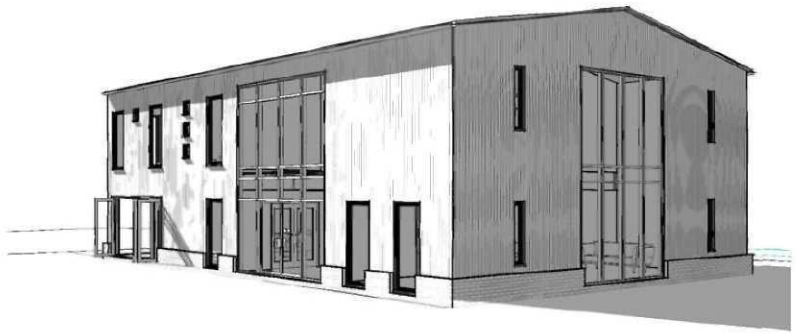
Agricultural barn at Eaugate Road
Moulton Eaugate
SPALDING
PE12 0SZ

Prior Notification – Change of use of agricultural barn to dwellinghouse (Use Class C3)

Applicant: Woodgate Farms Ltd.



Contents

1. Introduction and summary. 2
2. The site and application 4
3. The proposal..... 5
4. Assessment against Class Q – agricultural buildings to dwellinghouses 6
5. Flood risk assessment – site is Zone 1..... 10

Matrix Planning Ltd
36 Stamford Road, Market Deeping,
Peterborough, PE6 8AB
01778 343 659
07789 483 134
gordon@matrixplanning.co.uk
www.matrixplanning.co.uk

SMARTER PLANNING CHAMPION

RTPI
mediation of space · making of place

1. Introduction and summary.

This is an application for a determination as to whether the *prior approval* of the local planning authority is necessary for the change of use. This prior approval will be in respect of transport, highways and noise impacts of the development, and also as to the flooding and contamination risks on the site, and whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to dwelling house.

In addition, we ask whether the prior approval of the authority will be required for the design or external appearance of the building.

The procedure for prior approval is set out in the *Town and Country Planning (General Permitted Development) (England) Order 2015.*

This procedure was amended in April 2015 to make clear that the local planning authority must only consider the National Planning Policy Framework to the extent that it is relevant to the matter on which prior approval is sought, for example, transport, highways, and noise.The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can only consider whether the location and siting of the building would make it impractical or undesirable to change use to a house. Full guidance is provided in the NPPG (the advice was refreshed in April 2015)

The extent of the proposed building operations are minimal and well with the allowed building operations necessary to convert the building. The resultant conversion will be within the present building envelope. As shown in the following review, there are no adverse traffic, flood risk, noise or contamination issues.





3

Source: Bing and Google

2. The site and application

The building is shown below, and is presently in use by the applicant. It is a single skinned structure on a steel frame. The lower portion is a blockwork structure, with corrugated sheeting above. Internally it has been proofed against weather with a sprayed insulation. It has been built on to a substantial concrete floor slab.

Access to the public highway is via a small bridge over Freshwater Drain.









3. The proposal

The form of the present building is to be retained with sufficient modification to allow it to be used for residential purposes. The present building is a stable structure with a substantial concrete floor slab/raft foundation (of sufficient substance to take the weight of agricultural machinery).

The external cladding and roof structure will be retained with window and door insertions. The existing steel stanchions will be incorporated in the conversion. Loading for the new first floor will be integrated with the present steel structures and the present concrete floor slab.

New structural elements are not proposed.

The building's existing internal insulation will be brought up to a residential standard.

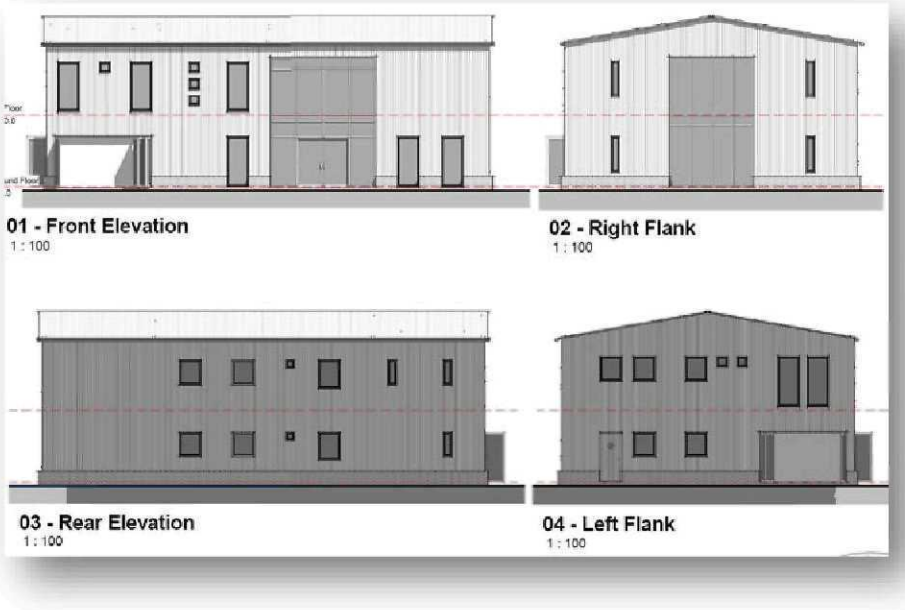
Internal partitions will be installed with a new ceiling at the upper level.

Internally, the present ground floor will be raised to incorporate ground floor insulation, and damp proof membranes.

Power and water connections already exit. A new treatment plant will be installed for foul drainage.

Externally, a decorative brick plinth will envelope the base of the building to offer a unifying design feature. The blockwork at the base of the structure will be rendered or painted.

Further details may be required by condition.



4. Assessment against Class Q – agricultural buildings to dwellinghouses

Full Extracts from the GPDO 2015 in italic	
Q. Development consisting of— (a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a 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.	

Q.1 Development is not permitted by Class Q if—	**How the proposal complies**
(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 is part of the wider Woodgate Farm. It was in use for agricultural purposes before and on March 2013, and is presently used for miscellaneous purposes including storage of agricultural equipment, and grading of flowers. There is an obvious area of unenclosed open land adjacent that defines its curtilage.
(b) the cumulative floor space of the existing building or buildings changing use under Class Q within an established agricultural unit exceeds 450 square metres;	GFA is 400m2
(c) the cumulative number of separate dwellinghouses developed under Class Q within an established agricultural unit exceeds 3	Not applicable

Q.1 Development is not permitted by Class Q if—	**How the proposal complies**
(e) less than 1 year before the date development begins— *(i) an agricultural tenancy over the site has been terminated, and* *(ii) the termination was for the purpose of carrying out development under Class Q,* *unless both the landlord and the tenant have agreed in writing that the site is no longerrequired for agricultural use;*	Not applicable
(f) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural *buildings and operations) has been carried out on the established agricultural unit—* *(i) since 20th March 2013; or* *(ii) where development under Class Q begins after 20th March 2023, during the period* *which is 10 years before the date development under Class Q begins;*	Not applicable
(g) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;	The conversion is inside the present building envelope.
(h) the development under Class Q (together with any previous development under Class Q) *would result in a building or buildings having more than 450 square metres of floor space* *having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;*	The conversion is less than 450m2.
(i) the development under Class Q(b) would consist of building operations other than— *(i) the installation or replacement of—* *(aa) windows, doors, roofs, or exterior walls, or* *(bb) water, drainage, electricity, gas or other services,* *to the extent reasonably necessary for the building to function as a dwellinghouse;and* *(ii) partial demolition to the extent reasonably necessary to carry out building operations* *allowed by paragraph Q.1(i)(i);*	The conversion works are shown on the submitted plans. All present walls and roof is to be retained with adaptations as shown in the plans.

Q.1 Development is not permitted by Class Q if—	**How the proposal complies**
(j) the site is on article 2(3) land;	Not applicable
(k) the site is, or forms part of— *(i) a site of special scientific interest;* *(ii) a safety hazard area;* *(iii) a military explosives storage area;* *(l) the site is, or contains, a scheduled monument; or* *(m) the building is a listed building.*	Not applicable
Conditions *Q.2—(1) Where the development proposed is development under Class Q(a) together with* *development under Class Q(b), development is permitted subject to the condition that before* *beginning the development, the developer must apply to the local planning authority for a* *determination as to whether the prior approval of the authority will be required as to—*	
(a) transport and highways impacts of the development,	The site has good and easy access to the main road. The traffic levels for a single dwelling will have no appreciable adverse impact.
(b) noise impacts of the development,	There are no known unduly noisy activities nearby, nor will the use constrain local commercial use
(c) contamination risks on the site	Any risks can be mitigated. As is common with such buildings, it has been used for a variety of agricultural activities over time. Whilst the potential for fuel, waste or chemical spillages cannot be discounted, this will be addressed in detail as part of a Building Regulation or Planning Condition submission. Internally, the floor will be raised to incorporate ground floor insulation and damp proof membranes (such ground barriers could additionally be modified to form a barrier to possible contaminants).

Q.1 Development is not permitted by Class Q if—	**How the proposal complies**
(d) flooding risks on the site,	The site is not in a flood risk area (see plan below in section 5 below)
(e) whether the location or siting of the building makes it otherwise impractical or *undesirable for the building to change from agricultural use to a use falling within Class* *C3 (dwellinghouses) of the Schedule to the Use Classes Order, and*	This agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling. This is not a sufficient reason for refusing *prior approval.* There are no other reason why this is not a reasonable proposal.
(f) the design or external appearance of the building, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.	See Plans
(2) Where the development proposed is development under Class Q(a) only, development is *permitted subject to the condition that before beginning the development, the developer must*	
apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the items referred to in sub-paragraphs (1)(a) to (e) and the provisions of paragraph W (prior approval) of this Part apply in relation to that application. *(3) Development under Class Q is permitted subject to the condition that development under* *Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.*	

5. Flood risk

The site falls inside Zone 3 – no risk. The plans below are from the SHDC 2010 SFRA.

