

Clerk to the Council  
Mrs. D Taylor-Pitkin

Office Opening Hours:

Monday	CLOSED
Tuesday	10:00 – 14:00
Wednesday	10:00 – 14:00
Thursday	10:00 – 14:00
Friday	CLOSED

## Porlock Parish



## Council

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For Attention of Yvonne Dale  
Exmoor National Park Authority  
7 - 9 Fore Street  
Dulverton  
Somerset  
TA22 9EX

02<sup>nd</sup> September 2022

**6/27/22/115 Land West of Sparkhayes Lane, Porlock, Somerset, TA24 8NE**

Dear Yvonne

Firstly I would like to thank you for taking the time to attend the meeting convened on Tuesday evening in respect of the above planning application, your contribution was greatly appreciated. As you are aware, following the review of the Parish Council has decided not to support this application.

The Council understands and is sensitive to the critical need for Affordable Local Needs Housing in the area. However, for the reasons listed below have determined not to support the application.

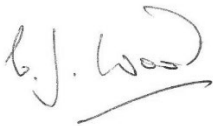
1. This involves the change of use from agricultural to residential land use. Loss of agricultural land, albeit a relatively small area, nonetheless reduces our ability to grow food and pasture animals in an effort to be more self-sufficient in food production.
2. There is no other residential development on the west side of Sparkhayes Lane in this area, the nearest being Sparkhayes Farm camping site to the south, some distance away. The Planning Statement in the Local Requirements List is incorrect in how the location is characterised. The proposed development does not conserve or enhance the character of the existing settlement pattern. It detracts from it and establishes a beachhead for further development along Sparkhayes Lane.
3. The proposed development will apparently accommodate up to 6 persons. This seems excessive given that this is described as a retirement home. Three bedrooms and hard standing for three cars appears to represent an over-development of the proposed lot.
4. The entrance to the proposed development is opposite the steps leading to Bay Road. This presents the potential for pedestrian/vehicle conflicts in a narrow throughfare.
5. The proposed development is located in Flood Zone 1 but surrounded largely by Flood Zone 3. Although the Flood Risk Assessment characterizes the risk as apparent rather than real, the impact of Climate Change is giving rise to sea level changes and at some point the site may well become liable to flooding.



There is a final point. We were given assurances that the Local Needs Affordable condition would endure in perpetuity and that the Authority will ensure that before the proposed property were to be the subject of sale or lease it would conduct a review of the intended owner or tenant to ensure it qualified. That is understood but what is not clear is how the Authority will ensure that any conditions that it sees fit to impose in this regard actually find their way on to the Land Registry. It seems to us that there is potentially a weak link in the chain at this point.

We conclude that granting this application, or a variation thereto based upon less intensive development, will create an unfortunate precedent, not just in Porlock, but in the wider area of the Park.

Yours sincerely

A handwritten signature in black ink that reads "C. J. Wood". The signature is written in a cursive style with a long horizontal stroke at the bottom.

**Chris Wood**  
**Chairman of Porlock Parish Council**

