



Planning, Design and Access Statement

Construction of new timber framed retail unit

Millers Farm Shop

Kilmington

Axminster

EX13 7RA

February 2024

Project Code: 24-011

Revision: -

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1.0 Planning Constraints and History

1.01 Statutory & Non-Statutory Designations

Statutory Designations	Site falls Within, Contains or Abuts
Conservation Area	No
National Landscape/ Area of Outstanding Natural Beauty (AONB)	No
National Park	No
Site of Scientific Special Interest (SSSI)	No
Heritage/Listed structures	No
Scheduled Monument	No
Registered Public Rights of Way	No
Flood Risk Zone	Flood Zone 1
Tree or Hedgerow Preservation Order	No

1.02 **Planning History:** The planning portal contains the following planning history relevant specifically to this application, there are various other applications which relate generally to the wider Millers Farm Shop Site.

- Construction of 4 no. timber framed buildings comprising 1 no. Shop (use class E), 1 no. Office (use class E), 1 no. dog grooming parlour (Sui Generis) and 1 no. toilet Block
Ref: 20/2178/FUL Approved 17th February 2021

1.03 **Planning Policy:** The following Local policies are applicable to the application site;

- East Devon Local Plan (2013-2031)
 - D1: Design and Local Distinctiveness
 - E5: Small Scale Economic Development in Rural Areas
 - E7: Extensions to Existing Employment Sites
 - Strategy 7: Development in the Countryside

2.0 Site and Surrounding Area

- 2.01 **Site Location:** Located in East Devon, Kilmington is a small village, directly off the A35, near to Axminster. The majority of the village is located to the South of the A35, featuring a mix of building stock of different styles and ages as the village has grown over time. The Farm shop is located north of the A35, to the eastern edge of the village.



- 2.02 **Site:** Millers Farm Shop is a popular and successful business, serving as the primary 'Village Shop' for Kilmington, although located just outside of the village built up area boundary. In 2021 planning permission was granted for a new toilet block and 3 timber framed commercial units. 2 of these units have already commenced operations with the 3rd nearing completion and a tenant already lined up. It is therefore the clients intension to erect an additional unit, identical to the other 3 buildings, to allow for an increased diversification of the services and business offered at the Millers Farm Site.



2.03 **Existing Site:** At present this part of the site is vacant, comprising an area of hardstanding between the recently constructed timber units and the site boundary.



The proposed new unit would be identical to the existing 3 buildings, and located to the left of the row, in alignment with the existing



The existing and proposed timber buildings sit perpendicular to the main farm shop, along the edge of the car park. Visible and easily accessible by patrons without negatively impacting the parking provision or the appearance of the site.

3.0 Proposal and Policy

- 3.01 **Design Development and Motive:** It is the client's ambition to further expand the range of services offered on site to the people of Killington and patrons visiting from further afield. The design is identical to the other timber buildings recently granted planning permission and currently nearing completion.
- 3.02 **Use:** This application seeks approval to provide an additional commercial use within a viable and busy economic site. The new building would provide a space for a local business, as with the other 3 buildings already in occupation/ nearing completion.
- 3.03 **Scale, Mass and Amount:** The scale of the building and appearance will be identical to the other timber units, infilling a space between the site boundary and the existing units. The building is of a scale respectful to not only the other buildings but also it's wider surroundings
- 3.04 **Location and Orientation:** The proposed building would be located along the edge of the car park, easily visible by patrons without impeding the use and operation of the car park, farm shop and other existing units.
- 3.05 **Appearance, Materiality and Glazing:** The glazing is modest, set back from the front of the building owing to the covered veranda. The external materials will match the other buildings with natural timber cladding and grey profiled metal roofing sheets, which is respectful of the surrounding rural setting
- 3.06 **Landscaping:** The proposed building would be located on part of the existing gravelled surface, with no detrimental impact on any areas of natural landscaping.
- 3.07 **Parking and Access:** The parking and access for the site will be unchanged by the proposed additional building. Although it may attract additional visitors the new facility will also be used by existing visitors to the site, arguably resulting in a minimal increase to the overall traffic into and out of the site.
- 3.08 **Policy: following the granting of various previous planning permissions, Millers farm shop** is established by the local planning authority as an employment site. The site is already at or nearing full capacity. This additional unit will allow further diversification of the business and services offered on the site, of a scale appropriate to the site (without exceeding the available parking and access proviison). The local plan facilitates the expansion of employment sites, with the proposed new building sitting within the established hard surface and leaving existing soft landscaping around the boundaries of the wider Farm Shop site unaltered. The site for the new building is a sufficient distance from the neighbouring dwellings so as not to cause any harm to the visual surroundings of any heritage assents within Killington.

4.0 Conclusion

4.01 **Critical Summary:** The proposed new building addresses the desire to expand the capacity of the popular Millers Farm Shop site. The critical summary below is of key points in regards to this application:

- This application is for a modest new timber frame building, in keeping with other buildings recently approved/ constructed and the buildings on the wider site.
- The proposed building is respectful to the rural setting, and is located sufficiently away from any nearby dwellings so as not to impact the visual surroundings of any heritage assets.
- The Local Plan facilitates the expansion of employment sites, with the proposal working within the boundaries of the established Farm.

4.02 The applicant therefore respectfully requests East Devon County Council's support and issue of planning permission.