PLANNING PORTAL

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H02-0136-15

Prior Approval of Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and for Associated Operational Development*

FILE COPY

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995 (as amended)

*Development is not permitted where the proposed change of use would result in more than 3 dwellinghouses that have a cumulative floor space of more than 450 square metres being created within an "established agricultural unit" (which means agricultural land occupiec as a unit for the purposes of agriculture on or before 20 March 2013, or for ten years before the date the proposed development will begin). Development is not permitted where the building is listed, the site is or contains a scheduled monument, is located on Article 1(5) land, or in a site of special scientific interest, a safety hazard area or a military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification 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.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	
First name:	
Last name:	
Company (optional):	Executors of S J Grundy Deceased
Unit:	
House number:	
House suffix:	
House name:	C/O Middlemoor
Address 1:	Little Postland
Address 2:	Whaplode Drove
Address 3:	
Town:	Spalding
County:	Lincs
Country:	
Postcode:	PE12 0SP

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	G R Merchant Ltd
Unit:	4
House number:	
House suffix:	
House name:	
Address 1:	Wrights Mews
Address 2:	12A Park Road
Address 3:	
Town:	Holbeach
County:	Lincs
Country:	
Postcode:	PE12 7EE

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:		Building suffix:	
Building name:	The Hollies Farm Yard				
Address 1:	Back Bank				
Address 2:	Whaplode Drove				
Address 3:					
Town:	Spalding				
County:	Lincs				
Postcode:	PE12 0TT				

4. Description of proposal

If the building was not in use immediately before 20th March 2013, what date was it last in use? (DD/MM/YY) Un-known

What was the use of the building immediately before 20th March 2013 or the last use before that date?

Livestock Buildings, Hay / Straw Storage and Storage of Agricultural Implements. etc.

If the building was brought into use after the 20th March 2013, what date was it brought into use? (DD/MM/YY) N/A

Please provide details of its use since it was brought into use:

N/A

Is the site currently occupied under an agricultural tenancy agreement? Yes ☐ No ☒

If yes, I/we confirm that both parties to that agreement have consented to the change of use: ☐

Please attach written confirmation from the landlord and tenant confirming they both agree to the change of use.

Has an agricultural tenancy agreement been terminated in the year before development is proposed to begin for the purpose of carrying out the change of use? Yes ☐ No ☒

If yes, I/we confirm that both parties have agreed that the site is no longer required for agricultural use: ☐

Please attach written confirmation from the landlord and tenant confirming they both agree that the site is no longer required for agricultural use.

What is the total number of proposed dwellinghouses that will be developed within the established agricultural unit (*including the number of dwellinghouses already developed under Class MB of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564)*? Three

Please specify (*including any floor space that has already changed use to a dwellinghouse under Class MB of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564)*:

The cumulative floor area of building which is proposed to change use:	387m2
The cumulative area of land within its curtilage which is proposed to change use:	0.34 Ha

4. Description of proposal (Continued)

Please describe the proposed development, including relevant information on the siting and location of the building:

The proposal is to renovate the existing brick built barns to create 3 No - residential units. The renovation to be carried out as the attached plans and as recommended in the Structural Report by SRC Ltd.

Please give any relevant information on transport and highways, contamination and flooding risks on site. A flood risk assessment should be provided with the application in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

Transport & Highways :- Back Bank is a rural unclassified road which is capable of serving additional traffic from the proposal.
Noise :- There are no businesses that would cause noise to the proposal.
Contamination :- No known problems (no contamination condition attached to H02-1075-13).
Flood Risk :- See Environment Agency letter dated 11th September 2013.
Ecology :- See Protected Species Survey (Dec 2013) Scarborough Nixon Associates Ltd.
Archaeology :- Archaeology Building Recording required to be dealt with by condition.

Please give a description of any exterior alterations which are proposed to the building including information of any intended partial demolition reasonably necessary to carry out these works, work involving the installation or replacement of windows, doors, roofs, exterior walls and work involving the installation or replacement of water, drainage, electricity, gas or other services.

See preliminary Structural Report by SRC Ltd, together with application plans:-
2717-14-01- Site & Location Plans - Existing, 2717-14-02 - Elevations & Plan of Barn A - Existing, 2717-14-03 - Plan of Barn B - Existing, 2717-14-04 - Plan of Barn C - Existing, 2717-14-06 - Elevations of Barns B & C - Existing, 2717-14-07 - Plans & Elevations of Converted Barn A - Proposed, 2717-14-08 - Plan of Converted Barn B - Proposed, 2717-14-09 - Plan of Converted Barn C - Proposed, 2717-14-10 - Elevations of Converted Barns B & C - Proposed, 2717-14 - SRC Drawing - Site Survey 2717-14-12 - Site & location plans - proposed.

Existing Accesses off Back Bank to be utilised.

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically). ☒

A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. ☒

The correct fee. ☒

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