

Telephone: [REDACTED] James Planning & Development Services Ltd



**Development Management  
Mid Devon District Council  
Phoenix House  
Phoenix Lane  
Tiverton  
Devon**

Date: 20<sup>th</sup> August 2022

**THE TOWN AND COUNTRY PLANNING ACT 1990  
ERECTION OF AGRICULTURAL STORAGE SHED, TELLAMS YARD, CHERITON  
BISHOP**

Please find attached a site location plan, block plan, and elevations/floor plan of a proposed agricultural storage shed to be erected at Old Tellams Yard.

Due consideration has been given to the National Planning Policy Framework (NPPF) and the adopted Mid Devon Local Plan. The site is in open countryside, where there is a presumption towards strictly controlling development, and on previously developed land. The wider Tellams Yard is a busy place of business with a range of vehicles entering and exiting. The boundaries of the site are marked by mature vegetation.

The NPPF Paragraph provides a positive framework for considering agricultural developments; it states in Paragraph 84 that policies and decisions should support sustainable growth and expansion of all types of business in rural areas.

Policy DM20 of the adopted Local Plan is an important policy in the context of this proposal, and refers to agricultural development. It states:

*Agricultural development will be permitted where:*

- a) The development is reasonably necessary to support farming activity on that farm or in the immediate agricultural community;*

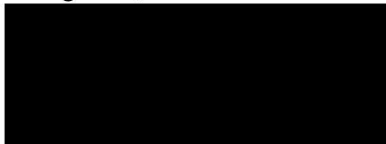
- b) The development is sensitively located to limit any adverse effects on the living conditions of local residents and is well-designed, respecting the character and appearance of the area;*
- c) The development will not have an unacceptable adverse impact on the environment; and*
- d) The development will not have an unacceptable traffic impact on the local road network.*

In response to this policy:

- The applicant's agricultural business requires additional storage space and this building, along with the existing buildings and the proposed building submitted as a prior notification, will provide that support.
- The building is sensitively located in close proximity to other buildings but also well hidden by the existing boundary vegetation of the site.
- The wider area of Tellams Yard is largely developed; this development will not have a significant impact upon the environment. The building is to be constructed in a traditional functional manner, and will assimilate into the character of the site
- There are various uses on the site that will generate more traffic than the use of this building for agricultural purposes.

Given the above, it is submitted that the proposal is in accordance with this most relevant policy, and that permission should be granted.

Regards,



**Barry H James MA MRTPI**  
Managing Director  
James Planning & Development Services Ltd