

REQUEST FOR PRE-APPLICATION ADVICE
BOTTOM FARM, BREWERS LANE, WEST TISTED, HAMPSHIRE, SO24 0HQ
Possible change of use of agricultural barn to B1 or E?

5: Description of the proposed development

(Please include size and external measurements, if necessary, to include height to eaves/ridge are width, length and distance to nearest boundary. Please also include materials to be used).

Following correspondence with Ellen Owen of EHDC, we have been advised to contact you to discuss the possible change of use of an agricultural barn at Bottom Farm to a B1 light industrial use to regularise what has been over the past year the periodic use of this building as a workshop for the construction and refurbishment of mostly wooden stage props and sets for television programmes.

The barn in question extends to approximately 2,000 ft² (185m²) being approximately 40' x 50' and is 14' to eaves height (see drawing attached). The barn is constructed of steel portal frame under a corrugated fibre cement roof and is clad with vertical timbers over a low concrete block base wall. There is a roller shutter door as the main entrance to the building and a separate pedestrian door. See photographs attached.

The barn has been wholly in agricultural use for general machinery and hay storage/workshop until around October 2019 when part of it also began to be used on an ad hoc basis by the set company. The set company is hired by television production companies as required to create/refurbish sets for programmes. The company has a number of bases around the country depending on the studios and will also work abroad if requested as well. Recent programmes the team has been involved with include the Remembrance Day Service, Michael McIntyre's The Wheel and Tipping Point.

In each case, timber and other materials have been delivered to site, the required sets have been built/refurbished and then the finished items have been taken to the television studios. There are 5 people within the company, not all of whom have tended to be on site at the same time and they have visited the barn either in cars or small vans. Materials have been delivered in transit sized vans (maximum one or two a week whilst on site) or on a 30' flat bed lorry and final sets have been removed in the same way. There has been an occasional larger vehicle used to remove some of the bigger items made which included The Wheel itself. Once the particular set has been finished, there may not be any further activity on site for 1-2 months.

The barn continues to be used for agricultural purposes and it is likely that this shared use would continue but we would like to discuss the possibility of applying for a formal change of use of this building to B1 use. The building is well screened on all sides either by existing hedgerows or by other farm buildings and is at least 40m and three hedges away from the closest neighbouring property as can be seen on the attached landscaping drawing. There are no changes proposed to the construction of the barn or the appearance of it, it is purely a change of use of the inside of it that is being considered.

Neighbouring properties to Bottom Farm include an intensive poultry unit, an intensive equestrian unit, a couple of residential properties and the larger residential property Brewers Farm. We understand that the owners of the property known as Brewers Farm also applied to EHDC in 2016 for the conversion of two agricultural barns within the remainder of the farmyard to their property to B1 and B8 use but subsequently withdrew and changed this application to the conversion of just one of the barns to a four bedroom dwelling which was approved in 2018 (SDNP/18/00223/FUL).