



Planning Statement

Proposed change of use of agricultural buildings to three dwellings (C3 use class) at Wisteria Farm, North Gate, West Pinchbeck, Lincolnshire, PE11 3TA

Prepared by Strutt & Parker on behalf of J W E Banks & Partners

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1. INTRODUCTION

- 1.1 This planning statement has been prepared by Strutt & Parker on behalf of J W E Banks & Partners to accompany a prior approval application for the change of use of agricultural buildings to three dwellings at Wisteria Farm, North Gate, West Pinchbeck, Lincolnshire, PE11 3TA.
- 1.2 Planning permission is not deemed necessary for the proposed development on the basis that the proposal conforms with the conditions, limitations and restrictions set out in Class Q of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO 2015) as amended by The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018 (GPDO 2018).
- 1.3 Where the proposed development is permitted development under Class Q of the GPDO 2015 and 2018, the applicant is required to apply to the Local Planning Authority for a determination as to whether prior approval is required for the following items:
- Transport and highways impact of the development;
 - Noise impact of the development;
 - Contamination risks on the site;
 - Flooding risks on the site;
 - Whether the location or siting of the buildings makes it otherwise impractical or undesirable for the building to change use; and,
 - The design or external appearance of the buildings.
- 1.4 This document demonstrates that the proposed conversion is permitted development under Class Q of the GPDO 2015 and 2018 and that the impact of the proposed dwellings in respect of the above matters is not significant and should not be subject to prior approval.
- 1.5 Paragraph W of Schedule 2 Part 3 of the GPDO 2015 requires that a prior approval application comprises the following information at the very minimum:
- A written description of the proposed development including any building or other operations;
 - A statement specifying the number of smaller dwelling houses and larger dwelling houses proposed;
 - A statement confirming whether previous development has taken place under Class Q and if so the number of dwelling houses developed;
 - A plan indicating the site and showing the proposed development;
 - The developer's contact address;
 - The developer's email address if the developer is content to receive communications electronically;
 - Where the site is in Flood Zone 2 or 3, a site-specific Flood Risk Assessment;
 - The required fee.
- 1.6 In addition to this Planning Statement this Prior Approval application is accompanied by the following documents:
- Agricultural use statement
 - Architect Drawings
 - existing and proposed elevation plans

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- existing and proposed floor plans
 - existing and proposed site plans
 - block plan
 - Structural appraisal report
 - Flood Risk Assessment and Proposed Floor Levels Report
 - Prior approval application form
 - Current fee in the sum of £238.20 (including service charge)

2. SITE AND BUILDING LOCATION

- 2.1 The site, known as agricultural buildings at Wisteria Farm, is located one mile to the west of Pinchbeck, Lincolnshire. The site is approximately 4 miles to the north-west of Spading and approximately 8 miles to the north-east of Bourne.
- 2.2 The agricultural buildings are located in a rural position but only one mile to the west of Pinchbeck village. The agricultural buildings are surrounded by agricultural land to the north-east and west. To the south of the buildings is Wisteria House. The agricultural buildings are set back from the adopted highway and are well screened by mature trees and hidden by Wisteria House.
- 2.3 The site can be accessed immediately off the adopted highway known as North Gate along the existing private access track shown on Drawing No. 1201/01.
- 2.4 The proposal for the conversion under Class Q relates to the change of use of the existing agricultural buildings and the land within its curtilage into three dwelling houses as outlined on Drawing No. 1201/01. The agricultural buildings are surplus to requirement due to a change in how the agricultural holding is farmed but also due to the age and construction of the buildings, these are not suitable for modern day farm storage requirements and farm machinery.

3. COMPLIANCE

3.1 PERMITTED DEVELOPMENT

- 3.1.1 This section demonstrates that the proposed development is permitted development by virtue of Schedule 2, Part 3, Class Q.1 of the GPDO 2015 as amended by the GPDO 2018.

Agricultural Use

- 3.1.2 The buildings have been in agricultural use as part of an established farming business since at least the 1980s. The accompanying agricultural use statement confirms that the buildings were used solely for agricultural use as part of an established agricultural unit on or before 20th March 2013.

Floor Space

- 3.1.2 It is proposed to convert the buildings into three larger dwellings of 107sqm, 107 sqm and 137 sqm gross internal area

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- Curtilage**
- 3.1.4 The curtilage of the proposed dwellings will not exceed the current footprint of the existing buildings which is 409 sqm. There is sufficient amenity area, car parking, vehicular turning area, bin storage and bike storage within the defined curtilage.
- Number of Dwelling Houses**
- 3.1.5 The proposal is for three larger dwelling-houses.
- Agricultural Tenancy**
- 3.1.6 The buildings do not fall within an agricultural tenancy.
- Development Under Class A(a) or Class B(a) of Part 6 of the Order**
- 3.1.7 There has been no development under Class A(a) nor Class B(a) of Part 6 (agricultural buildings and operations) of the Order on the agricultural unit, since 20th March 2013.
- Other Development Under Class Q of the Order**
- 3.1.8 There has been no previous development under Class Q of the GPDO 2015, as amended in 2018, within the established agricultural unit.
- Extension to Existing Building**
- 3.1.9 The proposed development will not result in an extension of the existing external dimensions of the buildings at any given point.
- Building Operations**
- 3.1.10 The development will not comprise building operations other than the installation or replacement of the following which Class Q allows:
- Windows, doors, roof or exterior walls; or
 - Water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and
 - Partial demolition to the extent reasonably necessary to carry out building operations allowed above.
- 3.1.11 The accompanying structural appraisal report confirms that the agricultural buildings are in a structural stable condition with no indication of significant structural defects or movement. As such these buildings would be suitable for conversion to domestic use. The existing structures can all be retained in any conversion.
- 3.1.12 The extent of building operations is indicated in the accompanying plans and are clearly limited to those works necessary for the building to function as a dwelling.
- 3.1.13 The buildings are constructed to withstand significant loading and as such would not require re-building to become residential dwellings. The buildings are entirely structurally sufficient and do not require any structural alterations. The buildings and their component parts are in good condition and can be converted to dwellings by retaining and utilising the existing elements noted below.

Plot 1

1. The existing openings of the building will be utilised and new openings for windows and doors formed where necessary for the building to function as a dwelling.

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2. The existing brick walls, timber framed roof and concrete floor will be retained. Where necessary, an internal skin and insulation to meet building regulations will be installed.
 3. The existing roof sheets will be replaced with seam zinc roofing.
 4. The existing timber frame with trusses and purlins will be retained.

Plot 2

1. The existing openings of the buildings will be utilised and new openings for windows and doors formed where necessary for the building to function as two dwellings.
2. Internally the existing reinforced concrete structure which has four portal frames will be retained along with the reinforced concrete panels. Where necessary, an internal skin and insulation to meet building regulations will be installed.
3. The existing concrete floor will be retained and the floor level raised in accordance with the accompanying Flood Risk Assessment.
4. The existing concrete purlins to the roof structure, the steel and concrete roofing and purlins to the walls will be retained.
5. The existing roof sheets will be replaced with seam zinc roofing.
6. The existing corrugated sheeting to the elevations will be retained and painted.

North-eastern building

This building will be demolished as part of this application.

The Site

3.1.14 The site is not covered by any of the following designations:

- Article 2(3) land
- A site of Special Scientific Interest
- A safety hazard area
- A military explosives storage area
- A scheduled monument; or
- A listed building

3.1.15 Following the above assessment, it is reasonable to conclude that the proposed development can be considered to comply with the terms and limitations set out under Class Q.1 of Schedule 2, Part 3 of the GPDO 2015 as amended by the GPDO 2018.

3.2 PRIOR DETERMINATION – CLASS Q(a) AND (b)

3.2.1 In accordance with the GPDO 2015 as amended by the GPDO 2018 we request determination as to whether the prior approval of the Local Planning Authority is required for the Class Q(a) and (b) development in regard to:

- Transport and highways impacts of the development;
- Noise impacts of the development;
- Contamination of risks on the site;
- Flood risks on the site;
- 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 (dwelling houses) of the Schedule to the Use Classes Order; and,

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- The design and external appearance of the building.

Transport and Highway Impacts

- 3.2.2 The proposed development will be accessed via the existing private access road shown on Drawing No. 1201/01, which is immediately accessed off the adopted highway known as North Gate. The access is considered to be appropriate for the size and scale of the proposed dwellings and is not expected to result in significant intensification of the use of the site access.
- 3.2.3 The existing access to the site is within a 60mph speed limit zone; however, there is good visibility from the access onto North Gate in both directions and North Gate is a low use, typical country lane. It is not considered that the dwellings will result in a material increase or a material change in the character of traffic in the vicinity of the site.
- 3.2.4 The access to the site will be solely used to access the proposed residential dwellings.

Noise Impacts

- 3.2.4 The proposed residential use of the buildings will not create significant levels of noise pollution. Whilst there will be some noise generated during the conversion period, this will only be temporary and can be limited through considerate contractor working practices to normal working hours.

Contamination Risks

- 3.2.5 A contamination assessment has not been undertaken for this building. If a contamination condition is deemed necessary as the buildings are agricultural, we would be happy to accept such a condition but would be grateful for review of this before it is put forward as a recommendation.

Flooding Risks

- 3.2.6 Parts of the site are identified within Flood Risk Zone 3 as per the accompanying Flood Risk Assessment at **Appendix 4**. It can be seen that approximately 60% of the site is in Flood Zone 3, 30% in Flood Zone 2 and 10% in Flood Zone 1. A site specific flood risk assessment is attached with the application at **Appendix 4** and provides further detail on recommendations and mitigation including raising the finished ground floor level of the proposed converted buildings.

The proposed conversions and any newly created drainage for surface water will ensure that any discharge will not increase the chance of flooding elsewhere.

There will be new drainage facilities installed on site which would provide adequate foul drainage and surface water drainage into soakaways in accordance with building regulations.

Location and Siting

- 3.2.7 The location and siting of the development does not make it impractical nor undesirable to change the use, for the following reasons:
- The conversion of the agricultural buildings will re-purpose under-utilised and surplus to requirements agricultural buildings and provide a range of suitable homes for the local communities housing needs;
 - Suitable vehicular access to the site is already in place, including turning area and access for the existing residential dwelling;

- Although in a rural setting, the buildings are in close proximity to an existing residential property known as Wisteria House and also the village of Pinchbeck;
- The proposed dwellings will not be immediately adjoining other agricultural buildings and are far enough away from the surrounding farmland and farming activities to provide a suitable living environment for future occupants;
- There is existing mature trees and hedging providing natural screening to the existing agricultural buildings and therefore there will be very limited impact of the proposed change of use within the local landscape;
- There is mains water and electricity supplied to the site which can easily be connected to the dwellings;
- There is sufficient curtilage to the buildings to install a private sewerage system and pipework to connect to the dwellings;
- There is a curtilage area associated with the buildings which is appropriate to create amenity space for the dwellings;
- The dwellings proposed are reasonable for the location and will not over-develop the site.

Design and External Appearance

- 3.2.8 The design and materials of the proposed development retains the existing agricultural character of the buildings to the extent reasonably necessary for the buildings to function as dwellings. Retention of this agricultural form and appearance is considered important for the integration of the new dwellings into this rural setting. Existing drawings (Drawing Nos. 1201/02 and 1201/04) and proposed drawings (Drawing Nos. 1201/03 and 1201/05) accompany this submission and show the proposal. Through conversion of these buildings for use as dwellings, the buildings will be improved and retained for years to come, ensuring these buildings do not deteriorate if left as underutilised agricultural buildings that are not appropriate for modern day farming.

Ecology

- 3.2.9 While ecology is not a matter specifically identified for the planning authority's consideration under the prior notification process, other legislation, such as the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010 afford protection to particular species of flora and fauna, and also to important habitats. While development may be permitted by the GPDO (as amended) this does not absolve the developer for the need to comply with these requirements.

Natural Light

- 3.2.10 The proposed layout of each dwelling has been carefully considered to ensure each room has sufficient windows to allow adequate natural light to enter the property. The detailed floor plans (Drawing Nos. 1201/03 and 1201/05) indicate the proposed use of each room and the position and dimensions of windows, doors and walls.

4. CONCLUSION

- 4.1 It is deemed that the proposal for the change of use of the agricultural buildings at Wisteria Farm, Pinchbeck should be considered permitted development under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended by the 2018 Order.
- 4.2 The change of use will not lead to any detrimental adverse effects on traffic, noise or contamination and the siting and location of the buildings are deemed to be acceptable for the proposed use.

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- 4.3 The buildings are deemed capable of functioning as dwellings. Under the rights permitted by the GPDO 2015 (as amended), building operations such as but not limited to, new doors and windows, exterior walls, insulation and new internal walls and flooring, which would be reasonably necessary to convert the building can be undertaken.
- 4.4 It is deemed that the existing buildings are suitable for conversion to residential use. The buildings lend themselves to use as three dwelling-houses and can be easily incorporated into the existing fabric. Building operations can be carried out within the existing framework using the allowances under the GPDO 2015 and 2018.