

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H12-0289-23 **Applicant:** Mr & Mrs E Harris
Proposal: Change of use of barn to residential dwelling
Location: Red Mayes Farm Lime Walk Long Sutton
Terminal Date: 19th May 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2021

T & CP (GPD) Order 2015

Class Q

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	1	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is for a change of use of an existing building into a 3 bed dwelling under Class Q of

Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

Site Description

The building is metal clad and has been used for the storage of timber in conjunction with an existing business to the south involving the storage and manufacture of timber products.

An associated car park, plus residential properties, are situated to the east. Agricultural land is located to the north and west.

Relevant Planning History

H12-0086-03 - LDC - Use of site for the storage and manufacture of timber products - Granted 15 April 2003

H12-1336-03 - Full - Use of land in conjunction with existing business involving the storage and manufacture of timber products, plus erection of new storage building (part retrospective) - Granted 5 April 2004

Consultation Responses

Lutton Parish Council

No response received.

LCC Highways/SUDs

No objections subject to conditions.

Environmental Protection

Request contaminated land condition.

Environment Agency

As this development poses an unacceptable risk to life and property from flooding, we object to this application and recommend that planning permission is refused.

Public

No comments received.

Planning Considerations

Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 indicates that the following is permitted development:

- a) a change of use of a building and any land within its curtilage from a use as an agricultural building to use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; and
- b) building operations reasonably necessary to convert the building referred to in paragraph a) to a use falling within Class C3 (dwellinghouses) of that schedule.

Paragraph Q.1 sets out the circumstances where development is not permitted. They include the following:

- (a) the site was not used solely for an agricultural use as part of an established agricultural unit -
 - (i) on 20th March 2013, or
 - (ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or
 - (iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins.

The building to which this application relates has been used for the storage of timber in conjunction with an existing business to the south involving the storage and manufacture of timber products.

There is no evidence to indicate that it was in agricultural use on 20 March 2013. Consequently, the proposal is not permitted development under class Q.

Conclusion

The proposal does not constitute permitted development under Class Q.