



EXMOOR

NATIONAL PARK

EXMOOR NATIONAL PARK AUTHORITY
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24 August 2022

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, 6 September 2022 at 10.00am.**

Please Note: The Authority is currently trialling a new meeting format to better manage Authority business, so Agenda items relating to the Authority's role as sole **local planning authority** for the National Park area, including determination of planning applications, will commence at **1.00 pm.**

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

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

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

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

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

Sarah Bryan
Chief Executive

A G E N D A

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

1. Apologies for Absence

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

Members are asked to declare:-

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

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

3. Chairperson's Announcements

- 4. Minutes**
- (1) To approve as a correct record the Minutes of the meetings of the Authority held on 2 August 2022 (Item 4)
 - (2) To consider any Matters Arising from those Minutes.

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

- 6. Risk Management:** To consider the report of the Head of Finance and Operations (Item 6)

- 7. Defra Consultation on Deer Management:** To consider the report of the Chief Executive (Item 7)

8. Personnel Update

Starters

15/08/2022 – Andrew Lawes – Rural Surveyor (permanent)

01/08/2022 – Kate Lacey – ENNIS Project Officer (fixed term ending 31/03/2024) – additional contract

Leavers

26/08/2022 – Jack Hunt – Conservation Advisor (Woodlands) – resignation

26/08/2022 – Florrie Kirby – Planning and Customer Support Assistant – resignation

28/08/2022 – Ceri Rapsey – Rights of Way Support Officer – resignation

9. Any Other Business of Urgency

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 S J Pugsley, Deputy Chairperson (Planning). If the Deputy Chairperson (Planning) is absent, the Deputy Chairperson of the Authority shall be preside.

- 10. Appeal:** To note the decision of the Secretary of State for Levelling Up, Housing and Communities to dismiss the Appeal in relation to an Enforcement Notice – Land at Whitefield, Brayford, Barnstaple, EX32 7QW

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

Agenda Item	Application No.	Description	Page Nos.
11.1	62/11/22/006	Change of use of land and lean-to to a mixed use of agricultural/horticultural and residential, together with the stationing of touring caravan within timber framed structure – Land North East of Higher Tippacott Farm, Brendon, Lynton, EX35 6PU	1 – 13

12. Application Decisions Delegated to the Chief Executive: To note the applications determined by the Chief Executive under delegated powers (Item 12).

13. Site Visits: To arrange any site visits agreed by the Committee (the reserve date being Friday, 28 October 2022 (am)).

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

ITEM 4

EXMOOR NATIONAL PARK AUTHORITY

MINUTES of the Meeting of the Exmoor National Park Authority held on Tuesday, 2 August 2022 at 10.00am in the Committee Room, Exmoor House, Dulverton.

PRESENT

Mr R Milton (Chairperson)

Miss A V Davis (Deputy Chairperson)

Mrs L Blanchard

Mr M Ellicott

Mr D Elson

Mr J Holtom

Dr M Kelly

Mrs C Lawrence

Mr E Ley

Mr A Milne

Mrs F Nicholson

Mr J Patrinos

Mrs F Smith

Mr N Thwaites

Dr S Warren

Mr V White

Mr J Yabsley

Apologies for absence were received from Mr S Griffiths, Mr M Kravis, Mr S J Pugsley, Miss E Stacey and Mrs P Webber

40. DECLARATIONS OF INTEREST:

- In relation to Item 13.2 – Application 6/27/22/103 – Proposed change of use of land from woodland/forestry to domestic, together with the erection of summerhouse and formation of parking bay. Part retrospective – Brackenwood, Porlock Weir, Minehead, TA24 8PA, Mr A Milne declared a personal interest as a neighbour of the Applicant and indicated he would leave the meeting when this item was considered.

41. CHAIRPERSON'S ANNOUNCEMENTS:

- Mrs Fran Smith was welcomed to her first Authority meeting as a Somerset County Council appointed Member.

42. MINUTES

- Confirmation:** The Minutes of the Authority's meeting held on 5 July 2022 were agreed and signed as a correct record.
- Matters arising:** There were no matters arising

43. PUBLIC SPEAKING: See Minute 46, 51, 52 and 53 for details of public speakers

44. EXMOOR NATIONAL PARK AUTHORITY CAR PARK IMPROVEMENT PROPOSALS

The Authority considered the report of the Head of Conservation & Access

The Authority's Consideration

In relation to the proposals for Exford Car Park, Mr Ellicott advised the meeting that Exford Parish Council were experiencing ongoing issues with overnight campers regularly staying in the car park, some of whom were discharging waste into the

public toilets, resulting in the Parish Council incurring costs to unblock and clean up the toilets. It was noted that these issues would need to be addressed in any scheme proposed.

It was the view of Members that further consideration needed to be given to the issue of unauthorised overnight parking by motorhomes across Exmoor, to investigate whether more could be done to provide strategically located paid for services, which would not take away trade from existing commercial sites.

The Committee were supportive of the proposals contained within the report and were mindful of the need to protect the dwindling National Park Grant by taking a more pro-active approach to generating income from the Authority's assets, particularly in locations where most visitors would expect to pay for services.

With this in mind, and to save Officer time and money, it was proposed to approve the development of schemes for Exford, Simonsbath Sawmill and Haddon Hill to come back to Members for further scrutiny, save for Goat Hill Bridge which was delegated to Officers to agree.

RESOLVED:

- (1) To note progress to date.
- (2) To approve the development of schemes for sites at Exford, Simonsbath Sawmill and Haddon Hill.
- (3) To delegate to Officers the development of the scheme at Goat Hill Bridge.

45. WOODLAND MANAGEMENT UPDATE

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

The Authority's Consideration

The Authority Committee thanked the Senior Conservation Officer (Woodlands) for a very interesting and comprehensive presentation on progress implementing corporate priorities around woodland management and increasing canopy cover across the National Park. Members were well aware of the importance of this work which formed part of the Authority's response to both the climate and ecological emergencies, and its ongoing work to support cultural and working landscapes and enhanced access.

The Committee recognised the amount of work that went into delivering such initiatives and once again thanked all staff for their continuing efforts on behalf of the Authority.

RESOLVED: To note the report.

46. EXMOOR NATIONAL PARK LOCAL PLAN IMPLEMENTATION AND DELIVERY

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

Public Speaking: Mr N Furze, Planning Agent

Mr Furze raised concerns about the lack of affordable homes and business opportunities across Exmoor and suggested the Authority needed to provide

accurate, regularly updated information on what it considered to be an affordable home - to buy or to rent - to aid landowners and developers who may be considering potential schemes. Similarly, he considered more needed to be done to protect existing business premises in villages and to look at ways of attracting new enterprises to these sites, thereby creating jobs both directly and indirectly for local residents. He concluded by suggesting the Authority engaged with the local community to ensure that the proposed remit for the implementation and delivery of the Local Plan met the criteria of local residents and businesses.

The Authority Committee were supportive of the proposed work programme and timetable for progressing implementation and delivery of the Exmoor National Park Local Plan 2011-2031, as set out in the Committee Report.

The meeting was assured that the work of the Planning Policy Advisory Group (PPAG) was wide ranging and that many of the points raised during the Member debate, and by the Public Speaker, had already been acknowledged during PPAG's initial discussions, and fell within the three main areas of the work programme - Housing and Community, Environment, and Economy.

Given the very challenging timetable and to reduce workloads, it was suggested that the Good Business Guide referenced in Paragraph 4.1, might benefit from further consideration to see whether the "doing business in Exmoor" and "doing green business" could be covered together.

RESOLVED: To approve the work programme and timetable set out in the paper.

47. **AUTHORITY MEETINGS SCHEDULE FOR 2023**

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

The Authority's Consideration

The Committee were happy to adopt the 2023 Authority Meetings Schedule as proposed but did query whether consideration needed to be given to the date of the May meeting, given it was the day after the Early May Bank Holiday.

Members were advised to put all dates, including Reserve Dates, in their diary and to work on the basis that meetings would take place as specified, unless otherwise advised as each Reserve Date approached.

RESOLVED: To adopt a schedule of meetings of the Authority and its Committees for 2023, attached at Appendix 1 to the report.

48. **EXMOOR CONSULTATIVE AND PARISH FORUM:** The Authority received and noted the [meeting notes](#) from the Exmoor Consultative & Parish Forum meeting held on 23 June 2022.

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

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

The meeting closed for recess at 12.12 pm

Items relating to the Authority's role as sole local planning authority for the National Park area including determination of planning applications. In the absence of the Deputy Chairperson (Planning), this section of the meeting was chaired by Miss A V Davis, Deputy Chairperson

The meeting reconvened at 1.30 pm

DEVELOPMENT MANAGEMENT

51. Application No: 6/35/22/101

Location: Land adjoining B3224 at Treborough Common – Easting 300250: Northing 135050, Treborough, Watchet

Proposal: Proposed storage of timber and wood chipping operation used in connection with the applicant's existing combined heat and power generating business on land form part of the parking area previously granted planning permission (6/35/08/101) for the nearby equestrian course. Resubmission of application 6/35/21/103. (Part retrospective)

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

Public Speaking: Mr N Furze, Applicant's Agent

The Authority's Consideration

The Committee was reminded that at the July Authority meeting there was a healthy debate about the merits of Application 6/35/22/101. However, at the conclusion of the debate, and due to a motion to approve the application, the Head of Planning and Sustainable Development requested that a decision be deferred for a later meeting, due to concerns about Member interpretation of the Local Plan and its policies, particularly in relation to Policy SE-S3.

The meeting noted that on Pages 6 and 7 of the current Committee Report, additional information had been included to provide more context in terms of the interpretation of Policy SE-S3 and to provide Members with clarity that the policy did not just relate to buildings but to the use of land. The Committee Report also detailed that Officers had readvertised the planning application as a departure to the Local Plan and the consultation period would expire on 4th August 2022. Given this deadline was after the Authority Meeting, the Officer recommendation was for any decision made by the Authority Committee to be delegated to the Head of Planning & Sustainable Development to issue, subject to no new comments being received and no material considerations being raised that had not been discussed either in the Officer report or during the Member debate.

The meeting was also advised that Page 2 of the Report contained an incorrect reference for the site layout plan and it was confirmed that the site plan shown during the presentation (Drawing 0522/2/B) was the most recent version.

Following the Officer presentation, the Member debate reopened. Clarification was provided that whilst historic noise control conditions applied to the CHP plant operation, should the current application be refused, Officers would be willing to explore the potential for an alternative site closer to the CHP operation, which would then require an assessment of any likely noise impact on local/residential amenity.

Mr Patrinos advised that, whilst the latest Committee Report helpfully clarified a number of points raised at previous meetings, he could still find no material reasons to override the policies contained within the Local Plan and therefore proposed a motion to refuse planning permission in line with the Officer recommendation. This motion was seconded by Miss Blanchard who suggested that consideration should be given to other more suitable locations on the site, should the Applicant wish to submit a new application.

A number of Members expressed their discomfort with the motion put forward, as they considered that the application was acceptable in landscapel terms and took the view that the wood chipping operation should be seen as further farm diversification, due to the ongoing development of the CHP operation.

However, when put to the vote a 7:6 majority of Members supported the motion to refuse planning permission, with 4 Members abstaining.

There was some discussion after the vote as to whether Members who had not been present for all three of the Authority meetings in which the Application had been discussed were eligible to vote – this potentially affected one Member who had voted in favour of the motion, as well as some of the Members who had chosen to abstain.

The meeting was adjourned whilst legal advice was sought on the matter.

The meeting closed for recess at 1.50 pm and reconvened at 2.01 pm

The Head of Planning & Sustainable Development advised the meeting that the advice received from the Authority's Solicitor was that it was open for all Members to vote, as long as they were content they had read the August Committee Report, were comfortable they were familiar with the site and understood all of the considerations discussed.

In addition, the Solicitor had advised that as a vote had already taken place, it was not possible to re-take the vote and the resolution to refuse planning permission therefore stood. However, in light of some of the confusion, Members were made aware of the wording contained within Paragraph 16 of Standing Orders:-

Recission of Previous Resolution

No motion to rescind or reverse any substantive resolution passed by the Authority within the preceding six months and no motion or amendment to the same effect as one which has been rejected within the preceding six months shall be proposed unless notice thereof in pursuance of Standing Order 9.3 bears the names of at least six Members of the Authority. When the Authority has disposed of any such motion or amendment, it shall not be open to any Member to propose a similar motion within a further period of six months.

For completeness, the wording for Standing Order 9.3 is included below:-

Notices of Motion: *Notices of every motion (other than those set out in 9.2 above which may be moved without notice) shall be given in writing and signed by the Member or Members giving the notice and delivered to the Chief Executive at least ten working days before the date of the next Authority meeting. Upon receipt, it shall be dated and numbered in the order received and entered into a box open to inspection.*

The Head of Planning & Sustainable Development advised that he would delay issuing a decision notice until Friday, 19 August to provide Members with time to consider this further.

RESOLVED: To delegate authority to the Head of Planning and Sustainable Development, subject to no new comments being submitted and no new material considerations being raised, to refuse planning permission for the reasons set out in the report.

Mr A Milne left the meeting room prior to the Officer presentation

52. Application No: 6/27/22/103

Location: Brackenwood, Porlock Weir, Minehead, TA24 8PA

Proposal: Proposed change of use of land from woodland/forestry to domestic, together with the erection of summerhouse and formation of parking bay. Part retrospective

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

Public Speaking: Mr M Fair, Applicant

The Authority's Consideration

The Committee raised a number of queries in relation to the land ownership arrangements across the application site, which the Head of Planning clarified. However, the meeting was reminded that ownership of land was not a material planning consideration and therefore should not affect the merits of the application and its determination.

Having taken into consideration the Officer presentation and the information contained in the Committee Report, particularly the view of the Authority's Wildlife Officer who objected to the proposals due to the significant damage caused to the Worthy Wood Local Wildlife Site and its ancient woodland, the Authority Committee resolved to refuse planning permission in line with the Officer recommendation.

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

Mr A Milne returned to the meeting room after the vote

53. Application No: 6/9/22/107

Location: Castle Barn, Bridge Street, Dulverton, TA22 9HJ

Proposal: Proposed conversion of existing garage to habitable room.

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

Public Speaking:

- 1) Mr R Hammond, Applicant's Agent – *statement tabled*
- 2) Mr D Cleave, Applicant

The Authority's Consideration

The Committee noted that Planning Officers recommended the application be refused as they considered the proposed works would lead to a reduction in the space available for the parking of vehicles within the site.

The Officer report confirmed that the length of the existing garage (5.2m) was less than the recommended length of a garage (6m) as specified by Somerset County

Council's standing advice. It was the view of Members that the space should therefore be discounted as a garage as it was not considered suitable for modern vehicles.

The Committee were grateful for the additional information provided by the Applicant and his Agent, which confirmed that there was a sufficient area of land owned by the Applicant which, with some modification, would allow a parking space to be provided on the site.

It was therefore proposed and seconded that planning permission should be granted, contrary to the recommendation of Planning Officers. When put to the vote this motion was unanimously carried.

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.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990, (as amended by the Planning & Compulsory Purchase Act 2004)

- (2) The development hereby approved shall not be carried out accept in complete accordance with the details submitted with the application, including drawings labelled File No. 1, File No. 2, File no. 7, File No. 8, File No. 9, File No. 10 and File No. 11 all date stamped 10 June 2022 and the additional plan labelled File No. 12 date stamped 9 August 2022.

Reason: To confirm the terms of the planning permission and ensure the development accords with the approved plans.

- (3) Prior to the commencement of the development hereby approved details for flood resistance and resilience measures to be incorporated in the development shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include measures to ensure that the finished floor level of the development hereby approved is set no lower than the existing floor level within the habitable area of the existing dwelling. Once approved the development shall thereafter be carried out in accordance with the agreed flood resistance and resilience measures.

Reason: In the interests of avoiding, mitigating or minimising flood risk to the property.

- (4) Prior to the commencement of the development hereby approved details of parking to the front/south of the property shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include a site plan to a scale of 1:200 showing the area of parking. The development shall thereafter be carried out in accordance with the agreed details and the parking area shall be retained for parking, free of obstruction, thereafter.

Reason: To ensure parking is available to the property.

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

55. SITE VISITS: There were no site visits to arrange.

The meeting closed at 2.57 pm
(Chairperson)

EXMOOR NATIONAL PARK AUTHORITY

6 September 2022

RISK MANAGEMENT

Report of the Head of Finance and Operations

Purpose of Report: To report that the review of the risk management arrangements for the Authority has been carried out.

RECOMMENDATIONS: The National Park Authority is recommended to:

- (1) NOTE that the annual review of Risk Management has been carried out.
- (2) APPROVE the Health, Safety & Welfare Policy set out in Appendix 1.
- (3) APPROVE the Risk Register set out in Appendix 2.
- (4) NOTE that the Business Continuity / Disaster Recovery Plan has been reviewed.

Authority priority: Achieve by providing core services; getting best value from our resources and improving our performance.

Legal and equality implications: The equality impact of the recommendation of this report has been assessed as having no adverse effects regarding equality impact.

Consideration has been given to the provisions of the Human Rights Act 1988 and an assessment of the implications of the recommendation of this report is that there are no adverse impacts on human rights.

Financial and risk implications: Provision is made in the annual budget for managing risk, including health and safety requirements. The review has highlighted no additional financial requirement and confirmed that arrangements are in place for the management of risk.

Climate response: The report highlights the risk of the Authority's failure to reach carbon reduction targets and the impact of climate change to service provision.

1. Introduction

- 1.1 A review of the risk management arrangements has been carried out. The process of risk management is intended to make sure that those managing an organisation and its work activities are fully aware of the inherent risks and adopt the necessary, balanced precautions. It is not about cultivating a risk averse culture, but it is about managing adverse risks. Risk Management can be of increased importance at a time when an organisation could be facing significant change.
- 1.2 The Institute of Risk Managers has produced this definition of risk management:- "the identification, measurement, control and financing of those risks which threaten the existence, the assets, the income or the personnel of an organisation or the services it provides".

1.3 Specifically, risk management aims to cover all areas of an organisation's activities including decision making and performance management. In so doing it endeavours to:

- Protect service delivery and its impacts on the general public
- Protect the image and reputation of the Authority
- Secure the assets of the Authority
- Secure the funding and income sources of the Authority
- Secure the well-being of employees and users of services
- Ensure the integrity and resilience of information systems
- Ensure probity and sound ethical conduct
- Avoid criminal prosecution or civil litigation

2. The Authority's Current Position

2.1 The possibility of a risk happening, materialising into an adverse event is always a possibility and Exmoor National Park Authority already has a wide range of measures in place to protect itself and prevent the realisation of risks. These include:

- Promotion of a strong health and safety culture.
- All staff have the opportunity to raise any health, safety and welfare concerns with their Manager, HR or at regular team meetings. Any accidents or "near misses" are recorded and investigated so as to prevent any recurrence.
- The online Risk Assessment system continues to work well and has recently migrated onto Sharepoint. Fire risk assessments have been updated for Exmoor House and the other corporate properties.
- The Safeguarding policy and the DBS clearance guidance have been reviewed. The Social Media policy has also been updated to accord with our Safeguarding Policy. There is a Physical and Mental Health and Wellbeing page on our intranet and staff have undertaken Mental Health awareness training. The Authority will also be focusing on the Menopause, providing support and guidance to employees as well as supporting Managers.
- Financial activities are scrutinised by the Internal and External auditors and annual reports are presented to the Authority. Each year a Treasury Management Strategy Statement is adopted by the Authority and on two other occasions through the year the Authority reports on compliance with it. The Authority prepares a Medium Term Financial Plan covering a five-year period, agrees the Annual Budget and closely monitors all expenditure.
- In reaching a view on the 2020/21 accounts, the external auditors are now required to report on the Authority's arrangements in improving economy, efficiency and effectiveness, governance and financial sustainability. The auditors did not identify any weaknesses in respect of the Authority's VFM arrangements.
- Annual Governance Statement: an annual statement is produced and audited by the Devon Audit Partnership (DAP) our internal auditors. A new Code of Corporate Governance was produced, and this resulted with the audit opinion

showing as High Standard with overall arrangements for generating the Annual Governance Statement being sound and effective.

- **Legality:** the posts of Chief Executive and Chief Finance Officer are staffed by experienced officers and the Authority procures its Monitoring Officer through Devon County Council. These controls ensure the legality and reasonableness of its activities. Members of the Authority receive regular briefings on subjects necessary to ensure that legalities are followed.
- **Insurance:** On 1st April 2022 the Authority moved insurers following a tender exercise taken across certain national parks. This gave the Authority the opportunity to reviews its insurance cover to ensure that it is adequate and covers as much of its “transferable” risk as is practicable.
- **Performance Management:** The objectives of the National Park Partnership Plan are linked to budgets and the work plans of all staff. Progress is monitored quarterly, and six-monthly reports are compiled so that the Leadership Team and the Authority are aware of progress and have early warning of any emerging problem areas.
- **Condition maintenance surveys and safety plans** are developed for all Authority owned properties. We are currently undertaking a range of surveys at Driver Farm to better understand the condition of the asset.
- **Project Management:** The Authority uses a project management framework to help in the completion of a range of projects with which the Authority is involved.
- **Conduct:** The Code of Conduct for Members was last reviewed in December 2021 based on the Local Government Association Model Code of Conduct and will continue to be kept under review. The Standards Committee oversees standards of conduct, and an Independent Person is appointed to advise on breaches of the Member Code of Conduct. Members receive regular training to ensure that standards are maintained.
- **Business Continuity / Disaster Recovery Plan:** This provides a framework for action in the event of the loss of ICT services, the loss of Exmoor House and the Authority’s other premises for an extended period. The investments in ICT capability over recent years have significantly improved resilience in this area.

2.2 Risk Management since March 2020 has been focussed on the Covid-19 pandemic. Significant activity has been focussed on understanding government advice and regulations, establishing Covid-safe working practices and ensuring that staff are fully informed. This has decreased in significance in recent months as the virus becomes endemic, but we continue to monitor Covid-19 related sickness levels. The majority of staff at Exmoor House are hybrid working and members now attend Authority meetings in person.

2.3 Risk Management forms part of the corporate governance framework. The Corporate Governance arrangements are reviewed annually by the Chief Finance Officer and Solicitor and Monitoring Officer.

The Annual Accounts include a signed declaration by the Chief Finance Officer and the Annual Governance Statement is signed by the Chairman and Chief Executive and included in the audited annual statement of accounts. The Annual Accounts are given formal approval by the Final Accounts Committee which receives a report from the appointed External Auditor.

2.4 The annual review of the Health, Safety & Welfare Policy has been carried out and this is attached at [Appendix 1](#) for consideration and approval. This was subject to a redraft in 2019 to improve consistency with other policy documents. This has been reviewed to account for staff changes and an amended process in terms of the Staff Focus Groups. This was due to a change in our working practices.

The Cabinet Office has produced a national risk register and regional ones which cover the area of the National Park have been produced by Local Resilience Forums. The Authority's own risk register supplements these and deals with the risks which have the potential to affect the strategic work of the Authority, and this, too, has been reviewed.

An updated version of the Strategic Risk Register is attached at [Appendix 2](#) and the Risk Management Matrix at [Appendix 3](#). This is recommended for approval.

2.5 The Strategic Risk Register has been recently reviewed by Leadership Team. In particular:

- The risks attached to the level of National Park grant has now been increased.
- The risk of having insufficient staff to chase external funds is explicitly referred to.
- Within financial risk, 3.4, we refer to the impact of the latest staff pay award.
- The impact of climate change on service provision via lower water levels is now shown.
- We refer to the new Landscape and National Trails partnership within legislative risks.
- Within reputational risks, the impact of the nature recovery strategy is now mentioned.
- The risks attached to national partnership working related to the Authority's withdrawal from National Parks England are shown in 8.3.

2.6 At the current time, the Authority is facing a set of challenges that generate risks exceptional in terms of scale even though they may sound familiar. It is incredibly challenging to recruit skilled staff and there is a clear impact in delivering services, seeking funding and delivering projects. Contractors are also in high demand, and it is increasingly challenging to access expertise or deliver tender processes. This makes it harder to manage liabilities within the estate and protect our assets.

2.7 There are also significant risks attached to our financial situation. Though we still possess one off resources in the form of reserves and other assets, the short and medium term has never been so difficult. The twin impacts of the frozen national park grant and the offered pay award for 2022/23, coming on the back of over ten years of insufficient funding, require major changes to our core budget to maintain stability. This will be a major test of the leadership and governance of the Authority over the next 12-24 months. It is more important than ever that we seek a renewed focus on key priorities and legal obligations.

3. Business Continuity and Disaster Recovery

3.1 The Business Continuity/Disaster Recovery Plan (BCDR) is an integral part of the Authority's Risk Management Strategy. The BCDR Plan provides a framework for action in the event of the loss/disruption for an extended period of ICT Services, key staff, Exmoor House and the Authority's other premises.

3.2 In reviewing the Plan the following factors have been taken into account:

- The Authority provides no mission critical or emergency services that require continuous delivery.
- In the event of a major incident, the Authority may have to cope with the loss of ICT Services, Exmoor House and its other premises for up to a week. This would have a detrimental effect on services in the short term.
- Enhancements have been made to the Authority's resilience via the use of Microsoft 365 for Outlook. This enables staff to access e-mail and calendars on-line rather than via the servers based at Exmoor House. Further progress has been made over the use of Share Point 365 and MS Teams is being increasingly integrated with working practices.
- Regular backups and the retention of backup servers will enable the restoration of the ICT systems from a suitable location with sufficient connection speeds within 24-48 hours.
- Vital and unique records including planning records, contracts and land and property documentation will have a third backup at a remote location and/ or via cloud storage.
- The Authority's website, Financial, Payroll and Human Resources systems are hosted by third party service providers.
- Because Exmoor House is in a flood plain, key records are stored digitally or if held in paper form are either housed on the first floor of Exmoor House or raised off the ground. Documents are also held at the Warehouse and at the Town Centre Offices. Over the last twelve months the digitalization of documents continues.
- In the event of the loss of telephone landlines to any of the Authority's premises this would be covered by the use of mobile phones and redirection of numbers.
- Exmoor House incoming calls would be answered in the event of a loss of power by using phones that do not require a power supply or by redirection services.
- The Uninterrupted Power Supply (UPS) at Exmoor House would maintain power supplies to ICT equipment for at least 30 minutes to allow for an orderly shutdown. Out of hours the risks associated with a power failure are accepted.
- An incident information line service has been enabled which will be cascaded to staff to enable them to telephone in and listen to a recorded message providing them with information/instruction.

3.3 The robustness of our systems and processes have been tested as a result of the pandemic. We now have much greater experience in remote working, using video conferencing facilities and accessing the phone systems externally. We have needed to purchase certain additional pieces of hardware but for the most part the IT infrastructure has proved itself reliable.

Gordon Bryant
Head of Finance and Operations
August 2022

Exmoor National Park Authority - Policy

HEALTH, SAFETY AND WELFARE**POLICY STATEMENT**

This policy sets out the Authority's commitment to health, safety and welfare and the responsibilities of its staff and health and safety groups.

The Authority's commitments to health, safety, and welfare

The Authority aims for excellence in the health, safety, and welfare of all its employees and of anyone else affected by its activities. It will achieve this through ensuring awareness, competence, and compliance and by enabling the development and sharing of good practice:

Awareness: All who work with and for the Authority will have an awareness and understanding of potential health and safety risks and their own responsibilities in achieving safe working practices. Identified risks will be assessed, controlled, and monitored.

Competence: All who work with and for the Authority will have the competence to undertake their work with minimum risks to health, safety and welfare. People will be adequately instructed and trained to identify risks and implement safe working practices and will be empowered to raise health and safety concerns with all levels of management.

Compliance: All who work with and for the Authority will be required to report and investigate accidents, incidents and near misses to drive improvement in health and safety management. Managers will actively and openly monitor, and review working practices and implement any changes required to comply with legislation and improve our health and safety performance. We will engage and collaborate with contractors to ensure their working practices fulfil legislative and best practice requirements.

The Authority will allocate adequate resources for health and safety training, equipment and the development of working practices.

CONTENTS

1. Health, Safety, and Welfare Responsibilities
2. Reporting Health, Safety or Welfare Issues
3. Staff Consultative Groups
4. Health, Safety and Welfare Policies and Procedures
5. Officers Referred to in this Policy

HEALTH AND SAFETY POLICY

1. HEALTH, SAFETY, AND WELFARE RESPONSIBILITIES

1.1. Authority Members have a duty to ensure the effective management of health and safety throughout the organisation. Authority Members will liaise with the Chief Executive to monitor delivery of the commitments within this policy and ensure that adequate resources are available to meet the Authority's health, safety, and welfare responsibilities.

1.2. The Chief Executive has overall responsibility for the operation and development of health and safety policy and practice. They are responsible for ensuring, as far as reasonably possible, the health, safety and welfare of all staff and anyone else affected by the Authority's activities, and for:

- Providing strategic leadership in the management of health and safety at work and ensuring the Authority has adequate resources allocated in the annual budget to meet obligations
- Ensuring the Authority is providing and maintaining equipment and systems of work that minimise risks to health, safety, and welfare
- Ensuring the Authority is providing the information, instruction, and supervision necessary for the health and safety of all employees and anyone else affected by the Authority's activities
- Ensuring the Authority's workplaces are in a safe condition and are adequate for the welfare of employees, ensuring there are safe means of leaving these places in the event of an emergency
- Monitoring health and safety performance and establishing any groups that are a statutory requirement, requested by employees, or are necessary to progress aspects of health and safety policy or procedure (see also Staff Consultative Groups).

1.3. The Health and Safety Manager has responsibility for the following:

- Supporting the Chief Executive in the preparation and review of the Authority's health, safety and welfare policies and periodically bringing the Health, Safety and Welfare Policy to the attention of all employees to raise awareness and as a reminder of their responsibilities
- Supporting Section Heads in the development of competence and compliance with safe systems of work, including risk assessments, and the monitoring and review of health and safety performance
- Ensuring the Authority has access to specialist health, safety and welfare advice as required
- Investigating work-related accidents reportable as defined in the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (RIDDOR) and to commission external investigations of incidents as required
- Ensuring appropriate fire safety arrangements are made for all the Authority's premises and adequate first aid provisions are in place

- Having staff consultation arrangements in place for the discussion of health, safety, and welfare issues
- Ensuring statutory forms, accident records, statutory inspection records, risk assessment records and other health, safety and welfare records are properly completed and appropriately stored, including filing reports as required by the Health and Safety Executive
- Advising Leadership Team (Section Heads) on relevant health and safety legislation (including Statutory Notices) and policies to ensure compliance in all workplaces under their control
- Ensuring consideration of health and safety issues at Leadership Team meetings and ensuring regular reporting on performance to the Health and Safety Committee

1.4. Sections Heads have a duty, in addition to those duties of a supervisor, to:

- Raise awareness and foster a commitment to, and a culture of, safe and healthy working within their team
- Increase team competence and introduce and update safe systems of work
- Ensure health and safety discipline and compliance
- Ensure the effective communication of health and safety information
- Carry out regular safety inspections of premises and activities including those included in the Public Safety Plan
- Ensure that risk assessments are carried out for all activities for which they are responsible and that these are updated promptly when appropriate
- Ensure compliance with fire safety arrangements in all premises under their control
- Ensure that all workplaces under their control comply with relevant health and safety legislation and with health and safety policies and that relevant statutory notices are displayed
- Ensure that chemical and hazardous material used by their staff are clearly labelled and properly stored and recorded and that adequate information is given to staff
- Maintain their personal competence to manage the health, safety, and welfare of their team, and those affected by Authority activities, through appropriate training as necessary

1.5 Managers and Supervisors have a duty to ensure that all the people being supervised:

- Are aware of all the dangers associated with their workplace or work activity
- Are properly trained and supervised and are competent to carry out their work safely
- Are compliant in following risk assessments, health and safety procedures, safe systems of work, accident reporting, and other guidance issued
- Have all the relevant information about the safe use and storage of the equipment, chemicals, and materials with which they are working or that are present in their working environment
- Are using equipment that is in good condition, fitted with appropriate safety devices and maintained in a safe repair
- Wear any protective clothing required

- Do what they can to ensure the health, safety, and welfare of everyone in the work area
- Are aware of all emergency procedures

Additionally, Managers and Supervisors must:

- Set a good example of safe practice
- Monitor practices and follow up compliance issues
- Ensure that risk assessments are carried out for all activities for which they are responsible and that these are updated promptly when appropriate
- Ensure that equipment and facilities for which they are responsible are properly maintained
- Record and investigate any accidents, near misses or potentially dangerous incidents and report them in the appropriate way to the Health and Safety Manager and the appropriate Section Head
- Carry out frequent safety inspections of all work areas and activities under their control and take any necessary action
- Ensure they remain informed by keeping up to date with the findings of the health and safety focus groups/committee and any current/new legislation

1.6. The Head of Finance and Operations, together with the Senior Facilities Officer, will ensure that regular safety inspections of premises and activities occur, including those in the Public Safety Plan.

1.7. All Employees have a duty to work safely to protect the health, safety and welfare of themselves and others. Any breach of this policy and reasonable health and safety procedures/instructions may result in internal disciplinary action. Severe breaches of health and safety procedures/policy may result in dismissal in line with the Authority's disciplinary procedures. You must therefore:

- Read and adhere to the Health, Safety and Welfare Policy and any revised versions issued (the most up-to-date policies are available to view or download from [SharePoint](#))
- Assist with the preparation of risk assessments to achieve safe working systems, and follow risk assessments, approved safety procedures and instructions (the Risk Assessment Library on [SharePoint](#) contains all the Authority's risk assessments)
- Work safely being mindful at all times of your working environment and practices and potential risk to yourself and others
- Use safety equipment and protective clothing provided to you and report any damage/issues with it
- Not bring any item of personal electrical equipment into the workplace, other than mobile phones, tablets, laptops, and associated chargers.
- Know and follow all emergency procedures
- Report any training needs and take part in relevant training – always work within your level of competency
- Promptly report to your supervisor any hazards, incidents, accidents, near misses or anything that might put anyone's health and safety at risk
- Cooperate in incident or accident investigations

2. REPORTING HEALTH, SAFETY OR WELFARE ISSUES

Any incidents, accidents, near misses, safety concerns, or any request for health, safety, and welfare advice, must be via your line manager or the person supervising your work.

3. STAFF CONCERNS

3.1. Health, Safety and Welfare must be raised at regular Team Meetings and dealt with by the Manager. These should be reported at the next full Health, Safety and Welfare Committee on the Agenda.

3.2. Health, Safety and Welfare Committee meets at least twice a year and is chaired by the Chief Executive. The Committee will discuss any issues identified by the Focus Groups, circulate information about new health and safety legislation or best practice, report on corporate health and safety matters (e.g., accident reporting) and any other relevant health, safety, or welfare issues. Again, it is the responsibility of those attending to cascade information to the staff they represent. Attendees include the Chief Executive, Health and Safety Manager, Section Heads, Delivery Team Managers, and the Senior Facilities Officer

3.3. External assistance may be required at times when the Authority will identify key, high priority risk areas within its activities and will appoint professional, qualified assessors/advisors to review and monitor the implementation of policies and practices based on an assessment of risk.

4. HEALTH, SAFETY AND WELFARE POLICIES AND PROCEDURES

All the Authority's up-to-date policies and procedures can be found on [SharePoint](#) or requested from the HR Advisor. Some of the key policies include:

- First Aid and Emergency Evacuation (as well as being displayed around Authority buildings)
- Bullying and Harassment
- Whistleblowing
- Lone Working
- Staff Safety Protocol
- Safeguarding
- Safeguarding Disclosure Guidance
- Driving Safely and Driving Authority Vehicles
- Flexible Working Arrangements
- Home Working
- Mental Health and Wellbeing
- Menopause
- Family Support Policies
- Alcohol and Substance Misuse Policy
- Smoke Free Workplaces
- Dogs at Work

5. OFFICERS REFERRED TO IN THIS POLICY

Chief Executive: Sarah Bryan

Section Heads: Gordon Bryant (Head of Finance & Operations)
Dean Kinsella (Head of Planning & Sustainable Development)

	Clare Reid (Head of Strategy & Performance)
	Rob Wilson-North (Head of Conservation & Access)
Health & Safety Manager:	Gordon Bryant
Managers/Supervisors:	Any employee of the Authority who is required to supervise other employees, contractors, or volunteers
Senior Facilities Officer:	Tim Payne
HR Advisor:	Ellie Woodcock

USEFUL LINKS:

HSE Publication: [Workplace health, safety, and welfare](#)

HSE [Website](#)

ENPA POLICIES:

[ENPA Mental and Physical Health and Wellbeing](#)

E-LEARNING:

Mandatory training: Introduction to Health and Safety 2019
 Introduction to Health and Safety (Pre-assessment)
 Display Screen Equipment
 Fire Safety 2019
 Fire Safety (Pre-assessment)
 Manual Handling 2019
 Mental Health Awareness 2019
 Safeguarding and Child Protection for Non-Children's Service Workers
 Safeguarding for Non-Adult Services Workers

Other health, safety, and welfare modules:

Asbestos Awareness
 Control of Substances Hazardous to Health: COSHH
 Driving Safely 2019
 Drug and Alcohol Awareness
 Email Stress
 Legionella Awareness
 Healthy Lifestyles
 Introduction to Meditation
 Managing Health and Safety 2019
 Nutrition Awareness
 Office Safety 2019
 Personal Emergency Evacuation Plan (PEEPs)
 Personal Safety
 The Principles of Risk Assessment 2019
 Reporting of Injuries, Diseases and Dangerous Occurrences Regulations: RIDDOR
 Safer Recruitment
 Smoking Awareness
 Stress Awareness
 Suicide Prevention Awareness
 The 5K Project
 Working at Height

Reviewed	By	Amendment	Next review
09/2019	GMB/LT	Adopted: 10/2019	2021
06/2021	EW	Minor changes to formatting. Inserted note regarding meetings during coronavirus pandemic.	2022
		Adopted 10/2021	2022
15/08/2022	EW	Changes to Focus Groups, update to staffing	2023

EXMOOR NATIONAL PARK AUTHORITY - STRATEGIC RISK REGISTER

RISK	STRATEGIC RISK	DESCRIPTION OF RISK AND POTENTIAL IMPACT	INHERENT RISK			CONTROLS IN PLACE/ MITIGATION ALREADY TAKEN	CURRENT RISK			OWNER	ADDITIONAL PLANS
			LKLHD	IMPACT	SCORE		LKLHD	IMPACT	SCORE		
1	Funding Risk	1.1 The NPG from DEFRA provides 80% of the Authority's core income and so is key to funding services. Reductions in NPG will mean a reduction in services.	3	4	12	Regular communications with DEFRA concerning future NPG levels. As recent events have shown we revisit assumptions within the mtfp as soon as we have better information and that has significant consequences. We currently have a three year settlement.	3	3	9	Chief Finance Officer	The funding level is linked to the Medium Term Financial Plan. ENPA's Finance and Performance Advisory Panel help to manage the business impact of potential changes in funding.
		1.2 Other external income sources may fluctuate or reduce (RPA, NPC, commercial property, Pinkery or car park income). The risk is that there is little time to react if income falls.	3	3	9	External income sources are varied and not linked to particular funding streams or client groups. Costs may reduce as income falls also. This will reduce the impact.	3	2	6		We will continue to monitor budgets, anticipate outcomes and take action accordingly. We continue to seek out new funding streams to improve resilience.
		1.3 External grants and contributions may fall over time reducing our ability to deliver schemes. We may also have insufficient core staffing to seek out external funds and deliver associated projects.	3	3	9	One -off grant monies are not relied upon to fund core costs. ENPA spending commitments are linked to funding stream and so can fall with the external grant. We need core staff who are experienced in delivering and acquiring external funds when considering orgainsational requirements.	3	2	6		If funding ends for one-off schemes then the scheme ends also.
		1.4 The U.K's exit from the European Union adversely impacts on direct and indirect funding. BPS is definitely going and new streams are being introduced. There is a great deal of uncertainty as to what the new schemes look like and what they will pay.	3	3	9	Support continues currently and we continue to monitor the new funding sources. We employ a land agent to ensure that best value is achieved from land and property assets.	3	2	6		We will continue to seek to influence the future direction of agricultural support.
2	Legal Risk Drain on resources due to high legal and other costs, staff diverted from priority commitments	2.1 Unsound decisions expose the Authority to legal and/or regulatory challenges and costs	3	3	9	The Code of Corporate Governance, Annual Governance Statement and audits describe and monitor the governance arrangements.	2	3	6	Monitoring Officer	Annual review of Governance arrangements Legal contingency reserve funds allocated
		2.2 Officers fail to oppose or advise against unsound decisions	3	4	12	Members Code of Conduct. The authority employs experienced members of staff who are able to advise against potentially illegal courses of action.	2	4	8		
		2.3 Legal challenges to decisions of the National Park Authority. Decision making places insufficient weight to National Park purposes.	3	3	9	Experienced Solicitor and Monitoring Officer is employed to provide legal advice.	2	3	6		
3	Financial Risk e.g. Actions outside of the Authorities Financial Regulations, Standing Orders and Code of Conduct	3.1 Officers acting outside of delegated powers and beyond budgetary limits	3	3	9	Standing Orders and Financial Regulations in place, approved and staff are aware of. Budget monitoring reports are distributed on a monthly basis and are discussed with the Head of Finance quarterly. All orders are authorised by the Head of Finance.	2	2	4	Chief Finance Officer	Outturn reports are presented to the Authority. Members also see interim revised budgets at month 6. Financial Regulations are currently in the process of being updated.
		3.2 Officers failing to comply with Contracts and Standing Orders. Risk of legal challenge and financial loss.	3	3	9	Annual letter to staff setting out standards of conduct, Anti-fraud, Corruption and Bribery Policy. Procurement Processes in place and requires segregation of duties for purchasing goods and/or services. Both Internal and External Audit provide reassurance.	2	2	4		Legal contingency reserve funds allocated
		3.3 Financial liabilities related to the land and property holdings such as maintenance or repair costs. This could cover adits and mines, woodland or bridges.	3	4	12	Condition maintenance surveys are undertaken and acted upon on a regular basis to ensure that needs are identified. Funds are identified as part of the budget setting process.	3	3	9		The work associated with Ash Die-Back is now largely complete. We continue to monitor for further tree diseases.
		3.4 The costs of Job Evaluation and future staff pay awards will put pressure on the cost base. The establishment of new job descriptions to reflect changing work patterns and responsibilities may also put pressure on budgets.	3	4	12	The financial impact of Job Evaluation is now known and we will work to identify cost pressures in advance of them arising. The impact of the possible 2022/23 pay award is still being assessed.	3	3	9		There are now only 2 more years of the JE impact to hit budgets.

RISK	STRATEGIC RISK	DESCRIPTION OF RISK AND POTENTIAL IMPACT	INHERENT RISK			CONTROLS IN PLACE/ MITIGATION ALREADY TAKEN	CURRENT RISK			OWNER	ADDITIONAL PLANS
			LKLHD	IMPACT	SCORE		LKLHD	IMPACT	SCORE		
4	Service Delivery Risk e.g. disease outbreak and /or other restrictions	4.1 Fire or Flooding on Authority premises	3	4	12	Close liaison maintained with neighbouring Authorities. ENPA possesses video conferencing facilities and the ability of staff to work from home.	3	3	9	Chief Executive	The Business Continuity and Disaster Recovery Plan has been developed and is regularly enhanced as the technology provides opportunities. An increasing number of systems are now run virtually. This ensures that a certain minimum level of support will still be available in the running of key services.
		4.2 Lack of business continuity planning in case of e.g. IT failure (such as via a Ransomware attack), buildings out of action (esp. Exmoor House), prolonged power failure	3	3	9	A Disaster Recovery and Business Continuity Plan in place. Remote working facilities provided. External message line and call cascade system in place.	2	3	6		
		4.3 Major incidents such as a pandemic or a nearby major environmental incident.	3	3	9	ENPA are currently maintaining service provision in the context of a global pandemic. Civil emergencies are not an ENPA responsibility. County and District Civil Contingencies Unit are Cat 1 responders and have Major Incident Plan.	3	2	6		
		4.4 Members of the public or service users getting hurt impacting on the ability of the Authority to undertake activities.	4	4	16	Certain members of staff are first aid trained, Risk Assessments are produced and incidents are reported to the Health and Safety Board.	3	3	9		
		4.5 Climate Change impacts upon the ability to deliver services, manage the landscape, support nature recovery and local communities.	4	3	12	We will continue to reduce our carbon emissions and invest in projects which support nature recovery and capture carbon.	3	3	9		
5	Recruitment and Retention Risk	5.1 Reliance on certain key staff with particular knowledge and experience.	3	4	12	Reward packages, relocation packages, targeted advertising. Job descriptions include cross cover, cover arrangements with other local authorities.	3	3	9	Chief Executive	Employee Strategy ENPA is exploring opportunities for undertaking work for external organisations, providing a development opportunity for staff and external income opportunities for the Authority.
		5.2 The challenge of the physical location. Staff struggling to find suitable, affordable housing and the cost of travelling to Authority sites.	3	3	9	The Authority allows hybrid working and provides the necessary technology to facilitate this.	3	2	6		
6	Legislative and Regulatory Risk Failure to comply with legislative and legal requirements resulting in criminal and /or civil prosecutions, negligence claims, legal costs and adverse publicity	6.1 Health and Safety Acts	3	4	12	Health and Safety Policy and Health and Safety Officer in place. Risk assessments undertaken and all stored within a central easily accessible repository. Collaboration with external Safety Officer in respect of Health and Safety assurance.	2	3	6	Solicitor / Chief Finance Officer / H&S Manager	Advice on changes to legislation provided via external professional support.
		6.2 Equalities legislation e.g. DDA	3	3	9	Equality, Diversity and Inclusion policies established and communicated to staff and members.	2	3	6		
		6.3 General Data Protection Regulation and the Freedom of Information and Environmental Information Acts.	4	3	12	All requests monitored by Senior Officer and quarterly reports passed to Leadership Team. E-mail protocols and search tools in place. ICT Acceptable Use policy in place for staff.	3	3	9		
		6.4 Planning process	4	3	12	Professionally qualified planners advise on planning process and there is a programme of training for Authority Members.	3	3	9		
		6.5 Premises	3	3	9	Safety Plan in place with regular inspections. Support & maintenance contracts for plant & equipment in place. Staff Training on core risk areas.	3	2	6		
		6.6 New legislative burdens are introduced that are inadequately funded or considered in advance. This could include the new Landscape and National Trails Partnership.	4	4	16	We continue to work with Defra over the establishment of the new national partnership. Service Planning will provide the opportunity to adapt and the 'New Burdens' doctrine should ensure that new obligations are funded.	3	3	9		
7	Reputational Risk	7.1 Reliance on goodwill, as ENPA only owns 7% of land so must work with others to deliver purposes.	3	4	12	A Communications Officer is in place, and staff receive media training and briefings on key issues.	2	3	6	Chief Executive	Staff and members are aware of the significance of local reputation and the importance of responding to feedback and listening to local groups.
		7.2 Negative impact on members of the public from staff or member behaviour.				Code of Conduct in place, annual declaration by staff and members					
		7.3 Incorrect or inappropriate communication				A Communications Officer in post, communications fed out through correct channels					
		7.4 There are reputational risks associated with deer management, the Nature Recovery Strategy, shooting and swaling practices or non practices.				We continue to monitor the legislative, environmental, regulatory and cultural landscape to ensure our practices are well supported and defensible.					

RISK	STRATEGIC RISK	DESCRIPTION OF RISK AND POTENTIAL IMPACT	INHERENT RISK			CONTROLS IN PLACE/ MITIGATION ALREADY TAKEN	CURRENT RISK			OWNER	ADDITIONAL PLANS
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8	Risks to Partnership Working e.g. in response to unpopular stance/decision taken by the NPA	<p>8.1 Reduction in cooperation or goodwill from landowners, local businesses and community groups.</p> <p>8.2 As the new unitary for Somerset is established there are risks attached to the new systems, patterns of engagement or changes to governance.</p> <p>8.3 There are risks to national partnership working as the Authority departs from National Parks England.</p> <p>8.4 ENPA may be less able to deliver new projects with others due to funding constraints and/ or lack of capacity to deliver the Partnership Plan. The external body may also be suffering from financial constraints or may have alternative priorities.</p>	3	4	12	Good consultation processes, Exmoor Consultative Forum, Parish Council Member representation, attendance at Parish meetings and area panels and the Exmoor Hill Farm Network. We will look to established new relationships and links to the new unitary.	2	3	6	Chief Executive	Partnership working is central to our ability to function and influence behaviour in the park. It will always be a priority to the Authority.

RISK MANAGEMENT MATRIX

Risk Matrix Indicators

Current score for each sub-risk on Strategic Risk Register

Likelihood	
1	Rare
2	Unlikely
3	Possible
4	Likely
5	Very likely
Impact	
1	Negligible
2	Minor
3	Moderate
4	Major
5	Catastrophic



Likelihood		Risk Assessment Matrix				
5	4	5	10	15	20	25
4	3	4	8	12	16	20
3	2	3	6	9	12	15
2	1	2	4	6	8	10
1		1	2	3	4	5
		1	2	3	4	5
		Impact				

Risk Assessed Score

-
 20-25 Immediate Action
-
 10-16 Review Regularly
-
 1-9 No Action necessary

EXMOOR NATIONAL PARK AUTHORITY

6 September 2022

DEFRA CONSULTATION ON DEER MANAGEMENT

Report of the Chief Executive

PURPOSE OF THE REPORT: To notify Members of a consultation response on deer management and to ask for further comments or observations.

RECOMMENDATION: The Authority is recommended to:

1. NOTE the contents of the report
2. DELEGATE to the Chief Executive to advise Defra of any further comments raised by Members of Exmoor National Park Authority

Authority priority:

2018 - 23 Partnership Plan Strategy: “Iconic Exmoor species: healthy populations of wild red deer and Exmoor ponies are maintained”

Corporate Plan: “44. Support the annual deer count and support work on understanding and managing Tb in deer”

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

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

The equality impact of the recommendations of this report has been assessed as follows: There are no foreseen adverse impacts on any protected group(s).

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

Financial and risk implications: No financial or risk implications have been identified.

Climate response: There are no direct implications as a result of this report.

Introduction

On 4 August 2022 Defra launched a consultation on a proposed Deer Management Strategy. The consultation deadline is 2 September 2022.

The consultation sets out that more needs to be done to sustainably manage deer in the UK where the population is estimated to have increased from 450,000 in the 1970s to two million today, the highest level for 1000 years.

The England Tree and Action Plan 2021 – 24 identifies the damage caused by deer to young trees and woodlands, highlighting the potential impact on woodland creation targets. The consultation also notes that deer can damage agricultural crops.

Defra is consulting widely and is gathering views on the key proposals being considered.

Given the importance of the herds of wild red deer to Exmoor National Park, the Chief Executive and Chairperson have drafted a response which is set out below. This has been done in consultation with the Exmoor and District Deer Management Society. In addition, the Chief Executive has asked for an additional meeting with Defra staff to explain the subject in greater detail. This offer has been accepted. It has also been confirmed that supplementary responses can be sent after the 2 September deadline to enable Member comments to feed in.

Members are invited to review and discuss the initial response. A full version of all the questions is available online at [Deer management strategy - GOV.UK \(www.gov.uk\)](http://www.gov.uk).

Consultation Response

Question 1-5 Relate to name, address, capacity of person completing form

Question 6 **To what extent do you support the introduction of incentives for reducing deer impacts to protect woodland?**

Response Disagree (*consultees have to “disagree” to be able to fill in the comments box*)

Red deer are a special quality of Exmoor National Park; the head of the red deer stag is its logo.

On Exmoor there is a stable population of red deer (around 3,000) which are managed by the Exmoor and District Deer Management Society, deer management groups and landowners. Deer monitoring and management requires a collaborative approach from all interested parties at a local level. Where new woodland is being established, targeted deer control and/or protective fencing is used. In existing woodland, large herbivores such as deer can help maintain the special qualities of designation – for example by keeping woodland open in character for woodland birds such as pied flycatcher, bryophytes and lichens for which Exmoor woodlands are internationally important. They can be one of the few browsing animals which help retain existing ecological communities.

The public enjoy seeing wild red deer herds in the landscape throughout the year.

Question 7 **We propose to review and amend existing legislation to allow shooting of male deer during the existing close season. To what extent do you support this proposal?**

Response Disagree

If culling is needed it is often more effective to cull hinds. Stags are taken more frequently by stalkers and landowners, being larger more valuable animals. On Exmoor hind numbers are generally higher – and it is the

hind numbers which can increase the herd size not the stags. Persecution of older, bigger stags for their heads already occurs and is not necessarily the best strategy for deer management.

Question 8 **We propose to review existing legislation to either reduce or remove the licencing process to permit shooting of deer at night to enable appropriate, proportionate, and effective control. To what extent do you support this proposal?**

Response Disagree

Exmoor NPA is concerned that night shooting with rifles is dangerous and especially in a National Park, which has large areas of Access Land and where access is encouraged. Exmoor is also a Dark Sky Reserve which means that the quality of the dark skies is protected, and people are encouraged to explore Exmoor at night. Several businesses use the tranquillity of the moor and its Dark Sky Reserve status as part of their tourism offer. Poaching continues to be an issue and could be made worse by legalising night shooting.

Question 9 **We propose to review deer legislation to enable landowners and managers to reduce deer damage to woodlands or to other public interests, preventing the further spread of non-native species and preventing serious damage to any form of property as well as to the natural environment and public safety. To what extent do you support this proposal?**

Response No comment

Question 10 **We propose to enable occupiers (tenants or owners) of land to control deer, where the deer rights are retained by the landlord or previous owner (and where serious damage is occurring to trees crops or property), particularly where these are publicly funded. To what extent do you support this proposal?**

Response No comment

Question 11 **We propose to clarify the legal status of wild deer particularly in relation to enclosed deer in parks or private collections, thereby reducing the likelihood of negative deer welfare or public health issues. To what extent do you support this proposal**

Response No comment

Question 12 **We propose a more statutory approach to landowner responsibilities for deer where they are causing significant negative impacts to neighbouring land where these are impacting upon publicly funded woodlands, biodiversity, and public interests. To what extent do you support this proposal?**

Response Disagree

Deer are wild animals and unless a landowner is actively encouraging high numbers through supplementary feeding, it seems unreasonable to expect her or him to take responsibility for damage they do to neighbouring land. It could also be difficult to enforce.

Question 13 Which actions would you consider, to allow more effective means of controlling muntjac to prevent them damaging woodlands and biodiversity and expanding their range into areas they are not currently present?

Response Muntjac are rarely seen on Exmoor

Question 14 We propose that everyone who culls deer in England has to reach the same standard. To what extent do you support this proposal?

Response Do not know

Question 15 What would you consider the most effective means of developing a consistent national approach to responding to deer collisions and deer welfare incidents?

Response No comment

Question 16 Do you consider there are presently barriers to the development of a commercially successful wild venison market?

Response Unsure

Question 17 To what extent do you agree that Government should support development of the wild venison sector?

Response Agree – venison is healthy local food, but the supply chain needs regulation

Question 18 To what extent do you support the development of a National Deer Data Dashboard?

Response Agree – but needs to use local expertise (see comment below)

Deer research has been carried out on Exmoor for over twenty years and there is a good understanding of the numbers of deer, their location and, increasingly, their health. This requires a collaborative approach from all interested parties at a local level

Question 19 Do you believe any of the proposed actions will have any positive or negative financial implications for the woodland/land management sector?

Response Do not know

Question 20 Do you believe any of the proposed actions will have any positive or negative financial implications for those involved in deer management?

Response Do not know

Question 21 Do you believe any of the proposed actions will have any positive or negative financial implications for wild venison production?

Response Do not know

Sarah Bryan
Chief Executive
August 2022



Appeal Decisions

Hearing held on 7 July 2022

Site visit made on 7 July 2022

by Simon Hand MA

an Inspector appointed by the Secretary of State

Decision date: 19 July 2022

Appeal A Ref: APP/F9498/C/21/3272633

Land at Whitefield, Brayford, Barnstaple, EX32 7QW

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended. The appeal is made by Mr Robert Heathcote against an enforcement notice issued by Exmoor National Park Authority.
- The notice was issued on 4 March 2021.
- The breach of planning control as alleged in the notice is without planning permission, and within the last 4 years: (1) Unauthorised operational development consisting of the erection of an agricultural building in the approximate position shown marked "A" on the attached plan ("the Plan"); (2) Unauthorised engineering operations consisting of excavating and raising of ground levels, across the site, to create a level site and access in the approximate position marked "A & B" on the Plan. (3) Unauthorised engineering operations consisting of excavating of ground levels to accommodate the siting of a mobile home [since removed and not subject to this notice] in the approximate position marked "C" on the Plan. (4) Unauthorised engineering works consisting of the removal of two sections of hedge banks, [in the approximate locations shown marked "D" and "E" on the Plan]. (5) Unauthorised operational Development— consisting of erection of a feed silo [in the approximate location shown marked F on attached plan]
- The requirements of the notice are
 - (a) Permanently remove the Agricultural Building from the Land and all associated debris.
 - (b) Reinstate the levels of the land in the red lined area with soil so the reinstated land is level with the adjoining land on either side in the approximate position marked "A & B" on the Plan.
 - (c) Reinstate the levels of the land in the red lined area with soil so the reinstated land is level with the adjoining land on either side in the approximate position marked "C" on the Plan.
 - (d) Reinstate the two lengths of hedgebank removed marked "D" & "E" on the plan and reinstate the levels of the land in the red lined area with soil so that the reinstated land is level with the adjoining land on either side. For example of Hedge to be replaced see Appendix A.

Species to be replanted — the existing hedgerows here are predominantly beech. So replanting should consist of 60% beech (*Fagus sylvatica*), 20% blackthorn (*Prunus spinosa*), and 20% hawthorn (*Crataegus monogyna*).

Planting — planting to be bare root stock 40–60cm, planted at 6-8 plants per linear meter in a double staggered row. Planting to be carried out during the dormant season November to late February.
 - (e) Permanently remove from the land the Feed silo along with any base or hardstand and remove all associated debris.
- The periods for compliance with the requirements are: 9 months for (a), (c) and (d) and 12 months for (b).
- The appeal is proceeding on the grounds set out in section 174(2)(a), (b), (c), (e), (f), (g) of the Town and Country Planning Act 1990 as amended. Since an appeal has been

brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.

- A similar appeal (3272634) without the ground (a) has been made by Mrs Victoria Heathcote.
-

Decisions

Appeal reference 3272634

1. The Appeal is dismissed

Appeal reference 3272633

2. It is directed that the enforcement notice is corrected by deleting from allegation (4) the phrases "*two sections of hedge banks*" and "*locations shown marked "D" and "E"*" replacing them with "*one section of hedge bank*" and "*location shown marked "D"*" and by deleting allegation (5) in its entirety. The enforcement notice shall also be varied by deleting from requirement (d) the words "*two lengths*" and replacing them with "*length*" and deleting the words "& *E*". Also by deleting requirement (e) in its entirety; and also by deleting the periods for compliance in their entirety and replacing them with "*the period for compliance with the requirements is 12 months*".
3. Subject to the corrections and variations, the appeal is dismissed, the enforcement notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

Preliminary Matters

4. At the hearing it was agreed the silo had been removed and the NPA were happy to accept it was a temporary structure that did not require planning permission. I shall correct the notice to remove it from the allegation and delete requirement (e).
5. The appellants also withdrew the ground (e) appeal as there had been no prejudice, even if the notice had been incorrectly addressed, which the NPA did not accept.

The Appeal on Grounds (b) and (c)

6. After discussion it was accepted that an agricultural building had been erected on the site shown on the enforcement notice plan and so the allegation was correct.
7. I was able to see the change in ground levels that had been made to accommodate the new barn. The ground slopes from uphill down towards the road and down towards the south. It has clearly been excavated to lower the level at the northern end of the site but to raise it at the southern end to create a level platform, so the description in the allegation of "*excavating and raising of ground levels*" would seem to be accurate.
8. The mobile home is long gone and does not feature in the allegation, but the land was clearly levelled in the same way as for the barn to create its base. Now, the land has more or less been put back and replaced with a large bank. Not all the level site has been regraded, that remaining merges into the

levelled land next to the barn which creates an access around it. The NPA were prepared to accept that so little work was left, if the barn was removed and its site regraded there was little to be gained by further works to the mobile home base. However, for the purposes of ground (b) the levelling had occurred.

9. The silo has been deleted from the notice so that leaves the accesses. Two accesses were created. One from the lane into the field to the north of the site of the barn and one from that field into the southern field containing the barn. The latter access labelled 'D' on the notice plan would have involved significant earth moving to cut through the bank and create a level way down to the southern field. The notice alleges engineering works and it would seem to me to be correct, this was not just opening up a gap in a hedge but something much more significant.
10. The access from the lane however is a different matter. The appellants suggests this was an historic access that was merely widened which the NPA deny. The appellants also suggests the access between the two fields was existing too. The aerial photographs are useful to determine this point. That from 2001 clearly shows tracks leading into the northern field from the lane where the current access is located. It also appears to show a small gap in the hedge between the two fields, but this is less clear and there is no wear on the ground to suggest it is used as an access. The NPA's 2015 image also shows the worn tracks from the lane into the northern field but nothing between the fields and the hedge there appears to be solid. The 2018 aerial shows the hedges along the lane and between the fields to be thickly overgrown but there is still a faint track leading from the lane to the northern field but nothing between the two fields.
11. Further evidence for the access on the lane is the existence of a gatepost that has not been used by the appellants for the new access and the commonsense argument that it lies opposite a long established access into the field opposite, and both were once in common ownership. It would make sense to have gateway here. There is an alternative access into the lower field from its southern edge so there is no need for another one between the fields.
12. In my view therefore the appellants did open up an existing access from the lane, but the access between the fields is new and as it represents engineering works it requires planning permission.
13. The access from the lane can be widened using the permitted development rights granted by Part 2 of Class A of the GPDO. This allows for the "*erection, construction, maintenance, improvement or alteration of a gate...or other means of enclosure*". Assuming the original access was a typical farm gate then the access would appear to have been substantially widened, but it is difficult to say as it has now been put back to create a slightly larger than normal width access. On balance therefore I'm happy to conclude the access from the Lane (labelled 'E' on the notice plan) did not require planning permission as it fell within the limits of class 2.
14. The access was created as alleged so the appeal on ground (b) fails, but it does not require planning permission and so succeeds on ground (c) and I shall delete it from the notice.
15. It was agreed the arguments for the rest of ground (c) were either the same as for (b) or the shed and engineering works did require planning permission. So

apart from the access onto the lane as noted above, the appeals on ground (b) and (c) fail.

The Appeal on Ground (a)

16. This ground turns on the impact of the barn on the national park. The sole relevant policy is SE-S4 which states at 2. *"New isolated buildings will not be permitted unless it can be demonstrated that there are exceptional circumstances relating to an overriding functional need for a more isolated location, and where: a) they do not replace existing agricultural buildings that have been subdivided away from the holding; and b) the requirement for them does not result from a change of farming practices, such that could adversely affect the management of the traditional landscape character of the National Park"*.
17. The purpose of this policy is to prevent the fragmentation of farms leading to isolated barns or groups of farm buildings springing up and gradually eroding the character and quality of the national park. This is exactly, according to the NPA, what has happened here. It is a fact the land was once part of a larger holding that included the land opposite the site, but this, it seems was fragmented some years ago and the appellants' parcel sold off to a different owner and then subsequently to the appellants. Nevertheless it is clearly a fragmented farm holding. No evidence was put forward that there was an *"overriding functional need for a more isolated location"*. It was simply that this was the land the appellants could buy. This is neither an overriding need nor an exceptional circumstance, but the question remains as to whether it is actually an isolated building in the first place. If not, then the policy does not apply.
18. In this case it seems to me the interpretation of the word isolated depends on the context of the building under discussion. The purpose of the policy is to protect the park from being dotted with seemingly random farm buildings. There is another, larger, agricultural barn diagonally opposite, which is the nearest building to the site and this, the appellants suggest, means the appeal building is not isolated. I need therefore to consider the wider context of the site. Shovelpiece lane is an essentially a rural track that leads into an Exmoor valley culminating in a typical farmstead at Kedworthy a kilometre or so further into the moor. The Lane itself is an extension of Whitefield Lane, which culminates at Whitefield Farm, another typical large group of farmhouses and buildings a few hundred metres to the south of the appeal site. Between the site and Whitefield is a farmhouse called Winsley that has a large barn in the corner of a field that is adjacent to the southern end of the field containing the appeal barn. The whole wider area is in my view isolated and deep into the Exmoor National Park and so is very much an area that the policy is seeking to protect.
19. A right of way runs along Shovelpiece Lane leading to Kedworthy and down to Muxworthy Lane in the neighbouring valley. The Macmillan Way and Tarka Trail share a route to the east of the site running over Whitefield Down and onto the high moor at Squallacombe. From the Tarka trail there are clear views of the barn, but also of the surrounding agricultural implements, storage and detritus that inevitably follow a well-used agricultural building. These all tend to make the site more visible and more intrusive. It doesn't look as if it is part of the straggle of buildings made up by Winsley and its barn but does

seem to be isolated from them and if anything extends this straggle of buildings further along the lane into the moor.

20. Although it is not a large barn, and now is made of materials that are inoffensive it is still the sort of development that the policy was designed to avoid. If modest proposals with acceptable materials were considered a get-out for the policy, then it would quickly cease to have any real effect. In my view the barn is isolated, it does have a negative impact on the landscape of the National Park and is contrary to SE-S4.
21. In the event of this finding the appellants argued that the welfare of the animals that the barn was built to serve amounted to exceptional circumstances, or perhaps other material considerations that would outweigh a plan led conclusion. But they do not, as they only arise because the barn was built in the first place. I have considerable sympathy for the appellants who are simply seeking to establish a farm in this area but the location they have chosen is the wrong one.
22. I was referred in writing to several other applications but no details were provided so I cannot comment on them. At the Hearing an application for an 'isolated' building at Muxworthy Farm was mentioned and photographs showing the large area of ground cleared were shown. However, the Council pointed out this was far in excess of the permission granted, which was in any case only prior approval, not a full permission. Regardless of that however, and while I agree that consistency is important, it does not outweigh my consideration of the merits of this case, which I have found to be harmful.
23. The appellants have stopped up the access between the two fields and are in the process of replacing the hedgebank, meanwhile using a much less intrusive access at the bottom of the field. They are also proposing to plant a new hedgerow on the eastern side of the site which would provide a modest bio-diversity gain. There would also appear to be no problems with animal waste or the lack of electricity, nevertheless, these matters do not outweigh the harm I have found and the appeal on ground (a) fails.

The Appeal on Ground (f)

24. I shall correct the notice to remove mention of the silo and I have found the access from the lane to be lawful and so shall remove reference in the allegation and requirement (d) to the access labelled 'E' from the notice also. The removal of the mobile home and the works associated with the closing of the access between the fields have effectively dealt with the engineering works to regrade the land beneath the mobile home. The Council accepted that if the barn went there would be no need for further regarding of the mobile home site. However, that land was engineered so should remain in the allegation and requirements, albeit requirements (c) and that part of (d) that relates to access 'D' have already been complied with. The result of this is that only requirements (a) and (b) remain outstanding and those requirements are not excessive.

The Appeal on Ground (g)

25. It was argued the best time for selling the animals already on the farm was in the spring, which is some 9-10 months away. Otherwise, presumably, they would simply have to be slaughtered. The NPA pointed out the land was for sale

with a clause that the buildings had to be removed if sold so that could happen at any time of year, which is true, but doesn't mean the notice can ignore the animal welfare argument. I shall therefore delete 9 months from the notice and make all the remaining requirements subject to the 12 months currently reserved only for requirement (b). For ease I shall dismiss the appeal made by Mrs Heathcote and confine the corrections and variations to the main appeal.

Simon Hand

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Kevin Bateman – Agent

Bob Heathcote - Appellant

FOR THE LOCAL PLANNING AUTHORITY:

Dean Kinsella

Trevor Short

DOCUMENT

Aerial photograph of the site and surrounding landscape

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Committee Report

Application Number:	62/11/22/006
Registration Date:	25-Mar-2022
Determination Date:	17-May-2022
Applicant	Mr T Ridd
Agent:	Mr. N Salmon, Salmon Planning Company
Case Officer:	Kyle Wise
Site Address:	LAND NORTH EAST OF HIGHER TIPPACOTT FARM, BRENDON, LYNTON, EX35 6PU
Proposal:	Change of use of land and lean-to to a mixed use of agricultural/horticultural and residential, together with, the stationing of touring caravan within timber framed structure.
Recommendation:	Refusal
Reason for bringing before Authority Committee:	In accordance with the Scheme of delegation as the Officer recommendation of refusal is contrary to the Parish Council view.

Relevant History

None relevant

Site Description & Proposal

The planning application seeks retrospective permission for a change of use of land to a mixed use of agricultural/horticultural and residential, together with the stationing of touring caravan within an existing agricultural building at Land North East Of Higher Tippacott Farm, Brendon, Lynton, EX35 6PU.

The land forms part of a 8ha agricultural field in the applicant's ownership, north east of Higher Tippacott Farm and east of Tippacott Farm, and is approximately 1km south of the village of Brendon. The site is accessed off the south of a minor road; Tippacott Lane. The site is comprised of a concrete access/parking area, with foot access through to an existing agricultural storage building which contains the subject touring caravan and a greenhouse. Land east of the building is used as garden/amenity (agricultural/horticulture use) space with fencing bounding. To the south of the garden and buildings is a small agricultural strip which connects to the applicant's wider agricultural land. The building forms part of a small group of agricultural buildings outside the application site, it is understood the surrounding field is agricultural and the applicant keeps livestock (chickens, small flock of sheep and herd of Dexter cattle).

11.1

The existing agricultural storage building on the site has a corrugated galvanised steel sheets for its roof and some of the walls, with Perspex sheets and timber used otherwise for its walls. The area is accessed from the south elevation of the property away from the adjacent road. The building has been designed around the caravan and the caravan would be unmovable unless the building is removed. The caravan is a towing style touring caravan.

It is noted that during the course of considering this application, and to better reflect the landholding, the original site address was amended from;

Higher Tippacott Farm, Brendon, Lynton, EX35 6PU

to:

Land North East Of Higher Tippacott Farm, Brendon, Lynton, EX35 6PU.

Consultee Representations

Brendon & Countisbury Parish Council – Support, only if the consent applies for the lifetime of the Applicant.

Exmoor National Park Authority (ENPA); Wildlife Officer – No objection, raising the following comments and issues:

- Notes that aerial photos show that formerly a small area of agricultural grassland existed, which cannot now be assessed as the work has already been undertaken, and it appears that a hedgerow was removed but a replacement has been replanted.
- The site lies on the boundary of the Exmoor Heaths Special Area of Conservation and North Exmoor SSSI, therefore consultation with Natural England is required.
- Considered whether a Habitats Regulations Assessment (HRA) is required due to the proximity of the site to the SAC but they do not think this is required in this instance due to the low impact of the proposal, but await the opinion of Natural England (Note; Natural England made no comment on the requirement for a HRA)
- Recommend that bio-diversity enhancement is sought in the form of at least two bird and/or bat boxes in suitable locations on site.

Natural England – No objection, raising the following comments and issues:

- Proposal is unlikely to have a significant adverse impact on designated sites.
- The application documents do make reference to a chicken run. However, due to the small scale of the run, approx. 20m² we assume a low number of chickens will be housed and would consider this low risk in terms of emissions and air quality impacts on designated sites.

11.1

North Devon Council (Planning) – No observations.

No other comments received from consultees.

Representations

8 no. comments (including multiple comments from a single property) were received, 6 no. in support, 1 no. neutral and 1 no. in objection, raising the following comments and issues:

6 no. in support:

- Applicant has lived and been a farmer in the area a long time.
- Would further harm Applicant's mental health to be moved from the site.
- Seek Applicant to live there as long as it is practical for them.
- The visual and light impact of the caravan within the shed is minimal.
- Notes Exmoor National Park has policies to allow farmers/farmworkers and retired farmers to remain in the countryside.
- Applicant is an important member of the community.

1 no. neutral:

- Seek the caravan and building containing it, and any other unauthorised developments are removed after the demise of the Applicant, the proliferation of such buildings are bad for Exmoor.
- Queries the unilateral obligation mechanism and whether this relates to payment of the removal of the unauthorised buildings.
- Site is not connected to mains water.
- Concerns on how the unit manages sewage disposal.
- Concerns on how the site drains, as there is run-off from the site onto the public highway.
- Seeks the application to have its development description altered to make it clear the permission sought is temporary and only for a specific individual.
- Potential of the application being consented and followed up with a dwelling house consent, by subsequent owners of the land.
- Unclear if the Applicant has paid council tax for the property.

1 no. objection:

- Development is a high-risk location in which to live, sleep and use as a home.
- Use of flammable material and lack of fire escapes.
- Absence of public utilities such as electricity and sewage disposal.
- Applicant's continuing wellbeing is severely compromised by the in-situ factors of the caravan and all the related issues aforementioned.

Policy Context

EXMOOR NATIONAL PARK LOCAL PLAN

GP1 - Achieving National Park Purposes and Sustainable Development

GP4 - The Efficient Use of Land and Buildings

CE-S1 - Landscape and Seascape Character

CE-D1 - Protecting Exmoor's Landscapes and Seascapes

CE-S2 - Protecting Exmoor's Dark Night Sky

CE-S3 - Biodiversity and Green Infrastructure

CE-S6 - Design & Sustainable Construction Principles

HC-S1 - Housing

HC-S3 - Local Occupancy Criteria for Affordable Housing

HC-D4 - Accessible and Adaptable Housing for Exmoor's Communities

HC-D6 - Custom/Self Build Local Need Housing

HC-D8 - New Build Dwellings in the Open Countryside

HC-D9 - Rural Workers

HC-D10 - Succession Farming – Second Dwellings on Established Farms

HC-D11 - Residential Caravans

AC-D1 - Transport and Accessibility Requirements for Development

AC-D2 - Traffic and Road Safety Considerations for Development

AC-S3 - Traffic Management and Parking

AC-D3 - Parking Provision and Standards

Town and Country Planning Act 1990

The National Planning Policy Framework (NPPF) and Exmoor National Park Authority's Rural Worker and Succession Farm Dwellings Guidance Supplementary Planning Document (Adopted 4 February 2020) is a material planning consideration.

Planning Considerations

Principle of Development

The application seeks to rely on the personal circumstances of the applicant to justify a planning approval on the application site. However, before considering any personal circumstances consideration of the relevant housing policies is required to establish whether the development is contrary to the local plan.

Policy HC-S1 states that the plan will ensure the purpose of housing development will be to address the housing needs of local communities. For land in rural locations outside settlements (countryside) residential development is limited to include; local needs affordable homes (HC-S3), homes for rural workers and succession farmers (HC-D9 and HC-D10 respectively), extended family dwellings (HC-D5) or accessible

11.1

and adaptable housing for older people and other vulnerable members of the community (HC-D4).

HC-S3 outlines the local occupancy criteria for local needs affordable housing, for new housing to be considered eligible firstly, it must be demonstrated the new housing would need to be occupied by a person(s) (and their dependents) with a proven housing need who cannot afford (to rent or buy) accommodation in the locality. No substantial evidence has been provided to demonstrate the applicant is unable to find or afford alternative accommodation in the locality, including the option to sell the subject application site and surrounding land within the applicant's ownership, or other assets they may have. As such given this essential principle hasn't been met, it is considered the application has failed to demonstrate that they would meet the local occupancy criteria for affordable housing, thus the application is not in compliance with Policy HC-S3 of the Exmoor National Park Local Plan.

With regards to Policy HC-D9 (Rural workers), for new housing to meet the needs of rural workers in the open countryside, the policy requires evidence of a proven essential functional need for at least 1 no. full time rural worker in agriculture, forestry or other rural land-based enterprises to live permanently at or near their place of work is required. The policy also requires that the business is proven to be financially viable in the long term, is extensive in nature, the land management activity contributes to the conservation or enhancement of the natural beauty and wildlife of the National Park and is in accordance with the tests set out in Annex 2 of the Local Plan.

The unit of accommodation serves a smallholding with some livestock (chickens, small flock of sheep and herd of Dexter cattle), as such, while no details of the number of livestock have been provided, the agricultural operations are not considered to be extensive in nature. Furthermore, no information has been provided demonstrating the business is proven to be financially viable in the long term and the farm is considered not to be established. The land management could be considered to contribute to the conservation of the National Park, however the application fails to satisfy the financial and functional tests set out in Annex 2

Given the above, the application fails to meet both the financial and functional tests set out in Annex 2 of the Local Plan, and in summary the application has failed to demonstrate that the agricultural operation is extensive in nature and has a proven essential functional need for 1 no. full time rural worker to live permanently at the site, and that it is an established and financially viable business with a long term plan. As such the application does not comply with Policy HC-D9 of the Exmoor National Park Local Plan.

HC-D11 considers Temporary Rural Land-Based Worker Dwellings for new rural businesses, including caravans, also are required to comply with tests set out in Annex 2 of the Exmoor Local Plan

11.1

When considering other housing options within the remainder of the Exmoor National Park Local Plan, the application would fail to comply with HC-D6 (Custom/Self Build Local Need Housing) as they would only be allowed for affordable local needs dwellings, and the occupant/s meet the requirements of the local need occupancy criteria in accordance with HC-S3.

It is also considered that the proposal would not comply with policies HC-D4 (Accessible and Adaptable Housing for Exmoor's Communities) & HC-D5 (Extended Family Dwellings Criteria) of the Local Plan. The site is not a heritage asset, and the buildings are not redundant or disused. No subdivision of an existing residential building is proposed, nor is it considered the design is of exceptional quality. As such it is considered the application does not comply with Paragraph 80 of the NPPF.

When considered the National Planning Policy Framework (NPPF) to see if there are any other exemptions the application could qualify under, Paragraph 80 considers isolated homes in the countryside and states that

'Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.'

Based on the above assessment the application is contrary to Policy HC-S1, HC-S3, HC-D9, HC-D10, HC-D5, HC-D4, HC-D8, HC-D11 and HC-D6, and Paragraph 80 of the National Planning Policy Framework. It is therefore necessary for officers to be considered whether there are any material considerations which would lead the authority to approve the application despite the proposals conflict with the local plan.

As part of the application papers the applicant's personal circumstances have been advanced, and these have been supported by some of the letters of support from third

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parties as well as the Parish Council. The personal circumstances being put forward include:

Consent for lifetime of Applicant only

The Application's supporting Planning Statement seeks a planning consent only for the Applicant and the remainder of their lifetime, to allow them to continue living at the existing residence as long as they can. This report has assessed Exmoor's Local Plan and national planning policy (NPPF), and the principle for a new dwelling house in such a location requires to be for local needs affordable housing or to have an exemption as a rural worker's accommodation or similar, the assessment is clear that the application is unable to demonstrate this or that an exemption would apply in this case. As such it is not considered suitable to allow for such an exemption for a single individual to circumvent what is otherwise an unacceptable proposal in planning policy terms.

The Application's Planning Statement refers to a planning consent granted by ENPA in 2007 (6/25/99/101), which used a Section 106 legal agreement to secure a consent only to the lifetime of the Applicant. The application pre-dates ENPA's Adopted Local Plan and national planning policy (NPPF specifically) as such is considered to have limited weight as a material consideration.

Health of the Applicant

Public comments have raised concerns over the health and well-being of the Applicant should they be forced to move. Some comments have also raised concern of the Applicant's health and well-being should they stay at the residence. As noted earlier in this report the use of Perspex, a flammable material, and the general arrangement of the development in terms of fire safety is a welfare concern for the Applicant.

As such whilst there is concern for the Applicant's health and well-being, no substantial evidence has been provided to demonstrate that the Applicant or the agricultural operations at the Site benefit from an exemption to allow for the retrospective dwelling in this location, particularly in meeting ENPA's local occupancy criteria for affordable housing or the merits of the Applicant as a Rural Worker. Furthermore, no substantial evidence has been provided to demonstrate that the Applicant is unable to find or afford alternative accommodation in the locality. In the event that the planning application is refused the authority would look to provide a reasonable amount of time, approximately 12 months, for the occupier to find alternative accommodation.

Low carbon use of site

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Whilst it is acknowledged the retrospective development may have sustainability credentials, this does not outweigh the principle of the proposal being unacceptable, nor the use of non-sustainable materials, as per part c) of this report.

Utilities and Services

Concerns have been raised that the site and development is not connected with to mains sewage, electricity or water. The Application states a composting toilet is used, a petrol generator provides electricity the building, PV cells are connected to a battery and the site is connected to mains water supply. No planning concerns have been raised on this matter.

Design and appearance of the storage building, caravan and associated development

The retrospective development sits relatively well within the landscape and character of the local area, given the built development is visually agricultural in character, and its impact to the wider setting and landscape character of the area is considered acceptable against Policy CE-S1 of the Local Plan. However in closer proximity the development is somewhat makeshift, and has low quality design and materials. As such the impact to the immediate setting from the low quality design and use of non-traditional materials is considered against Policy CE-D1 (part 1.a) and CE-S6 (Part 1.b). Policy CE-S6 seeks the materials and design elements of a new building or conversion of an existing building, should complement the local context through the use of traditional and natural sustainable building materials. The use of locally-sourced sustainable building materials will be encouraged.

Whilst the use of corrugated metal sheets for agricultural buildings' roof and walls is considered acceptable (see preamble paragraph 4.156 of Policy CE-S6) and likewise timber also (see preamble paragraph 4.155), the use of Perspex, a non-traditional material is not. The extensive use of Perspex on what is a traditional style agricultural building is inappropriate, and is a non-natural and non-sustainable material, which is discouraged through the Local Plan (see preamble paragraph 4.158).

As such whilst the retrospective development appears to fit in with its wider landscape setting, the design and use of inappropriate low quality materials is not in-keeping with the site, and local character of the area and is against policy CE-D1 and CE-S6 of the Exmoor Park Local Plan.

Should the application be considered acceptable in other planning matters and the application granted, a condition will be required to remove the Perspex, and the buildings appropriately re-cladded and re-roofed with appropriate natural and sustainable materials for ENPA's approval.

Access & Parking

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The existing access and parking area has been established for a number of years, with it considered likely that the retrospective residential use would attract a limited to nil increased use of it. The Highways Authority have raised no comments to the application nor its implications to the highway network. Therefore, overall officers consider that the proposal is acceptable in terms of sufficient parking and turning facilities and it is considered that the proposal vehicle movements will not add additional unacceptable vehicle movement on the local highway network.

Ecology

The site is situated on the edge of the northern tip of the North Exmoor Site of Special Scientific Interest (SSSI) and the Exmoor Heaths Special Area of Conservation (SAC), the land is undulating with the aforementioned heath and moorland to the east and south-east, including part of a field within the Applicant's ownership. Agricultural pastures of the surrounding farms are found to the north, west and south. The site is also in close proximity to Exmoor's Dark Night Sky Reserve Core Zone and within its critical buffer zone.

ENPA's Wildlife Officer raised no objection to the application, recommending that bio-diversity enhancements are sought with 2no. bat and/or bird boxes in suitable locations. It is considered if the application is acceptable in other planning aspects and it is sought to grant the application a condition is applied for these bio-diversity enhancements.

Natural England considered it to be unnecessary for a Habitats Regulations Assessment (HRA) to be completed and it was unlikely the proposal would result in adverse impacts to the adjacent designated sites.

As such with a suitable biodiversity it is considered the application is in compliance with Policy CE-S3 of the Exmoor Park Local Plan.

Climate Change

In May 2019 the UK government declared a climate emergency, Exmoor National Park followed this by declaring a Climate Emergency in October 2019. To help meet this challenge the Local plan includes policies which seek to influence, contribute and challenge development to help meet the Climate Emergency. GP1 'Achieving National Park Purposes and Sustainable Development' Sets out that the need to consider future generations, through sustainability and resilience to climate change and adapting to and mitigating the impacts of climate change.

Policy CC-S1 'Climate Change Mitigation and Adaption' states that climate change mitigation will be encouraged, development which reduces demand for energy, using small scale low carbon and renewable energy, looks to situate development which avoids sites that would put wildlife at risk together with measures which avoids the risk of flooding. Furthermore,

Policy CC-S5 'Low Carbon and Renewable Energy Development' seeks to support small scale renewable energy schemes that assist in contributing towards reducing greenhouse gas emissions and moving towards a carbon neutral National Park and policy CE-S6 'Design and Sustainable Construction Principles' seeks to incorporate sustainable construction methods which future proof against climate change impacts, including flood risk.

Paragraph 152 of the National Planning Policy Framework requires that 'the planning system should support the transition to a low carbon future in a changing climate taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'

There would have been an impact on the climate from the construction process and sourcing of construction materials, furthermore the development uses non-sustainable materials and a non-renewable electricity source. Saying this, officers consider that the impact on the climate resulting from the scheme would not be such that a reason for refusal would be justified on this basis.

It is considered there are no other adverse impacts.

Human Rights

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

Conclusion

The application seeks to change of use of the land from agricultural to a mixed use of agriculture, horticulture and residential and for the stationing of a caravan within an agricultural storage building and associated development. Exmoor's planning policies for new housing are clear that there is a focus on the need for local needs affordable housing. The application fails to meet these, primarily due to their being a lack of evidence that the Applicant meets the local need occupancy criteria for affordable housing set out in Policy HC-S3, nor evidence to demonstrate they are exempt as a rural worker or by other means or reasons.

It appears that the existing agricultural operations connected to the retrospective residential dwelling are not for agricultural business purposes, with no evidence demonstrating that it is a financially viable business, that it requires a full time worker to live permanently at or near the site, is extensive in nature, nor has long term plans. As such the application fails to meet both the financial and functional tests set out in Annex 2 of the Local Plan.

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There are no other provisions in the Local Plan to allow for housing as proposed by this application. While the personal circumstances of the applicant have been considered officers are not minded to conclude that these are so compelling as to warrant an approval of the application contrary to the local plan policies or NPPF.

From a design and appearance aspect, the retrospective development also uses a low-quality design with non-traditional materials on a traditional agricultural building, which harms the character of the site and the surrounding landscape.

As such, it is recommended the Application is refused as it is contrary to Policy HC-S1, HC-S3, HC-D9, HC-D10, HC-D5, HC-D4, HC-D8, HC-D11, HC-D6, CE-D1 and CE-S6 of the Exmoor National Park Local Plan, and Paragraph 80 of the National Planning Policy Framework (NPPF).

Recommendation

Refuse the application for the following reasons:

1. The application fails to demonstrate that the applicant is in need of local affordable housing, nor has sufficient evidence been submitted to demonstrate the Applicant, the Site or its operations are required as a rural worker dwelling or by other means or reasons, for new housing in the countryside. As such the application is contrary to policy HC-S1, HC-S3, HC-D9, HC-D10, HC-D5, HC-D4, HC-D8, HC-D11 and HC-D6 of the Exmoor National Park Local Plan and paragraph 80 of the National Planning Policy Framework (NPPF).
2. By reason of the use of non-traditional materials the building within the application site fails to complement or respect the existing character of the site and is unsustainable in nature, detracting from the natural beauty of the National Park. As such the application is contrary to policies CE-S6 and CE-D1 of the Exmoor National Park Local Plan.

Informatives

Positive and Proactive

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

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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 recommended for refusal.

Appeal Information

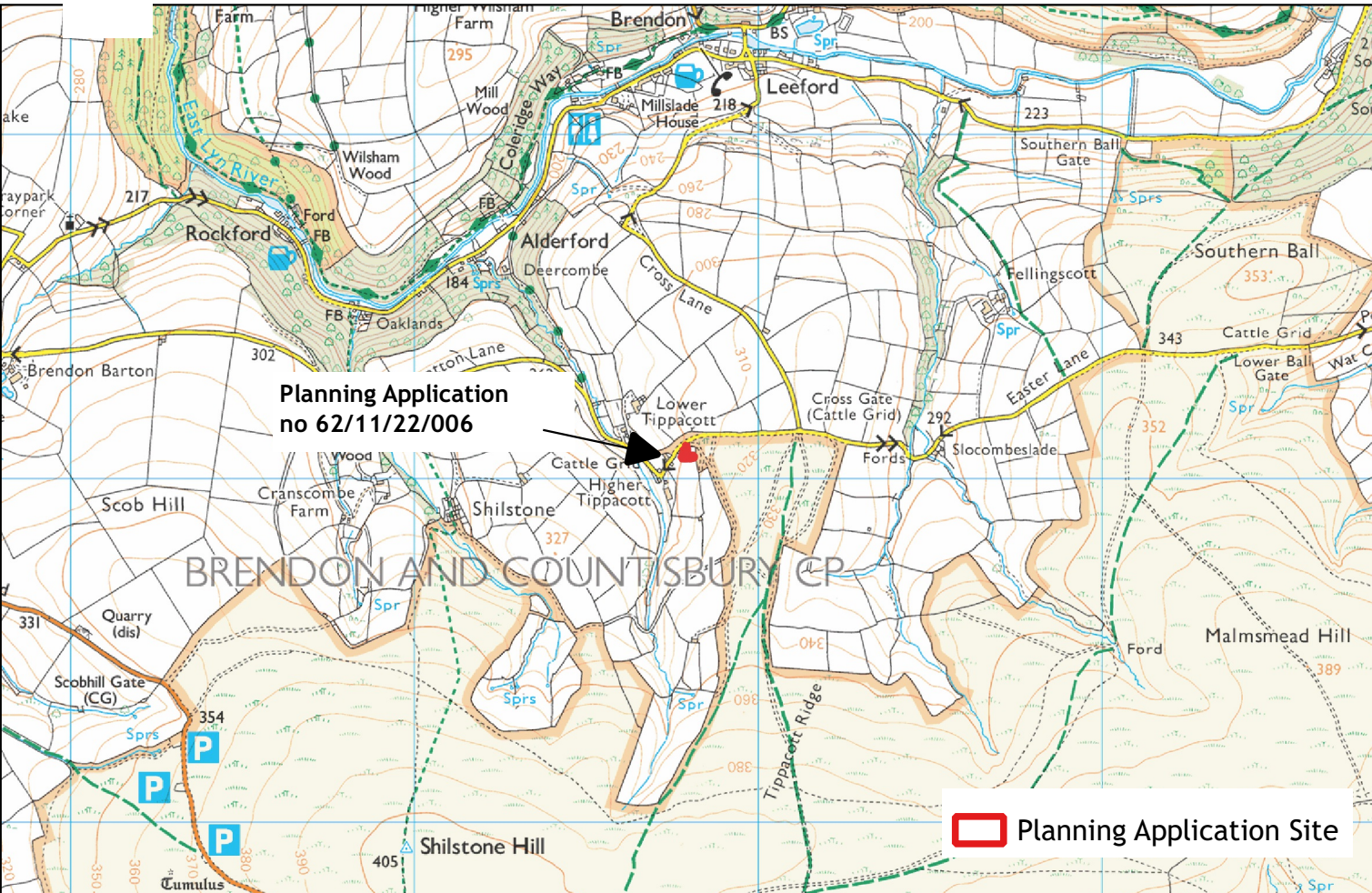
If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Planning Application no 62/11/22/006

Planning Application Site

Site Map
Scale 1:2,500

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Planning Application no 62/11/22/006

Planning Application Site

Overview Map
Scale 1:20,000

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Application decisions delegated to the Chief Executive

Ref and Grid Ref	Applicant & Location	Decision and Date
6/9/22/111DC	Mr & Mrs J Waterman, Club Cottage - Discharge of condition 6 (slate sample) of approved application 6/9/21/133. (Discharge of Condition) - Club Cottage, 16 Bridge Street, Dulverton, TA22 9HJ	Approved 19-Aug-2022
6/10/22/120DC	Olde World Inns (Dunster) 2012 Ltd - Discharge of condition 14 (roof material) of approved application 6/10/15/102LB. (Discharge of Condition) - LUTTRELL ARMS HOTEL, 32-36, HIGH STREET, DUNSTER, MINEHEAD, TA24 6SG	Approved 09-Aug-2022
6/10/22/119DC	Olde World Inns (Dunster) 2012 Ltd - Discharge of condition 16 (roof material) of approved application 6/10/15/101. (Discharge of Condition) - LUTTRELL ARMS HOTEL, 32-36, HIGH STREET, DUNSTER, MINEHEAD, TA24 6SG	Approved 09-Aug-2022
6/10/22/118DC	Ms O Shirley - Discharge of Condition 3 (Timber Flooring) of approved application 6/10/22/104LB (Discharge of Condition) - CASTLE COFFEE HOUSE, 4, HIGH STREET, DUNSTER, MINEHEAD, TA24 6SG	Approved 22-Jul-2022
62/11/22/013DC	Mr D Raymond - Discharge of condition 3 (written scheme of investigation) of approved application 62/11/21/015. (Discharge of Condition) - County Gate, Countisbury, Lynton, EX35 6NQ	Approved 26-Jul-2022
6/35/22/103	Mr S Marsh - Proposed establishment of rare breed poultry farm and horticultural business involving temporary siting of caravan and erection of a polytunnel and 3 no. buildings (including chicken brooder house, vegetable handling facility, and storage and workshop barn), together with installation of solar panels and construction of 2 no. dew pond. Re-submission of refused application 6/35/21/102. (Full) - Little Acres, Brendon Hill, Watchet, TA23 OLG	Refused 01-Aug-2022
6/40/22/111LB	Mr D Brown - Listed building consent for proposed replacement of existing open porch, together with, external decoration of existing rendered walls. (Listed Building Consent) - Bevins House, Winsford, Minehead, TA24 7JE	Approved with Conditions 21-Jul-2022

Application decisions delegated to the Chief Executive

Ref and Grid Ref	Applicant & Location	Decision and Date
6/40/22/110	Mr D Brown - Proposed replacement of existing open porch, together with, external decoration of existing rendered walls. (Householder) - Bevins House, Winsford, Minehead, TA24 7JE	Approved with Conditions 21-Jul-2022
62/11/22/011	Mr R Heighes - Lawful development certificate for the existing use of building as dwelling house. (CLEUD) - Meadowsweet Bungalow, Oare, Lynton, EX35 6NU	Approved 20-Jul-2022
6/23/22/102LB	I. Webster - Listed building consent for alterations to existing dwelling, removal and replacement of existing single storey extension, conversion of existing outbuilding known as 'The Blacksmiths Workshop', removal of domestic outbuilding, modification to existing domestic garage, erection of traditional style greenhouse, and associated works. (Listed Building Consent) - Wayside, High Street, Monksilver, Somerset, TA4 4JB	Approved with Conditions 19-Aug-2022
6/23/22/101	I. Webster - Proposed alterations to existing dwelling, removal and replacement of existing single storey extension, conversion of existing outbuilding known as 'The Blacksmiths Workshop', removal of domestic outbuilding, modification to existing domestic garage, erection of traditional style greenhouse, and associated works. (Full) - Wayside, High Street, Monksilver, Somerset, TA4 4JB	Approved with Conditions 19-Aug-2022
6/10/22/113LB	Ms J Morris - Listed Building Consent for the proposed replacement of rear roof material, installation of shower vent, replacement of existing velux window and installation of solar panels to roof of main dwelling. Together with, the demolition and replacement of existing timber outbuilding. (Listed Building Consent) - 19, WEST STREET, DUNSTER, MINEHEAD, TA24 6SN	Approved with Conditions 11-Aug-2022
6/10/22/112	Ms J Morris - Proposed replacement of rear roof material, installation of shower vent, replacement of existing velux window and installation of solar panels to roof of main dwelling. Together with, the demolition and replacement of existing timber outbuilding. (Householder) - 19, WEST STREET, DUNSTER, MINEHEAD, TA24 6SN	Approved with Conditions 11-Aug-2022

Application decisions delegated to the Chief Executive

Ref and Grid Ref	Applicant & Location	Decision and Date
62/11/22/010LB	Ms. M Lane, National Trust - Listed building consent for proposed installation of 1 no. air source heat pumps and timber screening. (Listed Building Consent) - LORNA DOONE FARM, OARE, LYNTON, EX35 6NU	Approved with Conditions 15-Aug-2022
62/11/22/009	Ms. M Lane, National Trust - Proposed installation of 1 no. air source heat pumps and timber screening. (Full) - LORNA DOONE FARM, OARE, LYNTON, EX35 6NU	Approved with Conditions 15-Aug-2022
6/35/22/102	Mr. Paul Jobin - Proposed wooden agricultural vehicle storage unit. Part retrospective. (Full) - WINDWHISTLE FARM, TREBOROUGH, WATCHET, TA23 0QW	Approved with Conditions 12-Aug-2022
6/29/22/105LB	Ms S Wilson - Listed Building Consent for proposed installation of air source heat pump and screening fence, together with installation of radiator system, water tank and secondary glazing. (Listed Building Consent) - PACKHORSE COTTAGE, ALLERFORD, MINEHEAD, TA24 8HW	Approved with Conditions 22-Jul-2022
6/29/22/104	Ms S Wilson - Proposed installation of air source heat pump and screening fence, together with installation of radiator system, water tank and secondary glazing. (Householder) - PACKHORSE COTTAGE, ALLERFORD, MINEHEAD, TA24 8HW	Approved with Conditions 22-Jul-2022
6/43/22/110	Mr David Preston & Mrs Anna Bamford - Proposed erection of 1 no. 2 storey and 1 no. single storey extensions and alterations to dwelling, and alterations to fenestration and external appearance of ancillary building. (Householder) - RIDGEWOOD COTTAGE, WOOTTON COURTENAY, MINEHEAD, TA24 8RF	Refused 25-Jul-2022
62/41/22/022	Mr. Bacon - Proposed first floor roof terrace to rear of building and associated development. Re-submission of withdrawn application 62/41/21/030 (Householder) - 19, GRATTONS DRIVE, LYNTON, EX35 6LW	Approved with Conditions 12-Aug-2022

Application decisions delegated to the Chief Executive

Ref and Grid Ref	Applicant & Location	Decision and Date
62/41/22/020	Mr Harris - Proposed installation of safety measures for speed and access control on Manor Foreshore temporary car park. Including the installation of 4no speed restriction signs, 4no half width speed restriction humps, replacement of access post with half width gates and the erection of pay and display machine for seasonal use together with the continued use of the land for car parking for 62 days of the year between July and August in addition to the permitted 28 days under the Town & Country Planning (General Permitted Development) Order currently utilised on high days and public holidays. (Part Retrospective). (Amended description and additional information) (Full) - Lynmouth Manor Foreshore, Lynmouth, Devon, EX35 6EN	Approved with Conditions 19-Aug-2022
6/29/22/101	Mr B Eardley - Proposed development, including the excavation of land, engineering operations and associated development as part of a wider river restoration scheme. (Full) - Land at Tivington Farm, Easting - 292815, Northing - 145211	Approved with Conditions 01-Aug-2022
6/40/22/103LB	G Barrington Barnes - Listed building consent for proposed replacement of 5no windows and 1no door. (Listed Building Consent) - ROYAL OAK FARM, WINSFORD, MINEHEAD, TA24 7JE	Approved with Conditions 29-Jul-2022
62/50/22/002	Mr & Mrs Stoodley - Proposed first floor extension. (Householder) - LORNA DOONE COTTAGE, PARRACOMBE, BARNSTAPLE, EX31 4RJ	Withdrawn 11-Aug-2022
6/14/22/101	Dr E Greenall - Proposed demolition of existing barn and construction of building with retail on the ground floor and living accommodation on the first floor. (Full) - THE EXMOOR FOREST INN, SIMONSBATH, MINEHEAD, TA24 7SH	Approved with Conditions 18-Aug-2022
62/11/22/001	L Casella, D&C Brunner, S&K Francis, C/O Agent - Proposed application to decommission existing septic tank and replace with new pumping station and below ground package treatment plant. (Full) - Rockford Cottages, Brendon, Lynton, EX35 6PT	Approved with Conditions 11-Aug-2022