

**Meeting of Cutcombe Parish Council to be held on Tuesday  
9th December 2014 at 7.30pm in the Moorland Hall**

**David Wyborn, Exmoor National Park Authority, will be  
present to speak and answer questions on planning issues.**

**AGENDA**

1. Public Question Time
2. Apologies for Absence
3. Declarations of interest
4. To approve the minutes of the meetings held on 18th and 27th November 2014 and any matters arising
5. 5.1 Planning Applications: Oaktrow Farm: 6/8/11/111 proposed siting of shepherd's hut for holiday letting and 6/8/11/112 proposed agricultural building (127.65m<sup>2</sup>) (re-siting of existing building) 5.2 Other Planning Matters: to consider a resolution that "This Council considers that retrospective planning applications lead to a lack of confidence in the planning system and do not ensure a level playing field with regard to planning in the Exmoor National Park".
6. To debate and set the 2015/16 Parish Precept
7. Highways issues
8. Finance: 8.1 To consider grant requests under s.137 of the Local Government Act 8.2 To pay the Clerk's quarterly salary and expenses in the sum of £620.82 8.3 To pay the Inland Revenue tax and NI due 8.4 To consider an invoice for £9 for an Exmoor flag 8.5 To pay the Clerk's quarterly Snowdrop Valley expenses (£142.40)
- 9 Correspondence and meetings
- 9.1 Clerk's report on correspondence received and meetings attended
- 9.2 Councillors' reports on meetings and correspondence
- 10 Items for the next Agenda

**Exmoor National Park Authority Notes re Meeting with the  
Parish Council 9th December 2014**

David Wyborn explained that it is a Government decision that retrospective planning applications for change of use or for a building erected without planning permission is not an offence. However, risks are taken: enforcement, demolitions, costs, not

appearing on searches when trying to sell a property, etc. Around 170 investigations of such breaches are made by ENPA per annum. ENPA seeks retrospective applications to regularise the situation and this gives everyone (eg local residents, the Parish Council) a chance to comment and ENPA collects the relevant fees. If no planning application is forthcoming an enforcement notice is served. If this then goes to appeal the applicant has to pay double the planning fee. It is felt that no additional fee is payable for a retrospective application as this would discourage them coming forward. Most applications to which a Parish Council objects will go to the ENPA Planning Committee and if the Parish Council has a different opinion to that of the relevant Planning Officer. ENPA employs an enforcement officer and a part-time monitoring officer. David Wyborn offered to talk to new Councillors who come on to the Parish Council after the election in May.