a Liquidamber, 40-45% reduction of a veteran London Plane, prune branches of trees opposite Tea Rooms to get clearance from telephone wires, crown lift Horse Chestnut, fell 2x Sycamore, fell Horse Chestnut and fell Lombardy Poplars. (Works to Trees in Conservation Area), Dunster Castle, Castle Hill, Dunster, Somerset	Approved 21-Mar-2019
6/3/19/103LB SS945272	Melanie Grimaldi - Listed building consent for internal and external alterations. (Listed Building), Bidgoods, 19 Bury Road, Brompton Regis, Somerset	Approved 17-Apr-2019

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<u>Ref and Grid Ref</u>	<u>Applicant &amp; Location</u>	<u>Decision and Date</u>
6/9/19/103 SS916279	Ms C Proffitt - Proposed replacement of conservatory glass windows and roof. (Householder), Stable House, 3 Jury Road, Dulverton, Somerset	Approved 21-Mar-2019
6/20/18/105 SS985372	Mr & Mrs Lea - Proposed side extension incorporating the replacement of the existing lean-to. As per amended plans and additional information. (Householder), Pool House, Luxborough, Somerset	Approved 05-Apr-2019
62/50/19/003LB SS674449	Mr & Mrs M Harrison - Listed Building Consent for the repair, alteration & extension of listed cottage together with repair & alteration of curtilage listed outbuilding & earthworks to rear of dwelling. (As per additional plans and amended plans and information). (Listed Building), Church Cottage, Churchtown, Parracombe, Devon	Approved 18-Apr-2019
6/35/19/101LB ST010363	Mrs P Cooper - Listed building consent for the proposed replacement of rear ground floor window. (Listed Building), Treborough Farm, Treborough, Watchet, Somerset	Approved 28-Mar-2019
GDO 19/02  SS849314	Mr D Bawden D F & P A Bawden - Prior Notification for proposed extension of existing cattle shed (18.29m x 15.24m). (General Development Order), Huntercombe, Hawkrigge, Dulverton, Somerset	GDO - Prior Approval Not Reqd  28-Mar-2019
62/50/19/004 SS674448	Mr Manfield - Proposed replacement of conservatory frames and roof. (Householder), Valley View, Churchtown, Parracombe, Devon	Withdrawn 26-Mar-2019
6/14/19/103 SS797392	Sir S Waley-Cohen - Proposed replacement swimming pool and enclosure. (Householder), Honeyhead, Simonsbath, Minehead, Somerset	Approved 05-Apr-2019

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Application decisions delegated to the Chief Executive

<u>Ref and Grid Ref</u>	<u>Applicant &amp; Location</u>	<u>Decision and Date</u>
6/9/19/108 SS918285	Mr & Mrs P Prebensen - Proposed demolition of existing barn and stable block and construction of new replacement barn and stable block, together with, single storey extension to the rear. (Full), Hollam House, Hollam Lane, Dulverton, Somerset	Approved 08-Apr-2019
62/41/19/004 SS720494	Mr G Eastman The Cottage Inn - Retrospective change of use of shop (use class A1) to restaurant (use class A3). (Full), 5 Queen Street, Lynton, Devon	Approved 25-Mar-2019
62/50/19/002 SS674449	Mr & Mrs M Harrison - Proposed repair, alteration & extension of listed cottage, together with repair & alteration of curtilage listed outbuilding & earthworks to rear of dwelling. (As per additional plans and amended plans and information). (Householder), Church Cottage, Churchtown, Parracombe, Devon	Approved 18-Apr-2019
GDO 19/03  SS966301	Mrs L Bengtson - Prior notification for proposed agricultural machinery store (9.3m x 4.3m). (General Development Order), Harewoods Farm, Hill Lane, Brompton Regis, Somerset	GDO - Prior Approval Not Reqd  05-Apr-2019
GDO 19/04  SS732395	Mr AR May - Prior notification for proposed lean-to extension to existing building (19.8m x 6.1m). (General Development Order), Aclands, Simonsbath, Somerset	GDO - Prior Approval Not Reqd  05-Apr-2019
62/41/18/034LB SS725493	Ms M Demetre - Listed Building Consent for proposed replacement single glazed timber window casements with new double glazed timber window casements. (As per additional information). (Listed Building), Flat 3, 14 Summerhouse, Watersmeet Road, Lynmouth, Devon	Approved 21-Mar-2019
6/27/19/101 SS882465	Mr B Baxter - Retrospective clearing of unused waste land to create parking for 2 vehicles. (Full), Land at Parsons Hill, Porlock, Somerset	Approved 11-Apr-2019



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**Application decisions delegated to the Chief Executive**

<b><u>Ref and Grid Ref</u></b>	<b><u>Applicant &amp; Location</u></b>	<b><u>Decision and Date</u></b>
6/24/19/101LB ST060391	Ms H Bone - Listed building consent for replacement of single glazed windows with heritage double glazed windows. (As per additional information). (Listed Building), The Old School, Woodford Road, Monksilver	Approved 11-Apr-2019
62/41/18/033 SS725493	Ms M Demetre - Proposed replacement single glazed timber window casements with new double glazed timber window casements. (As per additional information). (Full), Flat 3, 14 Summerhouse, Watersmeet Road, Lynmouth, Devon	Approved 21-Mar-2019
6/40/18/110 SS907347	Mrs E Wright - Proposed installation of a new package sewage treatment plant and associated drainage. (As per additional information and amended plan). (Full), Land adjacent to Pitcott Mill, Edbrooke Road, Winsford, Somerset	Approved 12-Apr-2019
WTPO 19/03 SS892467	Mr S Thompson - Works to Trees subject to Tree Preservation Order: remove lower limbs of Cedar tree overhanging tarmac drive. (Works to trees subject to Tree Preservation Order), Exmoor House, Minehead Road, Porlock, Somerset	Approved 21-Mar-2019
62/50/19/001 SS667448	Mr J Evans - Proposed external alterations to vehicle storage barn & workshop. (As per additional information). (Householder), Laburnum Cottage, Parracombe, Devon	Approved 11-Apr-2019

## EXMOOR NATIONAL PARK AUTHORITY

7 May 2019

### PROPOSED NEW PAY AND GRADING STRUCTURE AND OUTCOME OF THE JOB EVALUATION REVIEW

#### Report of the Chief Executive

**Purpose of the report:** To note the outcome of the Job Evaluation Review and adopt the new Pay and Grading Structure.

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

- (1) ADOPT the new Pay and Grading Structure at Appendix 2.
- (2) NOTE the results of the Job Evaluation review and Equality Impact Assessment in Appendix 3.
- (3) DELEGATE to the Chief Executive responsibility to implement the new Pay and Grading structure and the outcome of the Job Evaluation Review effective from 1 April 2019.

#### Authority Priority:

To maintain our core services, achieve best value from our resources and improve our performance; Transition to a new funding era; Develop and maintain effective and efficient services.

#### Legal and Equality Implications:

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

(a) the accomplishment of the purposes mentioned in s. 65 (1) [National Park purposes]

(b) the carrying out of any functions conferred on it by virtue of any other enactment.”

The Public Sector Specific Duty within the Equality Act 2010 requires public bodies to consider all individuals when carrying out their day-to-day work – in shaping policy, in delivering services and in relation to their own employees.

#### The equality impact of the recommendation(s) of this report has been assessed as follows:

HR One has provided the following assessment: “Implementation of the 2019 NJC Pay Award and the Job Evaluation Review does not have a differential impact on staff, in relation to the protected characteristics defined within the Equality Act 2010. All staff have participated in the Job Evaluation Review, with equal access to Staff Briefings, JE training and support from Staff Forum Group, HR and Trade Union. Please see the Equality Impact Assessment attached as Appendix 3 for a detailed analysis.”

**Consideration has been given to the provisions of the Human Rights Act 1998 and an assessment of the implications of the recommendation(s) of this report is as follows:**

The adoption of the new Pay and Grading Structure, including the implementation of the Job Evaluation Review meets the core principles of the Human Rights Act, i.e. fairness, equality, respect, dignity and autonomy. These principles have been incorporated into employment law. The procedures applied to assimilation of the NJC Pay Award and Job Evaluation Review comply with employment legislation. These procedures address the following rights that the Human Rights Commission define as particularly relevant for business:

- Right to just remuneration.
- Right to organise and take part in collective bargaining.
- Right to equality at work.
- Right to non-discrimination.

**Financial and Risk Implications:** The financial and risk implications of the recommendation(s) of this report have been assessed as follows: There are significant unbudgeted financial implications of the changes described in the report. This is described in greater detail in Section 5.

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## **1. BACKGROUND**

- 1.1 The Authority employs around 60 (FTE) core staff undertaking a range of functions. In addition, the Authority employs around 20 staff engaged in partnership projects and seasonal work, and offers a small number of paid internships / apprenticeships.
- 1.2. The Authority is required to introduce a nationally agreed new pay spine from 1 April 2019 that incorporates the National Living Wage and the 2% pay award as part of the National Joint Council (NJC) pay agreement for 2018-20 (Appendix 1).
- 1.3 A salary benchmarking exercise undertaken by South West Councils in April 2017 indicated that Authority salaries were below average and recommended a review of the salary structure across the whole organisation, and that any revised salary structure should be designed to reflect the job evaluation scheme used.
- 1.4 A staff survey undertaken in September 2018, followed by Staff Engagement Focus Groups held by an external facilitator in October 2018, highlighted that staff felt that job roles were not appropriately remunerated. A Job Evaluation Review had also been promised to staff.
- 1.5 Following a tender process, HR One (Devon County Council) were appointed to undertake the Job Evaluation Review, which has now been completed.

## **2. PROPOSED PAY AND GRADING STRUCTURE**

- 2.1 The Authority is required to reapply national scale points to locally agreed grades and, as such, has developed a new Pay and Grading Structure (Appendix 2) that incorporates the NJC pay agreement and National Living Wage increases, and is based on:

- A minimum rate of £9.00 per hour in line with National Living Wage increases.
- ‘Pairing off’ old Spinal Column Points (SCP) 6-17 to create new SCPs 1-6.
- Increases on 2018 rates for Grades A to E, ranging from 2.28% to 7.0%.
- Increase on 2018 rate for Grades F to K of 2.0%.

In addition, the new Pay and Grading Structure clearly identifies the job evaluation scores applicable to each grade.

2.2 The introduction of a new Pay and Grading Structure was previously highlighted as a financial risk to Authority Members.

2.3 In order to recognise the breadth of grades and the time period for an employee to become fully competent in their role, the structure shows the number of scale points within each grade as:

Grades	Scale Points
A-C	2
D-F	5
G-J	6

2.4 The Authority has removed overlaps within grades in line with best practice and incorporated the points scored in the adopted job evaluation scheme per grade. This provides clear bottom and top, or ‘ceiling’, points for each grade. It also means that for some grades, additional scale points are available.

2.5 The Pay and Grading Structure will be implemented with effect from 1 April 2019.

### 3. JOB EVALUATION

3.1 The purpose of a job evaluation scheme is to provide a hierarchy of jobs that is fair and consistent. It does not in itself determine pay levels, but provides an objective basis for setting these. All job descriptions were reviewed by managers and evaluated by HR One’s trained job evaluation panels (excluding the Chief Executive as terms and conditions are covered by the Joint Negotiating Committee). The Authority has been using two schemes: Greater London Provincial Council Scheme (GLPC) for grades A-E and the Hay Scheme for grades F and above. Both schemes conform to equal pay and conditions scrutiny.

3.2 During the process inconsistencies were recognised as a result of using two evaluation schemes, particularly where the schemes changed in the centre of the Pay and Grading Structure. Following advice from HR One regarding best practice and equality, it was decided to adopt the GLPC evaluation scheme across all job roles (excluding the Chief Executive).

3.3 A total of 58 job descriptions were evaluated covering all job roles. Where roles include more than one post-holder, all staff in that role were able to contribute to the job description. Approximate results (that are still subject to the appeal process), are 43% of job roles are upgraded, 53% remain the same and 4% are downgraded.

3.4 A two stage appeals process will be in place that will endeavour to solve issues informally first with the post holder. If the issue cannot be resolved at that stage, then the job role will be re-evaluated with a different job evaluation panel. The result of this will be final and no further appeal can be lodged.

- 3.5 Results of the Job Evaluation Review will be implemented with effect from 1 April 2019. Increases to grades will apply as from 1 April 2019 and are not back-dated to an earlier date. A time-limited 'protected salary' period of one year will apply to those whose grade will decrease. When the salary protection period expires, staff will move to the highest spinal column point of the new lower grade with effect from 1 April 2020.
- 3.6 Consultation with Trade Unions has taken place throughout the process. Staff will be informed of the job evaluation results following approval of the new Pay and Grading Structure.

#### **4. EQUALITY IMPLICATIONS**

- 4.1 An equality impact assessment has been undertaken for the new Pay and Grading Structure and impacts from the Job Evaluation Review (see Appendix 3).

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 There are significant financial implications of the transition to the National Living Minimum Wage and the implementation of the Job Evaluation Review process. As described in paragraph 3.3 this could be because an individual's post has scored more highly but it could also be because their post remains on the same grade but the grade has acquired more scale points.
- 5.2 The increase in staff costs because of these changes will take up to six years as staff members work their way through the new grades. In the first year, i.e. 2019/20, the cost to the authority will be up to £50,000 as staff move to the lowest scale point of a new grade. This figure is less than the annual budget for posts currently vacant. By year 6, i.e. 2024/25, the increase in staffing costs to the authority will be up to £200,000 per year. This equates to 2% in year 1 and 8% by year 6.
- 5.3 Managing these additional financial pressures will be a significant challenge to the Authority. Section 2.15 of the Budget Setting report that went to the Authority in February 2019 stated:

*An MTFP has been produced which brings together sensible assumptions over the future direction of income and expenses. However the reality will inevitably be different and we need to be prepared for less favourable scenarios. In particular National Park Grant may not continue to slowly lift back upwards, the 2019 Pension Fund revaluation could increase costs and Job Evaluation may throw up an increase in the staff bill. For these reasons, the Authority's Leadership Team will be developing options over the spring and summer to be better able to meet fluctuations in income and expenditure. This will also provide the opportunity to return staff costs back to 70% of NPG and ensure that £200,000 is available at budget setting time to meet one off pressures that arise or meet a 5% reduction in grant.*

The Leadership Team will therefore continue the process of developing options to balance resources, priorities and liabilities. Authority members will be involved at the earliest possible opportunity.

**Sarah Bryan, Chief Executive**

**Ellie Woodcock, HR Advisor**

# Appendix 1

## NEW PAY RATES CIRCULATED BY NJC FOR LOCAL GOVERNMENT SERVICES

SCP	1 April 2017		1 April 2018		1 April 2019			Old SCP[s]
	£ per annum	£ per hour*	£ per annum	£ per hour*	New SCP	£ per annum	£ per hour*	
6	£15,014	£7.78	£16,394	£8.50	1	£17,364	£9.00	6/7
7	£15,115	£7.83	£16,495	£8.55				
8	£15,246	£7.90	£16,626	£8.62	2	£17,711	£9.18	8/9
9	£15,375	£7.97	£16,755	£8.68				
10	£15,613	£8.09	£16,863	£8.74	3	£18,065	£9.36	10/11
11	£15,807	£8.19	£17,007	£8.82				
12	£16,123	£8.36	£17,173	£8.90	4	£18,426	£9.55	12/13
13	£16,491	£8.55	£17,391	£9.01				
14	£16,781	£8.70	£17,681	£9.16	5	£18,795	£9.74	14/15
15	£17,072	£8.85	£17,972	£9.32				
16	£17,419	£9.03	£18,319	£9.50	6	£19,171	£9.94	16/17
17	£17,772	£9.21	£18,672	£9.68				
18	£18,070	£9.37	£18,870	£9.78	7	£19,554	£10.14	18
19	£18,746	£9.72	£19,446	£10.08	8	£19,945	£10.34	19
20	£19,430	£10.07	£19,819	£10.27	9	£20,344	£10.54	20
					10	£20,751	£10.76	
21	£20,138	£10.44	£20,541	£10.65	11	£21,166	£10.97	21
22	£20,661	£10.71	£21,074	£10.92	12	£21,589	£11.19	22
					13	£22,021	£11.41	
23	£21,268	£11.02	£21,693	£11.24	14	£22,462	£11.64	23
24	£21,962	£11.38	£22,401	£11.61	15	£22,911	£11.88	24
					16	£23,369	£12.11	
25	£22,658	£11.74	£23,111	£11.98	17	£23,836	£12.35	25
					18	£24,313	£12.60	
26	£23,398	£12.13	£23,866	£12.37	19	£24,799	£12.85	26
27	£24,174	£12.53	£24,657	£12.78	20	£25,295	£13.11	27
					21	£25,801	£13.37	
28	£24,964	£12.94	£25,463	£13.20	22	£26,317	£13.64	28
29	£25,951	£13.45	£26,470	£13.72	23	£26,999	£13.99	29
30	£26,822	£13.90	£27,358	£14.18	24	£27,905	£14.46	30
31	£27,668	£14.34	£28,221	£14.63	25	£28,785	£14.92	31
32	£28,485	£14.76	£29,055	£15.06	26	£29,636	£15.36	32
33	£29,323	£15.20	£29,909	£15.50	27	£30,507	£15.81	33
34	£30,153	£15.63	£30,756	£15.94	28	£31,371	£16.26	34
35	£30,785	£15.96	£31,401	£16.28	29	£32,029	£16.60	35
36	£31,601	£16.38	£32,233	£16.71	30	£32,878	£17.04	36

# Appendix 1

SCP	1 April 2017		1 April 2018		1 April 2019			Old SCP[s]
	£ per annum	£ per hour	£ per annum	£ per hour	New SCP	£ per annum	£ per hour	
37	£32,486	£16.84	£33,136	£17.18	31	£33,799	£17.52	37
38	£33,437	£17.33	£34,106	£17.68	32	£34,788	£18.03	38
39	£34,538	£17.90	£35,229	£18.26	33	£35,934	£18.63	39
40	£35,444	£18.37	£36,153	£18.74	34	£36,876	£19.11	40
41	£36,379	£18.86	£37,107	£19.23	35	£37,849	£19.62	41
42	£37,306	£19.34	£38,052	£19.72	36	£38,813	£20.12	42
43	£38,237	£19.82	£39,002	£20.22	37	£39,782	£20.62	43
44	£39,177	£20.31	£39,961	£20.71	38	£40,760	£21.13	44
45	£40,057	£20.76	£40,858	£21.18	39	£41,675	£21.60	45
46	£41,025	£21.26	£41,846	£21.69	40	£42,683	£22.12	46
47	£41,967	£21.75	£42,806	£22.19	41	£43,662	£22.63	47
48	£42,899	£22.24	£43,757	£22.68	42	£44,632	£23.13	48
49	£43,821	£22.71	£44,697	£23.17	43	£45,591	£23.63	49

## PROPOSED PAY AND GRADING STRUCTURE

PAY & GRADING STRUCTURE 2018/19 (Current)				PAY & GRADING STRUCTURE 2019/20 (Proposed)			
Grade	Spinal Column Point	Per Annum (£)		Grade	Spinal Column Point	Per Annum (£)	Job Evaluation Points to Grades
A	6	16,394					
A	7	16,495		A	1	17,364	
A	8	16,626					
B	9	16,755		A	2	17,711	UP TO 230
B	10	16,863					
B	11	17,007		B	3	18,065	
B	12	17,173					
B	C	13	17,391	B	4	18,426	231-280
	C	14	17,681				
	C	15	17,972	C	5	18,795	
	C	16	18,319				
D	C	17	18,672	C	6	19,171	281-330
D		18	18,870	D	7	19,554	
D		19	19,446	D	8	19,945	
				D	9	20,344	
D		20	19,819	D	10	20,751	
D		21	20,541	D	11	21,166	331-380
E		22	21,074	E	12	21,589	
				NOT USED	13	22,021	
E		23	21,693	E	14	22,462	
E		24	22,401	E	15	22,911	
				NOT USED	16	23,369	
E		25	23,111	E	17	23,836	
				NOT USED	18	24,313	
E		26	23,866	E	19	24,799	381-430
F		27	24,657	F	20	25,295	
				NOT USED	21	25,801	
F		28	25,463	F	22	26,317	
F		29	26,470	F	23	26,999	
F		30	27,358	F	24	27,905	
F		31	28,221	F	25	28,785	431-480
G		32	29,055	G	26	29,636	
G		33	29,909	G	27	30,507	
G		34	30,756	G	28	31,371	
G		35	31,401	G	29	32,029	
G		36	32,233	G	30	32,878	
G	H	37	33,136	G	31	33,799	481-530
	H	38	34,106	H	32	34,788	
	H	39	35,229	H	33	35,934	
	H	40	36,153	H	34	36,876	
I	H	41	37,107	H	35	37,849	
I		42	38,052	H	36	38,813	
I		43	39,002	H	37	39,782	531-580
I		44	39,961	I	38	40,760	
I		45	40,968	I	39	41,787	
J		46	41,976	I	40	42,816	
J		47	43,038	I	41	43,899	
J		48	44,313	I	42	45,201	
J		49	45,216	I	43	46,122	581-630
J	K	50	46,347	J	44	47,274	
	K	51	47,499	J	45	48,450	
	K	52	48,693	J	46	49,668	
	K	53	49,899	J	47	50,898	
	K	54	51,156	J	48	52,179	
	K	55	52,434	J	49	53,484	630 +







## EQUALITY IMPACT ASSESSMENT

To assess your policies/ procedures/events against the protected characteristics within the Equality Act 2010, ask the following questions:

<p>1. What the policy/procedure/event?</p> <p>Assimilation to a new pay and grading structure that incorporates the changes to NLW and our job evaluation scheme.</p> <p>Job Evaluation Schemes are adopted to ensure fair and equal pay.</p>		
<p>2. What outcomes do you want from the policy/procedure/event?</p> <p>A consistent and fair approach to pay and grading, ensuring our staff are fairly rewarded for the work that they do; and which conforms to equal pay requirements.</p>		
<p>3. Will this outcome be different (positive or negative) for those from a particular group within the protected characteristics of race, disability, sex/gender, age, sexual orientation, religion or belief, pregnancy/maternity, marriage/civil partnerships, gender reassignment? Use the questions below to help with your assessment:</p>		
	Assessment	Please explain using existing evidence (presumed or otherwise)
<ul style="list-style-type: none"> <li>• Could there be a differential impact (+ve or –ve) according to <b>race</b>?</li> </ul>	<b>No</b>	Work force is currently 100% White British. No future impacts as ENPA's policies and processes ensure fair and equal treatment
<ul style="list-style-type: none"> <li>• Could there be a differential impact (+ve or –ve) a differential impact due to <b>sex/gender</b>?</li> </ul>	<b>No</b>	Minimal in terms of movement to different grades however, there has generally been an increase across all staff 1 male staff decreasing 1 female staff decreasing Median gender pay gap remains at 0%
<ul style="list-style-type: none"> <li>• Could there be a differential impact (+ve or –ve) a differential impact due to <b>disability</b>?</li> </ul>	<b>No</b>	Minimal in terms of movement to different grades, generally a movement upwards across all grades 2 post holders increasing 1 post holder remaining the same 1 post holder decreasing
<ul style="list-style-type: none"> <li>• Could there be a differential impact (+ve or –ve) a differential impact due to <b>sexual orientation</b>?</li> </ul>	<b>No</b>	ENPA's policies and processes ensure fair and equal treatment
<ul style="list-style-type: none"> <li>• Could there be a differential impact (+ve or –ve) a differential impact due to <b>age</b>?</li> </ul>	<b>No</b>	Minimal in terms of movement to different grades, generally a movement upwards across all grades – please see table in attached report.
<ul style="list-style-type: none"> <li>• Could there be a differential impact (+ve or –ve) a differential impact due to <b>religion or belief</b>?</li> </ul>	<b>No</b>	ENPA's policies and processes ensure fair and equal treatment

## Appendix 3

<ul style="list-style-type: none"> <li>• Could there be a differential impact (+ve or –ve) a differential impact due to <b>gender reassignment</b>?</li> </ul>		<b>No</b>	ENPA's policies and processes ensure fair and equal treatment
<ul style="list-style-type: none"> <li>• Could there be a differential impact (+ve or –ve) a differential impact due to <b>pregnancy/maternity</b>?</li> </ul>		<b>No</b>	1 member of staff currently on maternity leave Grade change in line with rest of team members
<ul style="list-style-type: none"> <li>• Could there be a differential impact (+ve or –ve) a differential impact due to <b>marriage/civil partnership</b> status?</li> </ul>		<b>No</b>	ENPA's policies and processes ensure fair and equal treatment
<p>4. Can any adverse impact be justified (business case) e.g. on the grounds of promoting equality of opportunity for another group? Or any other reason?</p>	Yes	No	<p>If yes, please explain:</p> <p style="text-align: center;"><b>N/A</b></p>
<p>5. What adjustments/alternatives could you put in place to mitigate adverse effects or further promote equality of opportunity? (You could consider re-writing/tweaking your policy/event programme/procedure; putting measures in place to meet individual needs; or stop doing it completely).</p> <p><b>N/A</b></p>			
<p>6. If further research and consultation are required before you are able to make an informed assessment, what steps are you going to take next and by when?</p> <p><b>N/A</b></p>			
Signed (Completing Officer):		Date:	

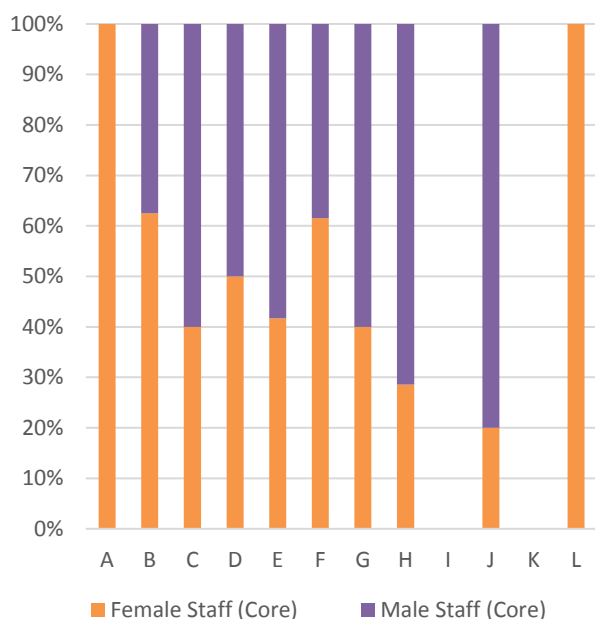


## EMPLOYEE EQUALITY COMPARISON

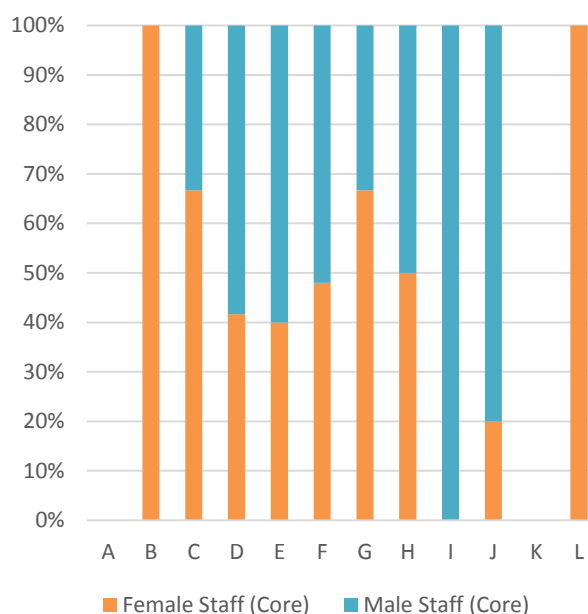
### Gender Profile by Grade – Core Staff

31 March 2019				01 April 2019 – New pay and grading			
Core Staff Gender Profile (By Grade)				Core Staff Gender Profile (By Grade)			
Grade	Top of Pay Scale £	Female Staff	Male Staff	Grade	Top of Pay Scale £	Female Staff	Male Staff
A	16626	1	0	A	17711	0	0
B	17391	5	3	B	18426	3	0
C	18672	2	3	C	19171	2	1
D	20541	5	5	D	21166	5	7
E	23866	5	7	E	24799	2	3
F	28221	8	5	F	28785	12	12
G	33136	2	3	G	33799	4	3
H	37107	2	6	H	39782	2	2
I	40968	0	0	I	46122	0	4
J	46347	1	4	J	53484	1	4
K	52434	0	0	L	82995	1	
L	82995	1	0	<b>Total Posts</b>		<b>32</b>	<b>36</b>
<b>Total Posts</b>		<b>32</b>	<b>36</b>	<b>Average (mean) salary 2019/20 (based on top salary point for each grade)</b>		<b>Female £29,553</b>	<b>Male £32,264</b>
<b>Average (mean) salary 2018/19 (based on top salary point for each grade)</b>		<b>Female £26,830</b>	<b>Male £28,268</b>				

Gender Profile by Grade - Core Staff March 2019



Gender Profile by Grade Core Staff as at 1 April 2019





## Appendix 3

31 March 2019: Mean gender pay gap is 5.09%      Median gender pay gap is 0%

01 April 2019: Mean gender pay gap is 8.40%      Median gender pay gap is 0%

Quartile Data	Women		Male		All		% Women		% Male	
	31/03/19	01/04/19	31/03/19	01/04/19	31/03/19	01/04/19	31/03/19	01/04/19	31/03/19	01/04/19
Lower	8	5	6	1	14	6	57	83	43	17
Lower Middle	18	19	17	23	35	42	51	45	49	55
Upper Middle	4	6	9	8	13	14	33	43	67	57
Upper	2	2	4	4	6	6	33	33	67	67
	32	32	36	36	68	68	48	47	52	53

	Authority Median Hourly Earnings (March 2019)	Median Hourly Earnings (April 2019)
	£12.37	£12.37
	£12.37	£12.37

### Declared Disability (All staff in post 31 March 2019)

Physical	1	<b>Of these post holders:</b> Grades increasing: 2 Grades remaining the same: 1 Grade decreasing: 1
Progressive conditions e.g. MS, cancer	1	
Sensory	1	
Mental Health	0	
Learning Difficulties	0	
Other	1	

### Ethnicity (All staff in post 1 April 2019)

White	British	81	<b>100% of employees identify themselves as white British</b> No equality impacts from job evaluation
	Irish and wider European	0	
Asian or Asian British	0		
Black or Black British	0		
Chinese or Chinese British	0		
Gypsy	0		
Mixed Ethnicity	0		

### Age Profile and changes to grades

Age	2019 All staff (Headcount)	No of post holders Grade increasing	No of post holders Grade remaining the same	No of post holders Grade decreasing
16-24	2	2	0	0
25-34	13	9	4	0
35-44	14	6	8	0
45-54	27	14	12	1
55-64	19	9	9	1
65+	5	4	1	0
	<b>80</b>			

## EXMOOR NATIONAL PARK AUTHORITY

7 May 2019

### ACQUISITIONS AND DISPOSALS POLICY

#### Report of the Land and Property Manager

**Purpose of Report:** To seek adoption of a new acquisitions and disposals policy for property assets.

**RECOMMENDATION:** Members are recommended to approve and adopt the new acquisitions and disposals policy.

#### Authority Priority:

- Broaden our income base to ensure sustainable delivery of National Park purposes.
- Maximise opportunities across the Authority's estate for income generation where this is compatible with National Park purposes.

**Legal Implications:** The legal impact of the recommendation(s) of this report has been assessed as follows: None

**Equality Implications:** The equality impact of the recommendation(s) of this report has been assessed as follows:

- No disadvantage will be incurred as a result of belonging to a protected group as defined within the Equality Act 2010
- The recommendations have no implications under the provisions of the Human Rights Act 1998

**Financial and Risk Implications:** The financial and risk implications of the recommendation of this report have been assessed as follows:

The Policy provides a framework for disposals, with the potential for capital receipts and/or a reduction in maintenance costs. The risk implications are, overall, positive ones. The policy is key to the current asset review, which in itself seeks to reduce the risks associated with owning a large and diverse estate.

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#### 1. National Policy Background

- 1.1 The report of the National Parks Review Panel (the "Edwards Report"), published in 1991, considered the issues surrounding the ownership of land by National Park Authorities. *"National Park purposes can be achieved only through sympathetic forms of land management which, in turn, are closely aligned to land ownership. However,*

*the transfer of more than small parcels of land to the National Park Authorities is simply not feasible – and probably not desirable – because of the areas and sums of money involved. Thus, our National Parks must remain fundamentally different from those elsewhere in the world, where the greater proportion is in the public domain. Nevertheless, in some circumstances, land acquisition has proved to be a valid and necessary policy”.*

- 1.2 The Review Panel saw National Park Authorities primarily as enablers and influencers of land management rather than as controllers through land ownership.
- 1.3 The Review Panel recommended that “*National Park Authorities should normally seek to influence the land management of others rather than owning land themselves, using a range of new and existing incentives or controls. Acquisition is justified where all other powers of influence have failed or are inappropriate. Park Authorities should not retain land if acceptable management can be achieved by other means*”. The Government agreed this recommendation which reflects the approach adopted by Exmoor National Park Authority.

## 2. **Exmoor’s Context**

- 2.1 Exmoor National Park Authority currently owns around 7% of the land area of the National Park. This large landholding reflects the pressures on the Exmoor landscape from the conversion of moorland to pasture especially in the 1970s and 1980s. Purchase was one of the few mechanisms available to the National Park Authority in its efforts to achieve statutory National Park purposes.
- 2.2 The National Park Authority’s estate extends to about 5,000ha and includes moorland, farmland, woodland, a farmstead, an historic sawmill, public conveniences, car parks, National Park Centres, Exmoor House, Exford Depot and the Pinkery Centre. The common denominator in this diverse estate is that, at the time when most of the different elements were purchased, acquisition was considered to be the most effective way of achieving National Park purposes under the prevailing circumstances.
- 2.3 The designation of much of Exmoor’s moorlands and woodlands as Sites of Special Scientific Interest (and Special Areas of Conservation), has markedly increased the level of statutory protection applied to the area. At the same time agri-environment schemes have increased levels of sympathetic management. All of these things have reduced the need for the National Park Authority to purchase moorland areas in order to secure their conservation.
- 2.4 It is unlikely that the Authority’s own financial resources would be sufficient to meet the cost of acquiring significant areas of land or property. Alternative sources of funding exist but are becoming increasingly difficult to access.

### **3. ENPA Policy Approach**

- 3.1 The Authority last updated its policy for acquisitions in 2012, but has never had one for disposals. Those that occurred were undertaken on a case by case basis, not as part of a strategy.
- 3.2 In 2018 the Authority embarked on a review of its assets, the first in over 10 years. The review was driven by two key factors:
- A changing financial backdrop: less certainty over the level of National Park Grant, rising organisational costs and limited opportunities to generate income from other sources.
  - The simultaneous emergence of a rock instability issue at Weir Cleeve and a significant repairs at Exmoor House. These highlighted the fact that ownership of a large estate entails risks and costs in addition to benefits like rental income.

In undertaking the review it soon became obvious that a policy led approach to retention and disposal was required.

What follows has been agreed to guide the acquisition, retention and disposal of assets, whether as part of that review or subsequently.

#### **3.3 Acquisitions**

##### **3.3.1 Purchase**

The Authority will not normally purchase land or property unless it is considered to be the only effective way of achieving National Park purposes.

If such circumstances were to arise, the Authority would have to assemble a funding package to carry out the purchase from its annual budget, its reserves and external funding sources.

##### **3.3.2 Gifts and Bequests (Land or Property)**

Potential gifts or bequests of real estate may include developed property or undeveloped land. Prior to acceptance the Authority will undertake such due diligence checks as may be necessary. These will almost certainly include a structural or other appropriate survey/review of the property to ensure that it doesn't represent an on-going financial, environmental or other risk. The donor will usually be required to bear the cost of such a survey or review. If risks are identified then the Authority is unlikely to accept the gift unless these are wholly mitigated by some means, which might include an endowment.

If no risks are identified then the criteria for acceptance of the gift or bequest would include:

- The asset would deliver or help deliver National Park purposes
- There are no unreasonable restrictions on its future use/disposal
- It has clear potential to generate revenue income



### 3.4 Retention and Disposal

3.4.1 When considering what to do with an existing property asset, the Authority's starting point will be a presumption in favour of disposal unless there is a compelling case for retention. The following questions will be considered when this assessment is made:

- Does it have a core value in delivering National Park purposes?
- Is there potential for enhancement or unlocking latent value in the future?
- Does it generate significant income or have the potential to do so?
- Is it essential to the operational function of ENPA?
- Are there legal constraints on disposal?
- Does it represent a net liability to the Authority, in terms of cost, risk or difficulty of management?
- Has the reason for acquisition/ownership become invalid? e.g. the asset is no longer under threat because of statutory protection

3.4.2 In all cases there are a number of practical considerations to take into account:

- Complexity of disposal, including covenant issues, and whether the returns would be worth the effort – the need for due diligence
- Determining best value: transparency versus commercial sensitivity; market value versus maximum benefit (wider economic, environmental and social value factors); the presence of special purchasers; clawback and overage clauses
- Likelihood of finding a purchaser
- Whether a potential purchaser might threaten the special qualities of the asset
- Whether prudent investment prior to disposal might result in a higher net return
- Market context: is it a good time to sell?
- Reputational risk: will we be criticised for disposing? Could this criticism be justified?

#### 3.4.3 The Chief Executive's Scheme of Delegation

The Scheme of Delegation does not impose a financial limit on the CEO's authority to dispose of assets, provided the consideration is the "*best that can reasonably be obtained in all the circumstances*". As a general rule however whenever the value of an asset for disposal exceeds £100,000, or if the disposal is contentious in any way, the decision will be put to the Authority.

Where the CEO wants to dispose of an asset for less than best consideration, this can only be done where the estimated best obtainable value is less than £5,000.

If the estimated best obtainable value is £5,000 or more and the CEO wants to dispose of an asset for less than best consideration, the decision must be made by the Authority.

### 3.4.4 Assets of Community Value

The *Localism Act 2011* requires district councils to maintain a list of 'community assets'. Community assets can be nominated by parish councils or by groups with a connection with the community. Individuals cannot nominate community assets.

Once a nomination is made and accepted, the council must give notice that it intends to list the asset to:

- the owner;
- the occupier (if the occupier is not also the owner);
- a parish council if any of the land is in the parish council's area.
- the nominating body

If the nomination is accepted, local groups will be given time to come up with a bid for the asset when it is sold. The right to bid only applies when an asset's owner decides to dispose of it, there is no compulsion on the owner to sell it. The scheme does not give first refusal to the community group.

Under certain circumstances the Authority might wish to dispose of an asset to a community group in this way, even if the community's offer is less than the market value of the asset. The Local Government Act 1972: General Disposal Consent (England) 2003, provides that the Authority may dispose at an undervalue, if the difference between the unrestricted value and the consideration accepted is £2m or less.

The terms of the Consent mean that the Secretary of State's specific permission is not required for the disposal of any interest in land which the Authority considers will help it to secure the promotion or improvement of the economic, social or environmental well-being of its area.

## 4. Use of the Policy

4.1 The policy is the foundation of the 2018/19 asset review: a framework for considering the future of each and every property on the asset register. It is anticipated that the asset review process will be repeated at 5 yearly intervals.

4.2 All matters of property acquisition and disposal which arise between 5 year reviews will be determined by reference to this policy.

Matt Harley  
Land & Property Manager  
April 2019

**EXMOOR NATIONAL PARK AUTHORITY  
EXMOOR CONSULTATIVE AND PARISH FORUM**

**MINUTES** of the meeting of the Exmoor Consultative and Parish Forum held  
on Thursday, 14 March 2019 at 7.00pm at Withypool Village Hall.

**PRESENT**

Steven Pugsley	Exmoor National Park Authority and Chairman of the Forum
John Anson	Cutcombe Parish Council
Keith Branfield	Withypool & Hawkridge Parish Council
John Bray	Winsford Parish Council
Beccy Brown	Somerset West & Taunton District Council
Ron Buckingham	Elworthy Parish Council
Richard Edgell	ENPA, DCC and North Devon District Council
Mike Ellicott	Exmoor National Park Authority and Exford Parish Council
Roger Foxwell	Cutcombe Parish Council
Roger Hall	Porlock Parish Council
Bruce Heywood	Exmoor National Park Authority and West Somerset Council
Malcolm McCoy	Porlock Parish Council
Karen Mills	West Somerset Council
Andy Milne	Porlock Parish Council
Robin Milton	Exmoor National Park Authority
Jeremy Payne	Oare & Culbone Parish Meeting
Sir Richard Peek	Exmoor National Park Authority and North Molton Parish Council
Alastair Rodway	Lynton & Lynmouth Town Council
Martin Ryall	Exmoor National Park Authority
Leslie Silverlock	Exmoor Young Voices
Vivian White	Exmoor National Park Authority and Cutcombe Parish Council
James Wilmoth	Wootton Courtenay Parish Council

**1. Apologies for absence were received from:**

John Addicott	Beagles
Sarah Cookson	Brushford Parish Council
Louise Crossman	Invitee
Dr Roger Ferrar	Invitee
Molly Groves	Exmoor Uprising
Nick Holliday	Exmoor National Park Authority
Graham Lamacraft	Dunster Parish Council
William Lock	Exmoor Young Voices
Baronness Mallalieu	Invitee
Susan J. May	Exmoor Trust
Pat Williams	Withypool and Hawkridge Parish Council
David Woodbury	Combe Martin Parish Council

**National Park Authority staff in attendance:**

Dean Kinsella, Head of Planning & Sustainable Development  
Dan James, Sustainable Economy Manager

2. **MINUTES:** The [minutes](#) of the Forum meeting held on 17 January 2019 were agreed as a correct record.

### **Matters Arising**

- **Guidance for Event Organisers** – Further to previous discussions, the Access & Recreation Manager had produced some guidance notes for organisers of recreational events – see Appendix 1.
- **Draft Rural Worker and Succession Farm Dwelling Guidance** – ***Update:*** *It is anticipated the Guidance will go out to formal public consultation once the District & Parish Council elections have taken place.*
- **Exmoor Young Voices:** The latest EYV Update was tabled – see Appendix 2.
- **Revised Validation Checklist** for planning applications – it is hoped the checklist will be revised within the next few months.

### **3. QUESTIONS FROM THE FLOOR:**

- Parish Council Elections will take place on 2 May and details of the indicative timetable for the appointment of Parish Members to the National Park Authority was tabled – see Appendix 3. ***Update:*** *A Hustings event will be held at Exford Memorial Hall on Wednesday, 29 May from 7pm – 9pm.*
- The Exmoor Society Spring Conference would take place on Friday, 12 April at the Dunster Tithe Barn, with the theme being ‘*Inspirational Exmoor*’ - *Natural Beauty & People’s Wellbeing.*
- Concerns were raised about the perceived lack of swaling on Exmoor and these were discussed, and whether ENPA could encourage landowners to carry out more swaling, within the constraints applied by Natural England. ***Update:*** *the Authority’s Ranger team had taken full advantage of the weather window for swaling this year and had swaled on North Hill, Mill Hill, East Anstey, Withypool Hill and Haddon Hill.*
- It was suggested that the final report of the Molland “Graze the Moor” project could be considered at a future Forum meeting.

### **4. EXMOOR TOURISM UPDATE:** Dan James, Sustainable Economy Manager, provided a tourism update which included the following:-

- Between 2009 and 2017 visitor days have increased 13% and the value of tourism increased by 16% (when indexed to 2017 prices to allow for inflation).
- In line with partner efforts, much of the growth has been seen outside of the core tourism season.
- The results of the 2018 Visitor Survey were presented - a summary can be found at Appendix 4 and full details are available via the following page on our website: <http://www.exmoor-nationalpark.gov.uk/living-and-working/info-for-tourism-providers/tourism-research>
- The update concluded with the news that the National Parks have recently been awarded VisitEngland’s “Outstanding Contribution to Tourism” award in their 2019 Awards for Excellence
- Work is ongoing on a number of local initiatives including:
  - Work with other National Parks on the English National Park Experience Collection to engage overseas travel trade in our National Parks
  - Dark Sky Tourism and the Dark Skies Festival

- 150th anniversary of Lorna Doone
- Eat Exmoor
- CareMoor for Exmoor
- Support for Visit Exmoor and their new marketing strategy for the area

**5. ECONOMY RESEARCH:** Dan James, Sustainable Economy Manager advised the Forum that the National Park Authority is commissioning a 3 stage research project to:

- Identify the scale and breadth of economic activity in the National Park
- Gain representative views from those businesses of their key challenges and opportunities
- Create an economic strategy for the area based upon the findings of the research

All Parish Councils would be asked to contribute to the collection of research data.

## **6. FARMING ISSUES**

- Following news that the Dartmoor Farming Futures Group had recently signed an agreement to supply 10 Morrisons stores with lamb and beef, it was suggested that Exmoor should be more pro-active in exploring similar opportunities. It was confirmed that a section within Exmoor's Ambition deals with initiatives to develop an Exmoor brand, and that preliminary discussions are taking place regarding a possible approach to Waitrose. However, it was noted that current EU legislation only allows for West Country branding at the present time.

**7. PLANNING ISSUES:** Dean Kinsella, Head of Planning & Sustainable Development updated the meeting as follows:-

- The Exmoor National Park Local Plan 2011 – 2031 is now a published document  
**Update:** *all Parish Councils have been sent a copy. A Summary document will also be released shortly to aid understanding of the policies contained within the main document. Forum members were encouraged to review the documents, which have been designed to enable as much local activity and progression as possible.*
- Porlock Marsh Vision project - it was confirmed the planning team would work with the group to limit the number of planning applications required for further proposed works.
- Former Abattoir site in Porlock, - detailed conversations are ongoing with the applicant around a number of highways matters and viability concerns. It is hoped that Planning Officers will be working towards making recommendations on the application within the next few weeks.
- Following the transition to the combined Somerset West & Taunton Council, Karen Mills informed the Forum that Taunton Deane have 5,700 council homes, with an average rent of around £80 p/w, which is significantly lower than the norm. In addition, £10m is allocated within their 2019/20 budget for house building, which should now also include the old WSC area. This may provide an opportunity for housing enablers to provide more social housing.

**8. EMERGING ISSUES OR TOPICS FOR WIDER DEBATE:** The following were noted:

- In order to ensure continuing best practice, the National Park Authority are undertaking a number of reviews, including of the Exmoor Consultative and Parish Forum. The review will look at how the Forum is run, how often it meets, agenda topics, outcomes, etc.

Forum members are encouraged to make their views known by emailing Dean Kinsella [dkinsella@exmoor-nationalpark.gov.uk](mailto:dkinsella@exmoor-nationalpark.gov.uk). The conclusions of the review will be presented to the Forum in due course and members will have an opportunity to comment upon any recommendations.

- The Authority to look into concerns raised by Withypool and Hawkrigde Parish Council that some Exmoor walking guides appear to suggest the use of free parking in Withypool, rather than walkers paying for parking at Tarr Steps. It was also suggested that an app called Park4Night was looked into.
- How to involve young people in farming on Exmoor  
*It was agreed this topic was becoming a more pressing issue, in light of recent press coverage on meat consumption/increased veganism. Mr R Edgell provided details of Devon County Council's Farms Estate, which aims to encourage people into agriculture by offering starter and progression farm tenancies and it was agreed that other similar initiatives were required.*
- Economic Development Update - *pending publication of the Designated Landscapes Review findings*
- Wider landscape management issues – *incl motorhomes / wild camping*
- Commercial activity of NPAs
- Renewable Energy

**9. DATE AND TIME OF NEXT MEETING:** The next meeting will be held on Thursday 13 June 2019 at 7.00pm at *Venue TBC in Devon.*

**10. OTHER BUSINESS OF URGENCY:** There was none

The meeting closed at 9.05 pm

(Chairman)



## Useful Organisations

- British Horse Society
- British Cycling
- Ramblers Association
- Trail Running Association
- Health and Safety Executive - organising a voluntary event
- Institute of Fundraising - Outdoor UK Challenge Events Guidance



### Contact

Exmoor National Park Authority,  
 Exmoor House,  
 Dulverton, Somerset  
 TA22 9HL

Tel: 01398 323665

Email: [info@exmoor-nationalpark.gov.uk](mailto:info@exmoor-nationalpark.gov.uk)

## Top Tips for Great Recreational Events

### Think - Location, Location, Location

Choose the place and route for your event carefully to make sure it has the capacity services and infrastructure to host your needs.

### Care for Communities

Grow a good name for your event through consulting carefully with communities and landowners.

### Keep it Local

Promote what's on the doorstep to your participants; eating, drinking, staying, hiring.



### Give something back

Consider a £1 per entry donation to our CareMoor fund to help with access and conservation works on Exmoor.

### Respect, Protect and Enjoy

Encourage participants to follow the Countryside Code



### Check, Clean, Dry

Stop the spread of non-native aquatic species which can alter local waters dramatically.

### Be a teacher

Inspire and educate participants and spectators about how they can have a positive impact through their actions

### Leave the place as you found it

Clear any litter and signage and make good any accidental damage

# Guidance for Event Organisers



## Introduction

Exmoor National Park is specially protected for its extraordinary landscape and offers rare opportunities to enjoy tranquillity, wildlife and cultural heritage.

Outdoor active events help people enjoy Exmoor and stay fit. They also offer economic benefits to local businesses but it's important they don't do any serious or lasting damage to Exmoor's special qualities.



Successful events give something back to the place and do not impact adversely on farming, local communities or other people using the National Park.

These guidelines have been produced by Exmoor National Park Authority to help organisers ensure their events are well planned, well located and well organised.



### Event Size?

Please contact us if the event will exceed the following numbers of participants.

Event Type	Number of participants
On Foot	50
Cyclists	30
Horse Riders	30
Water Sports	30

### What can we help you with?

- Advice on proposed routes and safety planning.
- Consultation with landowners and other key contacts.
- Help to avoid clashes with other events.
- Promotion of your event.



### What we ask from you?

- Contact us at least 6 months before your event or as soon as you can.
- Produce an event management plan.
- Produce a risk assessment/ safety plan based on national good practice.
- Obtain appropriate public liability insurance.
- Consult with landowners, local communities, police and highways as necessary.
- Clear away any litter or signage within a day of the event.



## Main Stages of Event Organising

### Stage 1 - Research & Consultation

- Identify start locations and routes considering environmental sensitivity and capacity. Visit the sites in person, ideally at the same time of year as your event is planned.
- Consider timing to avoid other events and seasonal activities.
- Obtain land managers/ owners permissions.
- Speak to local councils, highways and the police about your plan.
- Be ready to adapt your plans where necessary.

### Stage 2 - Planning & Implementation

- Write an Event Management Plan.
- Undertake risk assessments based on industry good practice.
- Arrange adequate insurance.
- Consider a donation to our CareMoor fund to help with special conservation and path repair works.
- Enjoy your event.



### Stage 3 - Restoration & Review

- Clear litter, signage and other event infrastructure.
- If damage has occurred, undertake restoration works as soon as possible.
- Give thanks and acknowledgment to all those involved or affected by the event.
- Review your event. Assess the benefits, impacts and lessons learned for future event planning and share this knowledge with others.



# Exmoor Young Voices

Homes, IT and travel for young workers and residents

**Coordinator**

**Sam Harris**

07704 106 026

[eyv.coordinator@hotmail.com](mailto:eyv.coordinator@hotmail.com)

**Chair: William Lock 07817 708 092**

**Sec: Marion Silverlock 01398 341 850**

**Facebook 'Exmoor Young Voices'**

**Twitter @ExmYoungVoices**

[exmooryoungvoices@hotmail.com](mailto:exmooryoungvoices@hotmail.com)

## UPDATE MARCH 2019

**Exmoor Young Voices** is now a registered Charity 1182091

**The Trustees** William Lock, Justin Tyers, Keith Ross, Marion Silverlock

**The Committee and Officers:** Chair, William Lock; Coordinator, Samantha Harris; Josh Smith; Becky Nelder; Ian Nelder; Johnathan Williams; Annabelle Gregory; Nick Hosegood; Kerrie Wilson; Mark Taylor; Freddy Davis; Sam Camp; Robyn Gummer  
**Advisors:** Justin Tyers; Steven Pugsley; Jan Ross; Leslie Silverlock



**Website** At Easter you will find EYV on the Web thanks to Heidi Prole, a local young resident who is designing a new site for EYV

**Keeping Exmoor Youthful** Stags Estate Agent's Manager, Simon Zeal, has written an influential article in The Exmoor Magazine 'Keeping Exmoor Youthful'

**A Charter for Exmoor's Young Adults** With the guidance of Exmoor Consultative and Parishes Forum Chair a Charter for Exmoor's Young Adults has been drafted. Now that young people have listed the problems North Devon and West Somerset's Exmoor decision makers are being challenged to take action

**Seminar** Exmoor's Rural Housing Network is organising a Seminar on Tuesday 26 March, 1.30 - 4pm, at the National Park's HQ in Dulverton at which some of the Charter's recommendations will be considered

**A self build tour** is being planned by the Park and EYV to view existing good, self build examples. Stay in touch if you would like to attend this on either the 8th or 15th June. 17 young residents registered for self build at the last seminar

**Need support and guidance?** Justin Tyers, whose straw and wood clad house is an exceptional self built example, is a Trustee of the new charity and is offering his support and guidance to other young self builders

**Self build Seminar** Following the success of 2018's event, another self build Seminar is being planned for North Devon later in the year, hosted at Combe Martin for North Devon's Exmoor towns, villages, and communities.



The Rest and be Thankful Inn

**The Parishes of**  
**Kentisbury and Trentishoe, Brompton Regis, Selworthy and Minehead Without, Parracombe, Luccombe, Porlock, Luxborough, Dulverton, Timberscombe, North Molton, Cutcombe, Brushford, Upton**

## Exmoor National Park Authority

### Appointment of Parish Members 2019

#### Timetable for Parish Councils

<b>Date 2019</b>	<b>Activity undertaken</b>
Thursday May 2nd	Election of Parish Councillors
Tuesday May 7th	Parish Councillors take office
Tuesday May 7 <sup>th</sup> to Wednesday May 22nd (inclusive)	Hold Annual Parish Council Meeting (mandatory timescale post elections)

#### Timetable for Election Process

<b>Date 2019</b>	<b>Activity undertaken and by who</b>
Monday April 15th	Nomination papers and guidance notes sent to parish clerks/chairs of parish meetings
Tuesday May 28th	Nominations Close
Wednesday May 29th	Ballot papers sent to parish clerks
Wednesday May 29th	Hustings event open to all candidates at Exford Village Hall, 7-9 pm (hosted by ENPA and chaired by Steven Pugsley)
Thursday May 30th to Monday June 17th	Council decides for whom it will vote, either at a formal meeting or by delegated decision (in consultation with others) by the clerk
Tuesday 18th June (12 noon)  3pm	Ballot closes  Count takes place at Exmoor House, in public. Successful candidates notified (in person or electronically and by post by ENPA)
Wednesday June 19th	"Nolan" forms issued for completion and submission to DCLG (by ENPA)
By Friday June 21st	Notification of Results sent to clerks (by SALC) Notification of Results sent to Secretary of State (by ENPA)
Unknown	Secretary of State makes formal appointments
TBC – Monday 1st July	Proposed New Member Induction (arranged by ENPA) – subject to Secretary of State having made formal appointments
TBC – Tuesday 2nd July	Exmoor National Park Authority Annual meeting (arranged by ENPA) – assuming new Members have attended an Induction

## Summary findings from the 2018 Exmoor Visitor Survey



Over **67%** rated their visit as **'very good'**

**32%** 'good'

**less than 1%** rated it as **'fair'**

**no one** rated it as **'poor'** or **'very poor'**



### Highest areas of satisfaction:

1. Accommodation (quality / value for money)
2. Visitor attractions (quality / value for money)
3. Rights of Way

1. Public Transport
2. Public toilets (availability / cleanliness)
3. Car parking (availability / cost)

### Lowest areas of satisfaction:



### A world-class Net Promoter Score (NPS) 77

Net Promoter Scores can be used to gauge overall satisfaction and loyalty to a brand. Scores can range from -100 to 100. Anything **over 50** is considered **good**, **over 70** - world class.



### Top 5 attractors:

1. Scenery / landscape
2. Tranquility / peace and quiet
3. Outdoor activities
4. Coastline
5. Wildlife

### Top 5 activities:

1. General sightseeing
2. Walking
3. Eating out
4. Visiting attractions
5. Wildlife watching

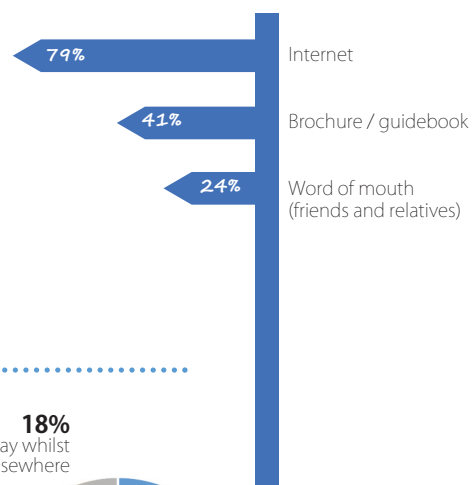
**97%** were aware of Exmoor's designation as a National Park before a visit.

**National Park designation positively influenced 95% of visitors.**

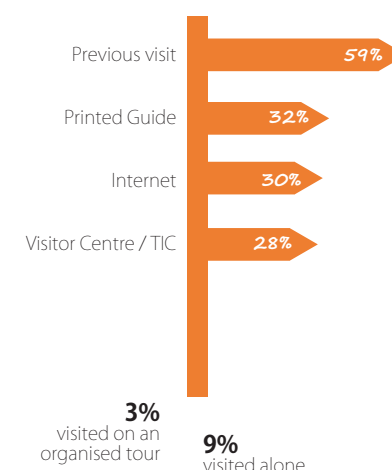
- 96% agree that the National Park seems well managed and cared for
- 47% would consider making a voluntary donation to help keep Exmoor special
- 20% would consider volunteering



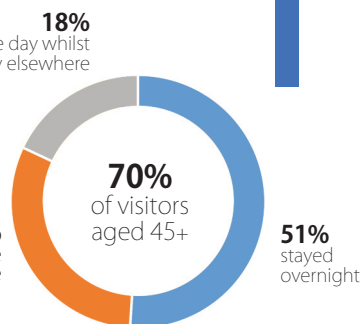
### Top sources of information used by new visitors prior to trip:



### Top sources of information used by all visitors during a visit:



**18%** visited for the day whilst on holiday elsewhere

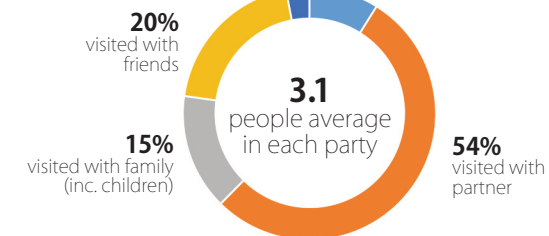


**31%** visited for the day from home

**51%** stayed overnight

**3%** visited on an organised tour

**9%** visited alone



**20%** visited with friends

**15%** visited with family (inc. children)

**54%** visited with partner



**14%** were on their first ever visit

**21%** on their first visit in over 3 years

**Over 40%** visit more than once a year

**86%** are planning to return