

Date: 12<sup>th</sup> December 2023  
Direct phone: 01395 571597  
Direct email: [planningeast@eastdevon.gov.uk](mailto:planningeast@eastdevon.gov.uk)  
Our ref: 23/2586/AGR



Mr Peter Thomas  
Bell-Cornwell  
Winslade Park, Winslade House  
Manor Drive  
Clyst St Mary  
Devon EX5 1 FY

Dear Mr Thomas

**Town and Country Planning Act 1990  
Town and Country Planning (General Permitted Development) (England) Order  
2015, Schedule 2 Part 6 - Agricultural buildings and operations**

**Proposal: Proposed agricultural building for the storage of machinery and  
fodder**

**Location: Farm Yard And Buildings To The North Of Green Lane Rousdon**

I refer to your prior notification application in respect of the above and received 1<sup>st</sup>  
December 2023.

The Council has determined that prior approval is required in respect of the siting and  
appearance of the proposed building. This is because the Council wishes to consider  
the impact of the proposed building on the landscape of the area, where the building  
is located within the East Devon Area of Outstanding Natural Beauty and defined  
Coastal Preservation Area; is visible in public views, and; where there are mature  
trees adjacent to the site that could be impacted by the proposed development,

We would therefore request that you provide the following details:

- Full plans and elevations of the proposed building, including details of materials
- An Arboricultural Impact Assessment
- Information relating to any proposed landscaping of the building/site and maintenance of  
this to help mitigate the impact of the building on the designated landscape.

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Interim Chief Executives: Melanie Wellman, Simon Davey, and Tracy Hendren

In addition we would request:

- Further information relating to the storage needs of the farm holding that the proposed building seeks to meet (i.e. machinery equipment to be housed, fodder storage requirements etc. and how these are currently being met)

The Council has eight weeks from the date of submission of any further details to determine the application. If the Council do not issue a decision within this period or decide to refuse the application, then you may exercise your right of appeal under Section 78(i)(c) of the Town and Country Planning Act 1990.

I should also inform you that you have to display the enclosed notice giving details of the proposed development on or near the site of the proposal where it can be seen by members of the public. The notice must be left in position for 21 days in the period of 28 days from the date of this notice. Please let me know the date the notice is displayed.

Yours sincerely

*C McCullough*

Senior Planning Officer

Planning East Team