## Agricultural building at Lynn House Mill Lane Sutton St James PE12 0EJ

## Associated application to the Prior approval application already made, for operational development viz conversion of a barn to a flexible commercial use per Class R

Introduction

An application has been made in accordance with Schedule 2, Part 3, paragraph R.1a of the GPDO 2015 as amended. The agricultural building ('Barn') can be put to flexible uses falling within certain parameters which include Classes B2 B8 and Class E subject to specified limitations and conditions. The applicant's principal activity is fabrication of pipe work in either stainless steel or carbon steels "from the mill". This falls within B2 and R, but it probably also falls within E and B8. There is ancillary processing of that raw goods plus there is within the very broad class E, maintenance of pipe work to support local factories and farmers.

This building has basic cladding, typical of its type seen all over the district and beyond. Cladding the reminder to match would not be a material change to the external appearance of this building, therefore not "development" at all, but the case officer disagreed. Hence this application for "associated operational development" notwithstanding.

There can be no good reason to refuse permission for cladding the rest of the barn as it makes no difference to landscape impact and could have been built that way originally under Pt 6.