

From: [Marnie Kaneko](#)
To: [Noel Bourke](#)
Subject: RE: Notice of Hearing (representation copy) SAUNTON VINEYARD LTD,
BROAD LANE, BRAUNTON, DEVON, EX33 IJF
Sent: 25/04/2024 16:28:31

Noel,

I visited the site today, and following this the enforcement case has now been closed. The reasoning for this decision is below.

“The use of the vineyard as commercial – for tours, selling and serving of wine has not taken place for more than 28 days per calendar year. There is also no evidence to suggest that the proposed days for this use is intended to exceed this period. The use of the land, including the use of the moveable horsebox and tables/chairs on the land is therefore considered to fall under Schedule 2, Part 4, Class B – temporary use of land of the Town and Country Planning (Permitted Development Rights) Order 2015. No further action is required in this respect.

The existing barn on the land and associated curtilage is Class E – this has been permitted under Schedule 2, Part 3, Class R of the Town and Country Planning (Permitted Development Right) Order 2015 and the Council has been notified of this as required under condition R.3(1a). No further action is required in this respect.

The horsebox is a temporary structure and can be easily removed from the land. As when tours are not given, the horsebox is used for agricultural purposes this is not considered to constitute development. No further action is needed in this respect.

On the basis that the table and chairs are not used for a commercial use outside of the tour days, the placement of these table and chairs is not considered to constitute development. No further action is needed in this respect.

For the reasons set out above, the temporary use of the land for tours, serving and selling of wine, the siting and use of the moveable horsebox, and the siting and use of the tables/chairs are not considered to require a formal planning application and no further action is necessary.

As we have not established a breach of planning control, we do not intend to take any further action at this time.”

To confirm, this decision was signed off by my manager.

On this basis, I do not think it is necessary for me to attend the hearing – unless you think otherwise?

Thank you,
Marnie

Marnie Kaneko | Senior Planning Officer | Strategic Development & Planning | Place Services
(Working days: Monday – Thursday)
North Devon Council | Barnstaple

www.northdevon.gov.uk

From: Noel Bourke [REDACTED]
Sent: 25 April 2024 12:33
To: [REDACTED]
Subject: Notice of Hearing (representation copy) SAUNTON VINEYARD LTD, BROAD LANE,
BRAUNTON, DEVON, EX33 IJF

Hi Marnie,
Please find attached a Notice of Hearing in relation to Saunton Vineyard. Can you please confirm if you will be attending?
Kind Regards,
Noel