

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

Date: 17th November 2023

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 of varying sizes entering and exiting. The boundaries of the site are marked by mature vegetation, and visibility of the interior of the site is relatively limited.

The NPPF is the Government's guidance to the planning system, is a material consideration in planning decisions, and 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.

The development plan is to be the primary consideration when determining applications, as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004. Policy DM20 of the adopted Mid Devon 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, will provide that support.
- The building is mainly required for the internal storage of a range of equipment; this will increase their longevity, arrest depreciation/rusting, tidy up the site, and make maintenance and management easier. The building may also be used for storage of hay grain, required due to changes in the weather.



- The building is sensitively located alongside an existing internal boundary with mature vegetation (this will be unaffected by the development) and will be well hidden within the site.
- The wider area of Tellams Yard is largely developed; this development will be located on an area of existing hardstanding and has been chosen to ensure it will not have a significant impact upon the environment.
- The building is to be constructed in a functional manner with a steel portal frame; as this is consistent with other buildings on the site it will assimilate into its character. The building is designed specifically for the purpose intended.
- 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