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 eastdevon.gov.uk/planning

Blackdown House, Border Road,  
 Heathpark Industrial Estate,  
 Honiton, EX14 1EJ

**For office  
 use only**

Application no.

Date received

Fee received

Application to determine if prior approval is required for a proposed: **Erection, Extension or Alteration of a Building for Agricultural or Forestry use**

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Great Trill Farm

Address Line 1

Lane To Great Trill Farm

Address Line 2

Musbury

Address Line 3

Devon

Town/city

Axminster

Postcode

EX13 8TU

Description of site location must be completed if postcode is not known:

Easting (x)

329094

Northing (y)

95636

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Fax number

Email address

## The Proposed Building

Please indicate which of the following are involved in your proposal

- A new building  
 An extension  
 An alteration

Please describe the type of building

The proposed farm machinery barn will be used to house farm machinery and also to act as a workshop for farm machinery.

It will be constructed from steel frame, with corrugated metal shell on the four walls and corrugated cement roof sheets (some clear corrugated roof sheets to allow light)

Please note that we received permitted development approval in February 2021 for a Lean-to construction in the same location as this proposed farm machinery barn. Your reference was 21/0197/AGR. This new application would supersede that application.

### Please state the dimensions of the building

Length

18.3	metres
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Height to eaves

4	metres
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Breadth

12.5	metres
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Height to ridge

5.5	metres
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### Please describe the walls and the roof materials and colours

#### Walls

Materials

Galvanised steel sheets
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External colour

Green
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#### Roof

Materials

External colour

Reinforced Fibre Cement

Grey

Has an agricultural building been constructed on this unit within the last two years?

Yes

No

If Yes, what is the overall ground area?

96

square metres

What is the distance from the proposed new building?

50

metres

Would the proposed building be used to house livestock, slurry or sewage sludge?

Yes

No

Would the ground area covered by the proposed agricultural building exceed 1000 square metres?

Yes

No

**Please note:** If the ground area covered exceeds 1000 square metres it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

Yes

No

## The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

300.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

Less than 1 but at least 0.4

Hectares

**How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?**

Years

100

Months

12

Is the proposed development reasonably necessary for the purposes of agriculture?

Yes

No

If yes, please explain why

The Farm Machinery Barn is necessary to provide safe housing for agricultural machinery. Protecting it from the elements and creating a secure location reducing the risk of theft.

It will also permit repairs and alterations to farm machinery to be carried out.

Is the proposed development designed for the purposes of agriculture?

- Yes  
 No

If yes, please explain why

The building is of the proportions and the doors are appropriate for agricultural machinery

Does the proposed development involve any alteration to a dwelling?

- Yes  
 No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- Yes  
 No

What is the height of the proposed development?

5.5

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- Yes  
 No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Roland de Hauke

Date

2023/12/01

Amendments Summary

I have updated the location plan as requested. Please note that our land extends beyond the blue line in all directions, other than the public highway which is our boundary. Our farm extends to 300 acres and the planning portal does not permit this area of land to be shown. On previous applications, the East Devon planners have been kind enough to simply add arrows showing that our land extends beyond the blue line.