SOUTH HOLLAND DISTRICT COUNCIL

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within General Industrial (Class B2), Storage or Distribution (Class B8), Hotels (Class C1), Commercial/Business/Service (Class E), Outdoor Sport or Recreation (Class F2(c)), or for the provision of agricultural training.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R

Publication of applications on planning authority websites

Please note that the information provided on this application form 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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Lynn House

Address Line 1

Mill Lane

Address Line 2

Sutton St James

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE12 0EJ

Description of site location must be completed if postcode is not known:

Easting (x)

539104

Northing (y)

317654

Description

Barn conversion per Class R

Applicant Details

Name/Company

Title

Mr

First name

Danny

Surname

Mitchell

Company Name

Mitch-tech Group Ltd

Address

Address line 1

Lynn House Mill Lane

Address line 2

Sutton St James

Address line 3

Town/City

Spalding

County

Lincolnshire

Country

Postcode

PE12 0EJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

nicholas

Surname

kingsley smith

Company Name

Kingsley Smith Solicitors LLP

Address

Address line 1

The Joiners Shop

Address line 2

Address line 3

The Historic Dockyard

Town/City

chatham

County

Country

Postcode

ME4 4TZ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Is your proposal for a change of use from an agricultural building (and any land within its curtilage) to one of the following uses:
• General Industrial (Use Class B2) for the processing of raw goods, excluding livestock, which are produced on the site and are to be sold on the site (which can also be together with goods ancillary to the processing of those raw goods).
• Storage and Distribution (Use Class B8)
• Hotels (Use Class C1)
• Shops; Financial/Professional services; Restaurants and Cafes; Offices; Business; Indoor Sport; Recreation, or Fitness (Use Class E)
• Outdoor sport or recreation, not involving motorised vehicles or firearms (Use Class F2 (c))
• Use for the purposes of agricultural training

- [x] Yes
- [ ] No

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

- [x] Yes
- [ ] No

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right exceed 150 square metres?

- [x] Yes
- [ ] No

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right exceed 1000 square metres?

- [ ] Yes
- [x] No

Is any part of the land, site or building:
• in a safety hazard area;
• in a military explosives storage area;
• a scheduled monument (or the site contains one)
• a listed building (or within the curtilage of a listed building)

◯ Yes
⊘ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

proposed change to flexible commericial use pursuant to Class R

Please provide details of any transport and highways impacts and how these will be mitigated:

The matter of transport and highway impact is detailed in the supporting argument enclosed with this application.

Please provide details of any noise impacts and how these will be mitigated:

The matter of noise impact is detailed in the supporting argument enclosed with this application.

Please provide details of any contamination risks and how these will be mitigated:

There are no known risks because the barn was simply used to shelter agricultural machinery from the weather

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
• is in Flood Zones 2 or 3; or
• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please see attached FRA

Declaration

I/We hereby apply for Prior Approval: Change of use - agriculture to flexible commercial use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

nicholas kingsley smith

Date

17/06/2026