



# Supporting Statement

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Barn Conversion

Poole Meadow Farm, Albrighton

March 2021



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APPLICANT  
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PROJECT  
Barn Conversion  
Poole Meadow Farm, Albrighton.

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# 1. Introduction

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## 1.1 Purpose of this Statement

This document provides supporting information in respect of a request for determination under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015, as amended, for the change of use of an agricultural building to dwelling houses.

## 1.2 The Applicant

The applicants are K & P Miles who own and farm Poole Meadow Farm.

## 1.3 Permitted Conversion Under Class Q

It is important to note that the procedure relates to ‘conversions’ to enable the change of use of an existing agricultural building to a dwelling(s). The regulations allow for operational development such as the building of walls and replacement of roof structures ‘to the extent reasonably necessary for the building to function as a dwelling house’.

The barn for conversion in this instance is considered to fall in line with the permitted development requirements as identified at Section 4.

This is the re-submission of an application already approved under reference 18/03305/PMBPA and so it is already confirmed the proposal is compliant as Class Q permitted development.

## 2. Site and Surroundings

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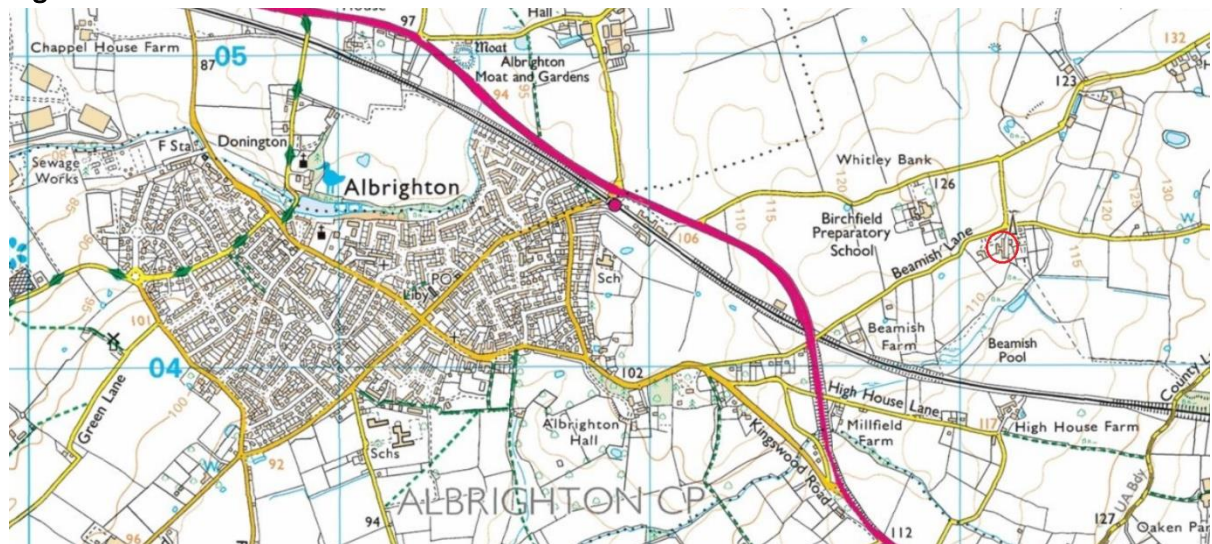
### 2.1 The Site

The proposed barn for conversion is located at Poole Meadow Farm. The farm is located just over 1km east of Albrighton along Beamish Lane. The Barn is a former poultry building built of red brick. The roofing predominantly comprises metal sheeting.

The barn is in a good state of repair, is structurally sound, and is capable of conversion within the remit of Schedule 2, Part 3, Class Q of the GPDO.

A site location plan is shown below.

**Figure 2.1 The Site Location**



## 3. The Proposed Development

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### 3.1 Overview

The proposal is for the conversion of an existing farm building in agricultural use to residential use. The building is constructed of red brick with a metal sheet cladded roof. The barn is structurally capable of conversion.

The development complies with Schedule 2, Part 3, Class Q of the GPDO, and Planning Practise Guidance. This conformity is demonstrated in Section 4 of this report.

### 3.2 The Existing Building

The existing building is in agricultural use, currently used for general farm storage including the housing of farm machinery and tools. The barn is in good condition.

The building is faced in red brick. The roofing predominantly comprises metal corrugated sheeting. The existing internal floor space totals 505.97 square metres. The footprint of the building totals 551.4 square metres.

The existing building can be seen demonstrated at Photo 3.1, Photo 3.2, and the accompanying drawings SA30270\_PL\_01, SA30270\_PL\_02, and SA30270\_PL\_03.

### 3.3 The Proposed Dwelling

#### 3.3.1 External Construction

The proposed conversion will utilise the existing fabric of the building. The external walls will be retained, the structure will remain in situ, but the metal sheet roof cladding will require replacement with metal sheeting fit for residential occupancy.

The conversion includes the insertion of walls, windows, and doors, reasonably necessary to enable the building to function as dwelling houses.

The proposed external appearance of the building can be seen demonstrated at the accompanying drawing SA30270\_PL\_03.

#### 3.3.2 Internal Construction

The proposal will see the conversion of the barn to 4 dwelling houses. Two of the units will comprise smaller dwelling houses at 100 square metres gross internal

floorspace each, and two of the units will comprise larger dwelling houses at 135 square metres gross internal floorspace each.

The internal layout can be seen demonstrated at the accompanying drawing SA30270\_PL\_03.

**Photo 3.1: The agricultural building for conversion (east elevation)**



**Photo 3.2: The agricultural building for conversion (west elevation)**



## 4. General Permitted Development Order Compliance

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### 4.1 Introduction

Schedule 2, Part 3, Class Q of the GPDO sets out that development is classed as permitted development if it consists of a change of use of a building and any land within its curtilage from use as an agricultural building to use falling within Class C3 (dwelling houses). Paragraph Q.1 sets out the circumstances where development is not permitted, and paragraph Q.2 sets out the conditions which apply to Class Q development including the need to submit an application to the local planning authority for determination as to whether the prior approval of the authority will be required.

Class Q identifies two stages of prior approval, Q(a) and Q(b). Applicants can therefore seek prior approval of the change of use in advance of dealing with the operational development matters. This application seeks approval of both stages.

### 4.2 Assessment against Schedule 2, Part 3, Class Q of the GPDO 2015, as amended.

#### 4.2.1 Permitted Development

Permitted development under Schedule 2, Part 3, Class Q of the GPDO consists of:

- a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling with Class C3 (dwelling houses) of the Schedule to the Use Classes Order, or
- b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within class C3 (dwelling houses) of that Schedule.

Section 4.2.2 below assess the proposed development against the criteria where development is not permitted by Class Q.

#### 4.2.2 Assessment of Class Q

Schedule 2, Part 3, Class Q of the GPDO lists a number of instances where development is not permitted. The below table assesses the proposed development against the listed instances.



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**Development is not permitted by Class Q if:****Assessment**

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- a) the site was not used solely for an agricultural use as part of an established agricultural unit—
  - (i) on 20th March 2013, or
    - (aa) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or
    - (bb) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;
- b) in the case of—
  - (i) a larger dwellinghouse, within an established agricultural unit—
    - (aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or
    - (bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;
- c) in the case of—
  - (i) a smaller dwellinghouse, within an established agricultural unit—
    - (aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or
    - (bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;
- d) the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following—
  - (i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;
  - (ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

The site was in agricultural use as part of an established agricultural unit on 20<sup>th</sup> March 2013 and still is. The building is used for storing farm machinery and tools, and was formerly a poultry building.

No Class Q development has taken place at the agricultural unit to date.

This application proposes two larger dwellinghouses with internal floor areas of 135 square metres each. Therefore the development will not exceed 3 larger dwellinghouses nor 465 square metres floor space.

As stated above, no Class Q development has taken place at the agricultural unit to date.

This application proposes two smaller dwellinghouses with internal floor areas of 100 square metres each. Therefore the development will not exceed five smaller dwellinghouses and the floor space of each of these smaller units will not exceed 100 square metres.

No Class Q development has taken place at the agricultural unit.

The proposed development will not exceed the permitted thresholds for larger dwellinghouses.

The proposed development will not exceed the permitted thresholds for smaller dwellinghouses.

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**Development is not permitted by Class Q if:****Assessment**

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| e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;   | There is no agricultural tenancy in place.   |
| f) less than 1 year before the date development begins—<br>(i) an agricultural tenancy over the site has been terminated, and<br>(ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;  | There has been no agricultural tenancy at the site within the last year  |
| g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit—<br>(i) since 20th March 2013; or<br>(ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;   | No Part 6 development has taken place at the unit since 20 <sup>th</sup> March 2013                            |
| h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;   | The development will not extend beyond the existing external dimensions of the building at any point           |
| i) the development under Class Q(b) would consist of building operations other than—<br>(i) the installation or replacement of—<br>(aa) windows, doors, roofs, or exterior walls, or<br>(bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and<br>(cc) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i); | No building operations will take place other than those listed.  |
| j) the site is on article 2(3) land;   | The site is not on article 2(3) land   |
| k) the site is, or forms part of—<br>(i) a site of special scientific interest;<br>(ii) a safety hazard area;<br>(iii) a military explosives storage area;   | The site is not, and does not form part of a SSSI, a safety hazard area, or a military explosive storage area. |
| l) the site is, or contains, a scheduled monument; or  | The site is not, and does not contain a scheduled monument   |

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**Development is not permitted by Class Q if:****Assessment**

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m) the building is a listed building

The building is not listed

### 4.2.3 Conditions of Class Q

(1) Where the development proposed is development under Class Q (a) together with development under Class Q (b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to-

- a) transport and highways impact of the development,
- b) noise impacts of the development,
- c) contamination risks of the development,
- d) flooding risks on the site,
- e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order, and
- f) the design or external appearance of the building, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(2) where the development proposed is development under class Q (a) only, development is permitted subject to the condition that before the beginning of the development, the developer must apply to the local Planning Authority for a determination as to whether the prior approval of the authority will be required as to the items referred to in sub paragraphs (1)(a) to (e) and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(3) Development under Class Q is permitted subject to the condition that development under Class Q(a) and under class Q (b), if any, must be completed within a period of 3 years starting with the prior approval date.

### Transport and highways impact of the development

The proposed development will not result in a material increase or a material change in the character or traffic in the vicinity of the site. The site is located just over 1 km east of Albrighton and the predominant surrounding uses are residential and agricultural.

## **Noise Impacts of the Proposed Development**

The development will not give rise to an unacceptable increase in noise, and the surrounding land uses will not have a detrimental impact in terms of noise on the proposed dwelling.

## **Contamination risks on the site**

The site is not contaminated land, and the change of use will not result in the site becoming contaminated land.

## **Flooding risks on the site**

The site is located within Flood Zone 1 – land assessed as having less than 1 in 1000 annual probability of river or sea flooding (<0.1%).

## **The location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order**

The conversion of the building to residential use is neither impractical nor undesirable. This point is discussed in further detail and confirmed below.

## **The Design or external appearance of the building**

The conversion will utilise the existing brick walls and structure, and the roof cladding will be replaced by new metal sheet cladding suitable for residential use. The conversion will improve the appearance of the existing building and site as whole.

## 5. Conclusion

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This Supporting Statement has clearly demonstrated that the proposed development aligns itself with Schedule 2, Part 3, Class Q of the General Permitted Development Order (GPDO) 2015, as amended.