

OCCIDENT CAPITAL LTD

No. 6 Eggesford Close, Eggesford, Chawleigh, Devon EX18 7EP



Mr Adrian Devereaux
Planning Officer
MDDC
Phoenix House
Phoenix Lane
Tiverton EX16 6PP

20th November 2023

Dear Mr Devereaux,

Re: Unit 2 Eggesford Station Yard, Chawleigh, EX18 7ER- Planning Application

As you are aware Unit 2 at Eggesford Station Yard owned by this company was destroyed in a fire on 2nd November 2022. We have had several contacts with you during the last 12 months about our plans to re-instate this building on the same site and to the same dimensions but with the addition of certain sympathetic visual improvements in order to allow it to assimilate better with the adjacent and now fully residential Eggesford Close. There has been a building on the site of Unit 2 at Eggesford Station yard since at least the 1930's when it was the original railway lamp and paint store and subsequently when we had obtained planning consent from MDDC in 2012 under application 12/00980/FULL it was replaced with the new, modern two storey unit from Premier Steel Products. That building was used initially from 2013 to 2016 by this company's Auto-Invest former specialist car sales division as a car showroom/office/store, and subsequently by the owners of the cafe business operating out of unit 3 (as their cold storage and dried food storage unit) until the fire led to the cessation of their business last year.

Dimensionally the new unit 2 will be very slightly smaller than the original building to allow more space around it for maintenance purposes and will also be marginally less tall. The added windows and double doors to replace roller shutters plus use of wood cladding are all aimed at improving the external look of the unit and to conform with its intended use as an office/professional services surgery type of commercial use. You are no doubt fully aware that the demand for light industrial warehouse space in the Eggesford area is extremely limited and therefore we wish to avoid adding to the problem of existing redundant and empty warehouse capacity.

All the well documented benefits in previous planning applications of development at Eggesford Station Yard not only still apply but are amplified.

Sustainable transport- The proximity to the railway station offers unrivalled use of the train service and following discussions with GWR we have been advised that the passenger numbers using the early morning trains on the Tarka Line have doubled since the start of the pandemic and continue to increase exponentially to the point where they are considering going to a half hourly service. The first three trains of the day now average over 1000 passengers including at weekends. GWR is also working with the new owners of the cafe business due to open in December about service for the rail passengers and it is possible that the rebuilt unit 2 may be used in conjunction with the cafe for that purpose and eventually for extended seating if required. We've also had interest from a company wishing to establish a medical services surgery in the area again with the benefit of the adjacent railway service very much one of the main benefits.

As this is a replacement unit I'm hoping this should be a fairly straightforward decision.

yours sincerely

David Churchill
Director