An application to determine if prior approval is required for a proposed:

Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for 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.

1. Site Address

Number	
Suffix	
Property name	
Address line 1	Orchard Farm
Address line 2	Dowsdale Bank
Address line 3	Shepeau Stow
Town/city	Spalding
Postcode	PE12 0UA

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

Easting (x)	529463
Northing (y)	311393

Description

2. Applicant Details

Title	Mr
First name	A
Surname	Dickens
Company name	
Address line 1	Orchard Farm
Address line 2	Dowsdale Bank

2. Applicant Details

Address line 3	Shepeau Stow
Town/city	Spalding
Country	
Postcode	PE12 0UA

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	M
Surname	Netlau
Company name	Swann Edwards Architecture Limited
Address line 1	Swann Edwards Architecture
Address line 2	Black Barn, Fen Road
Address line 3	Guyhirn
Town/city	Wisbech
Country	
Postcode	PE13 4AA
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

(•) Yes
( ) No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit since 20 March 2013? ( ) Yes (•) No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point? ( ) Yes (•) No

4. Eligibility

Is any part of the land, site or building:
• in a conservation area;
• in an area of outstanding natural beauty;
• in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
• in the Broads;
• in a National Park;
• in a World Heritage Site;
• in a site of special scientific interest;
• 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

5. Agricultural tenants

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

6. Dwellinghouses and floor space

How many smaller dwellinghouses will be created by this proposal?	4
How many larger dwellinghouses will be created by this proposal?	1
What will be the net increase in dwellinghouses? This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dweillinghouses on the site immediately prior to the development.	5

Previous Development

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit?	0
How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?	0

TOTAL DWELLINGHOUSES	5
TOTAL LARGER DWELLINGHOUSES	1

Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres?
(Select 'No' if no larger dwellinghouses have been or will be created).

○ Yes ◉ No

7. Description of Proposed Works, Impacts and Risks

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

Proposed barn conversion to 5 dwellings. Barn proposed to be converted is located on the road frontage of Orchard Farm.

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

○ Yes ◉ No

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.

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

The proposal incorporates creating separate accesses with allocated parking spaces for the dwellings. Cars will have separate access from farm traffic and will not interfere with operation of the farm and vice versa.

7. Description of Proposed Works, Impacts and Risks

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

The impact of construction to the neighbouring dwellings will be reduced by building only during normal business hours. The same thing applies to the noise created by a working farm. The farm only operates during normal business hours and will gradually cease to operate as applicant is looking to retire.

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

No contamination risks have been identified during multiple site visits.

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 building subject to this proposal is located in Flood Zone 1 and as such as Floor Risk Assessment is not required.
National Planning Policy encourages dwellings to be built in areas not prone to flooding.

8. Declaration

I/we hereby apply for prior approval as described in this form 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. ☑

Date (cannot be pre-application)	25/06/2020