



Application Report

**Planning, Housing and Health
North Devon Council
Lynton House, Commercial Road,
Barnstaple, EX31 1DG**

Application No:	74775
Application Type:	Full application
Application Expiry:	29 July 2022
Extension of Time Expiry:	29 July 2022
Publicity Expiry:	4 October 2022
Parish/Ward:	RACKENFORD/WITHERIDGE
Location:	Land at Stonelands Cross Rackenford Devon
Proposal:	Hybrid planning application to provide an Agricultural-Hub comprising: Area 1: Full Planning Permission for the erection of workshop & storage & distribution uses with ancillary offices, shop & showroom, (sui generis), creation of access and associated works (Phase 1); Area 2: Outline Application for the erection of buildings 1, 2 & 3 for agri-business uses falling under Use Classes Class E (a) retail, Class E (e) medical services, Class E (g) Business, B2 workshop & B8 storage & distribution with appearance & scale to be reserved matters (Phases 2 & 3)
Agent:	Louis Dulling
Applicant:	James Pryce Tractors Ltd
Planning Case Officer:	Mrs D. Butler
Departure:	Y
EIA Development:	
EIA Conclusion:	
Decision Level/Reason for Report to Committee (If Applicable):	Committee - The application is a major departure from the development plan.

Site Description

The site is a relatively level pasture field, bound by the A361 to the north, Bulworthy Knap to the south and the access road onto the A361 to the north west. There is an existing field access to the south east of the site, off Rackenford Road and a smaller existing field access via the access road to the A361. A continuous hedge and a drainage ditch runs the length of the site's southern boundary. To the site's eastern boundary lies a small copse.

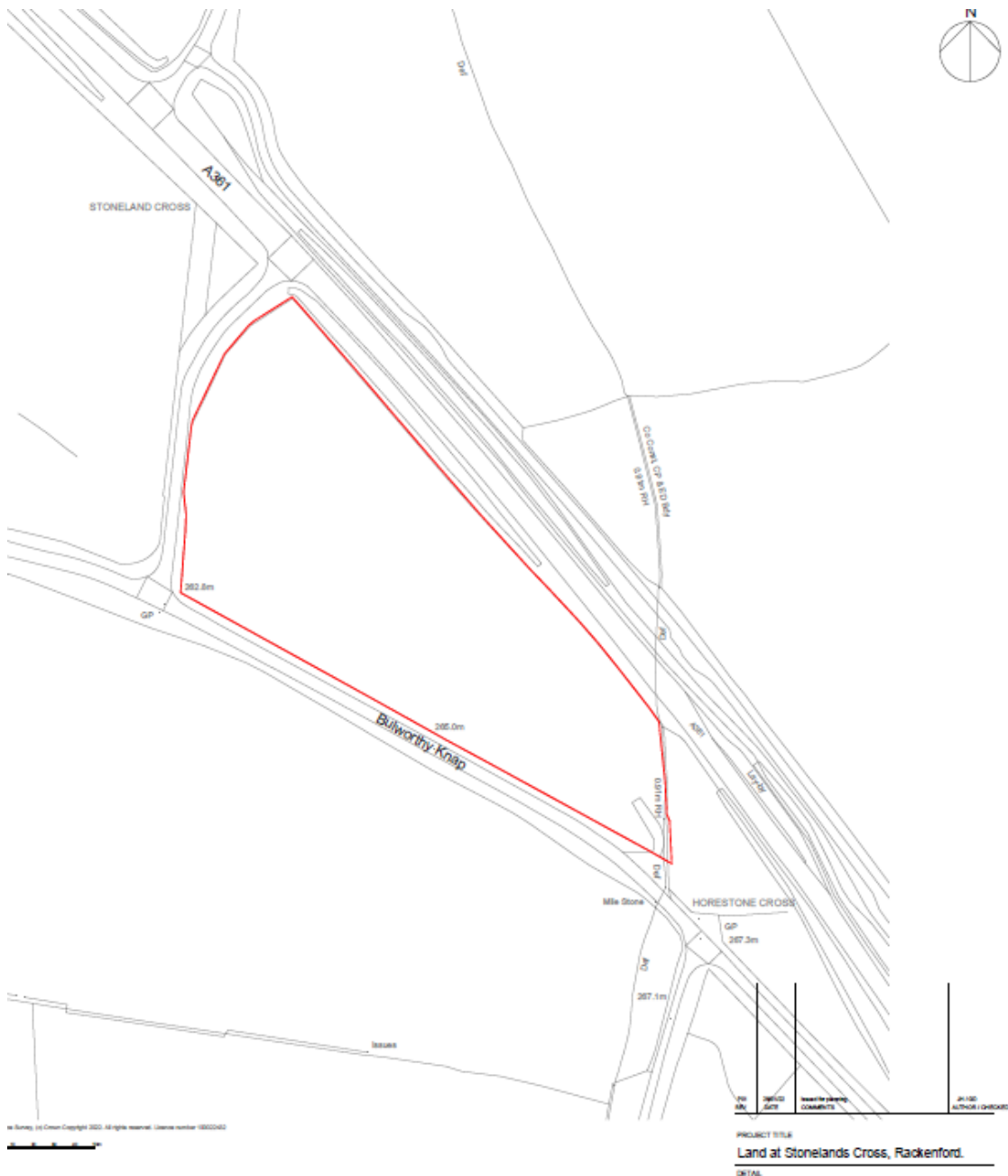


Fig 1: Location Plan

Planning History

Reference Number	Proposal	Decision	Decision Date
22140	Retrospective application in respect of siting of non-illuminated directional sign to the stag inn at (land off), North Devon Link Road, Rackenford, Devon, EX16 8ET	Withdrawn	1 July 1996
24540	Retrospective application in respect of siting of non-illuminated directional sign to the 12th Century Stag Inn at land off North Devon Link Road, Rackenford, Devon, EX16 8ET	Full planning refusal	22 January 1998

Constraints/Planning Policy

Constraint / Local Plan Policy	Distance (Metres)
Advert Control Area Area of Special Advert Control	Within constraint
Landscape Character is: 1F Farmed Lowland Moorland and Culm Grassland	Within constraint
USRN: 27502200 Road Class:A Ownership: Highway Authority	12.18
USRN: 27503303 Road Class:C Ownership: Highway Authority	9.19
USRN: 27504979 Road Class:C Ownership: Highway Authority	5.82
Within 25m of Mid Devon District Council	Within constraint
Within:, SSSI 5KM Buffer in North Devon,consider need for AQIA if proposal is for anaerobic digester without combustion plant	Within constraint
Within:Culm Grasslands, SAC 10KM Buffer if agricultural development consider need for AQIA	Within constraint
SSSI Impact Risk Consultation Area	Within constraint
SSSI Impact Risk Consultation Area	Within constraint
DM01 - Amenity Considerations DM02 - Environmental Protection DM03 - Construction and Environmental Management DM04 - Design Principles DM05 - Highways DM06 - Parking Provision DM08 - Biodiversity and Geodiversity DM08A - Landscape and Seascape Character DM14 - Rural Economy ST01 - Principles of Sustainable Development ST01 - Principles of Sustainable Development ST02 - Mitigating Climate Change ST03 - Adapting to Climate Change and Strengthening Resilience ST04 - Improving the Quality of Development ST05 - Sustainable Construction and Buildings	

Consultees

Consultee Responses are being collated for the full report to committee however can be found at the following link:

[Planning application: 74775 - Council Services \(northdevon.gov.uk\)](http://northdevon.gov.uk)

Neighbours / Interested Parties

Comments	No Objection	Object	Petition	No. Signatures
0.00	0.00	9	0.00	0.00

The following matters have been raised by public objections to the development which will be addressed in the subsequent full report to committee:

- Highways and access
- Industrial uses on agricultural land
- Landscape impact
- Impact on wildlife

Considerations

Proposal Description

This application seeks a hybrid planning permission to provide an Agricultural-Hub comprising:

Area 1: Full Planning Permission for the erection of workshop & storage & distribution uses with ancillary offices, shop & showroom, (sui generis), creation of access and associated works (Phase 1);

Area 2: Outline Application for the erection of buildings 1, 2 & 3 for agri-business uses falling under Use Classes Class E (a) retail, Class E (e) medical services, Class E (g) Business, B2 workshop & B8 storage & distribution with appearance & scale to be reserved matters (Phases 2 & 3)

The proposed site layout is included below:

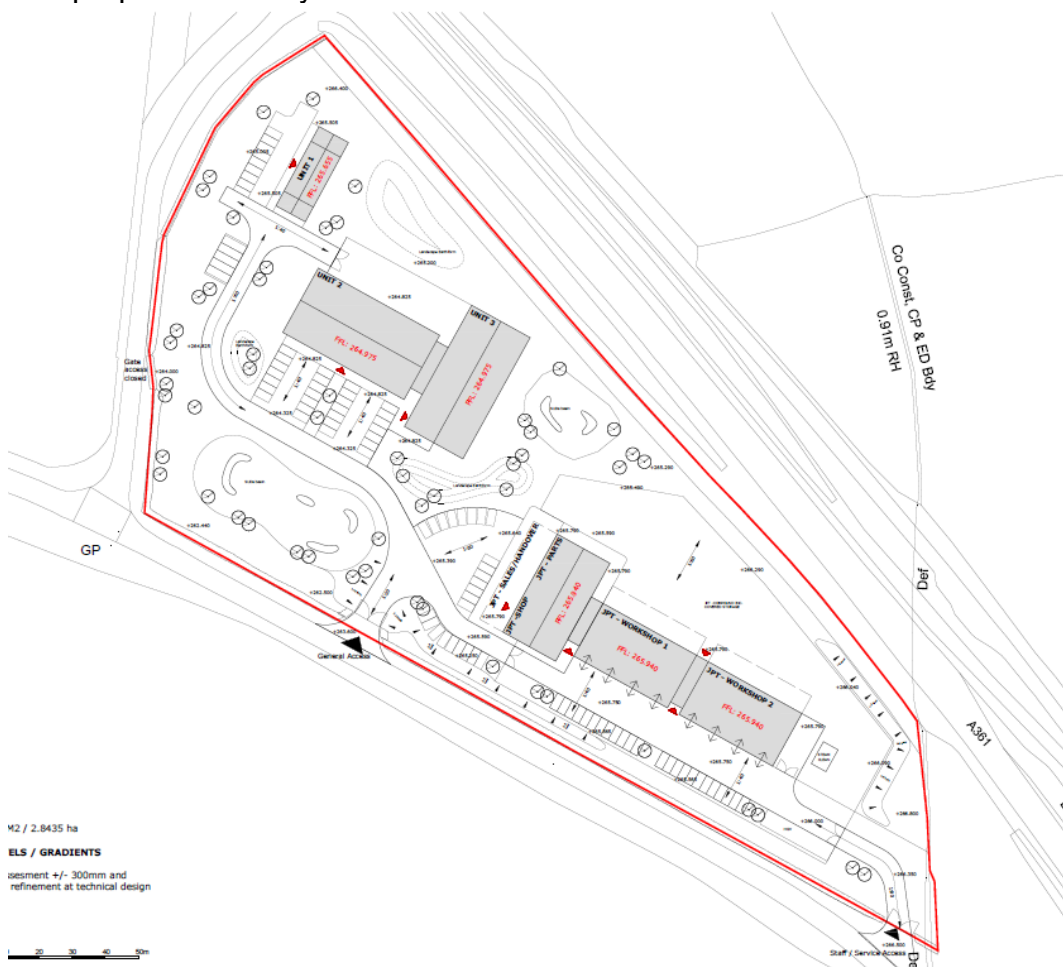


Figure 2: Proposed site plan

Planning Considerations Summary

1. Principle of development and proposed uses.
2. Character and appearance
3. Highway considerations
4. Amenity Impacts
5. Landscape and Ecology
7. Flood Risk and Drainage
8. Planning balance

These matters will be presented in detail again in a subsequent Committee report where the full application will be considered for decision by Planning Committee.

Site visit Itinerary

1. Meet at site entrance – gateway to the south east.
2. Walk over the site to observe site topography and setting.
3. Observe junction with the A361
4. Conclude site visit

Advisories – The site is a grassed field so suitable footwear such as boots or wellies is advised.

There is some parking at the site entrance therefore Councillors are advised to car share where possible as this is limited. Alternatively there is parking at a nearby layby.

END OF REPORT