



Jonathan Rhind Architects Ltd
1 Bridge Buildings
The Strand
Barnstaple
EX31 1HA

Exmoor National Park Authority
Exmoor House, Dulverton
Somerset TA22 9HL
Tel: 01398 323665
www.exmoor-nationalpark.gov.uk
plan@exmoor-nationalpark.gov.uk
A member of National Parks England and National Parks UK
Planning Privacy Notice:
www.exmoor-nationalpark.gov.uk/planning

Application No: 6/27/25/005

Date: 31-Oct-2025

Dear Sir/Madam,

Location: St Dubricius Church, Parsons Street, Porlock, Minehead, Somerset, TA24 8QJ

Proposal: Proposed new PV system (amended description)

I am writing to let you know the outcome of your application for the above site.

We have approved your application, subject to the conditions set out in the attached decision notice. If you have any questions regarding our decision, please contact your case officer to discuss further.

Please note, before starting works it is important to check your decision notice for any pre-commencement conditions or conditions that need to be discharged. This means there may be further information we require before works can start.

If you do have conditions that need discharging, we always advise that this is done well in advance as this will help in preventing unnecessary delays to the proposed works being started. Please note there is a charge per discharge of condition application, the relevant application form can be found via the Planning Portal website www.planningportal.co.uk/app/downloadable-forms

If you do not have access to the internet, a paper copy of the form can be provided, please contact us on 01398 323665 to request this. If you are unhappy with any of the conditions attached to your approval, you can appeal to the Planning Inspectorate. Information on how to do this can be found on the decision notice.

Yours faithfully,

Joe White
Development Manager

This is a legal document and should be kept safely with the deeds of the property



EXMOOR
NATIONAL PARK

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Town and Country Planning Act, 1990
As Amended

This permission does not purport to convey any approval or consent which may be required by any byelaw, order or regulation or any enactment other than the Town and Country Planning Act, 1990.

Certificate to: Jonathan Rhind Architects Ltd
1 Bridge Buildings
The Strand
Barnstaple
EX31 1HA

6/27/25/005

The Exmoor National Park Authority have **granted** conditional permission pursuant to the provisions of the Town and Country Planning Act, 1990, (as amended) to the application of PCC of St.Dubricius Church St Dubricius Church, Parsons Street, Porlock, Minehead, Somerset, TA24 8QJ
Date received: 18-Jun-2025

Parish	Porlock
Ordnance Survey Reference	Easting: 288632.5378 Northing: 146666.9748
Position and Nature of Proposal	Proposed new PV system (amended description) St Dubricius Church, Parsons Street, Porlock, Minehead, Somerset, TA24 8QJ

Planning Permission is **granted** subject to the following conditions for the reasons given: -

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 except in complete accordance with the following approved plans received and date stamped by the Authority on the 20 June 2025:

Location plan 1398/001

Proposed Site Plan 1398/020

Proposed West Elevation 1398/024

Received 26th of September 2025:

Proposed PV plan 1398/033A

Proposed section AA 1398/027A

Proposed East Elevation 1398/026A

Proposed South Elevation 1398/025A

Proposed North Elevation 1398/023A

Proposed Roof Plan 1398/022A

Proposed Ground and First Floor Plan 1398/021A

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

3. The development hereby approved shall not in any circumstances commence unless the Local Planning Authority has been provided with either: a) a copy of the licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the development to go ahead; or b) a statement in writing from a licensed bat ecologist or Natural England to the effect that the specified development will not require a licence.

Reason: In the interest of protected species and wildlife

4. The works hereby approved shall not commence between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the works to the buildings commences and provides written confirmation to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. In no circumstances shall netting be used to exclude nesting birds.

Reason: In the interest of protected species and ecology

5. The development hereby approved shall be carried out in strict accordance with all ecological measures as set out in Section 5 of the Bat Survey Report (Helix Ecology, July 2025), unless any variation is recommended by Natural England.

Reason: In the interest of protected species and ecology

6. Prior to the installation of any external lighting on site, a 'lighting design strategy for bats' shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places, foraging habitat and commuting routes; and b) show how and where external lighting will be installed (for example through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no

circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interest of protected species

7. Notwithstanding the details on the submitted proposed site plan 1398/020, the proposed solar PV panels shall be installed in accordance with the proposed Roof Plan 1398/022A.

Reason: In the interests of the special historic interest of the application site and its setting.

Notes to Applicant:

- **MONITORING OF DEVELOPMENT**
The applicant/developer is reminded that it is their responsibility to ensure that the requirements of each planning condition are met and that the works are undertaken in accordance with the approved plans. Any failure to meet the terms of a planning condition or work which does not accord with the approved plans leaves the applicant/developer liable to formal action being taken. The National Park Authority endeavours to monitor on site the compliance with conditions and building works. This has benefits for applicants and developers as well as the National Park. To assist with this monitoring of development the applicant/developer is requested to give at least fourteen days notice of the commencement of development to ensure that effective monitoring can be undertaken. The Planning Section can be contacted at Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL or by telephone on 01398 323665 or by email plan@exmoor-nationalpark.gov.uk.
- **POSITIVE & PROACTIVE STATEMENT**
This Authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application, Exmoor National Park Authority has endeavoured to work positively and proactively with the agent/applicant, in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed to achieve a positive outcome.
- **CONDITIONS AND INFORMATIVES AND THE SUBMISSION OF FURTHER DETAILS**
Please check all the conditions and informatives attached to this Decision Notice. If there are any conditions which require submission of details and/or samples prior to work commencing on site it is vital that these are submitted and agreed in writing by the Local Planning Authority before work starts.

Given the High Court's interpretation of the Planning Acts and their lawful implementation it is unlikely that the Local Planning Authority will be able to agree to a sample/details after the commencement of works if that sample/details should have been approved prior to commencement. If a sample/detail is not agreed as required prior to commencement and works

have started then it is likely that this matter may only be able to be rectified by the submission of another application. To avoid delay, inconvenience and the need to submit a further application, please ensure that all appropriate details/samples are submitted and agreed at the specified time.

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

- **BATS AND BIRDS**

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

The applicant and their contractors are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during works it is required that works stop until the young have fledged and advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity. Also, if there is any scaffolding being constructed as part of the works then please ensure that any potential bat entry points to the roof are not blocked

- **BIODIVERSITY NET GAIN EXEMPTION**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Exmoor National Park Authority. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

BNG is not required for planning permissions which would involve works that would impact less than 5 linear metres of priority habitat or less than 25sqm of priority habitat

Dated 31-Oct-2025

A handwritten signature in black ink that reads "Joe White". The signature is written in a cursive, slightly slanted style.

Joe White

Development Manager

NOTES

1) APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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.

Appeals must be made using a form which you can get from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- 2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve a purchase notice requiring that the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act, 1990.
- 3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act, 1990.
- 4) Having regard to the statutory powers of the Highway Authority, you should consult the Highways Service Manager, West Somerset Area, SCC, Mart Road Ind Estate, Mart Road, Minehead, Somerset, (Tel 0845 3459155), or Area Engineer, Devon County Council, Civic Centre, Barnstaple, EX31 1ED, if any work connected with the development hereby permitted takes place within or immediately adjacent to a public highway e.g. footpath and margin crossings, piping of ditches, construction of waiting bays.
- 5) This permission does not authorise you to stop-up or divert a public right of way in order to enable the development permitted to be carried out. Separate legal steps are necessary for this and further information can be obtained from the Exmoor National Park Officer, Exmoor House, Dulverton, TA22 9HL.