SOUTH HOLLAND DISTRICT COUNCIL

Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion

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

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

Land at Thistlewood Farm

Address Line 1

Old Fendyke

Address Line 2

Address Line 3

Town/city

Sutton St James

Postcode

PE12 0HE

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

Easting (x)

537794

Northing (y)

317695

Description

Applicant Details

Name/Company

Title

Mr

First name

J

Surname

Steward

Company Name

One Investment Group Ltd

Address

Address line 1

Unit 6 Chelmsford Road, Industrial Estate

Address line 2

Chelmsford Road

Address line 3

Town/City

Dunmow

County

Essex

Country

Postcode

CM6 1HD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Nick

Surname

Seaton

Company Name

Anglia Building Consultants

Address

Address line 1

Villeneuve

Address line 2

Basin Road

Address line 3

Town/City

Outwell

County

Country

Postcode

PE14 8TQ

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.

This permitted development right was amended on 21 May 2024 to broaden the range of buildings that could be converted to dwellings, allow extensions to the building, and to increase the total number of dwellings from 5 to 10.

However, the right was also updated to:

- No longer permit the creation of any dwelling with a floorspace over 150 square metres (previously, 'larger' dwellings could be up to 465 square metres)
- Remove the eligibility of any building that does not have suitable existing access to a public highway (previously, this was not an eligibility requirement)

Proposals that do not meet the above criteria are temporarily allowed to use the previous version of the permitted development right, though this will mean you are not able to benefit from any of the amendments made.

Select the checkbox below if you wish to use the previous version. Otherwise you should continue through this application, which is based on the current legislation as amended.

☑ **I/We confirm that this application will use the permitted development right as it stood prior to 21 May 2024.** In confirming this, I/we understand that:
• The application must be received by the local authority by 20 May 2025 (the payment process on Planning Portal must be completed before the application will be submitted).
• The supplementary information template covering the pre-21 May 2024 eligibility criteria and information requirements must be downloaded, completed and attached as a supporting document.
• Failure to do either of the above could result in application being refused without the fee being refunded.

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place, or that have been terminated in the year before development is proposed to begin, need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is the site currently occupied under any agricultural tenancy agreements?

◯ Yes
⊘ No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

◯ Yes
⊘ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including the siting and location of the building(s)

It is proposed to alterations and change of use of 4 barn to form 4 dwellings, which are situated at Thistlewood Farm, as shown on plans P-24-2451-1 to P-24-2451-15

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Adequate natural light has been provided throughout the proposed dwellings with all habitable rooms provided with natural light via windows and doors

Will the building(s) be extended as part of the proposed development

◯ Yes
⊘ No

NOTE: If using the transitional provision to benefit from the permitted development rights as they stood prior to 21 May 2024, then extensions are not permitted, and you should answer 'No'.

Are any associated building works or other operations required to make this change?

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:
• the installation or replacement of windows, doors, roofs, or exterior walls;
• the installation or replacement of water, drainage, electricity, gas or other services;
• partial demolition to the extent reasonably necessary to carry out the works listed above.

⊘ Yes
◯ No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

Installation of new services, (water electric, communication and drainage etc).
Part demolition of lean too to barn 2
Installation of doors and windows.
Insulation and strengthening of roof, walls and floor.
Installation of a first floor to parts of barn 3.
Raising of ground floor for floor risk

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

The existing site access will remain.
The removal of a number of barn from the site and the intensification of use of the access by the new dwellings should be off set by a reduction in
farm traffic to the site as a result of the proposal and as such, the impact is deemed to have a positive impact on existing highway safety

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

Noise would be as that for standard residential properties, as such the potential noise generation should be reduced as a result of the proposal and should not be considered as a concern.

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

Some of the buildings are known to contain asbestos, although no other signs of contamination were identified on the walk over site survey.
The asbestos should be removed/dealt with the Control of Asbestos Regulation 2012.
It is recommended that should further contamination be found once construction works have begun, the work should be paused immediately and a scheme of works produced and approved before works restart.
Refer also to contamination screening document

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.

The site is within flood zone 3, refer to separate flood risk report submitted with the application

Declaration

I/We hereby apply for Prior Approval: Change of use - agricultural (or former agricultural) buildings to dwellinghouses 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

Nick Seaton

Date

16/10/2025