

SUPPLEMENTARY PLANNING INFORMATION

For

Notification for prior approval for the proposed change of use of an agricultural building to a dwelling house (Class C3) and associated operational development under The Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b)

At

Common Barn Farm, Woodgate Road, Lower Bentley,
Bromsgrove, B60 4HZ

Applicant

Mr R Cheape

Agent

Melanie Holt BA (Hons) PgD MRICS FAAV

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PARTICULARS

Document title	Supplementary Planning Information
Proposal	Proposed change of use of an agricultural building to a dwelling house (Class C3).
Applicant details	Mr R Cheape
Site details	Common Barn Farm, Woodgate Road, Lower Bentley, Bromsgrove, B60 4HZ
Prepared by	Melanie Holt April 2021
Submitted by	Melanie Holt BA (Hons) PgD MRICS FAAV
Agent details	The Rural Planning Co Tel: 01299 667344 Email: team@theruralplanningco.co.uk

1.0 Introduction

This document comprises planning information in support of an application for prior notification for the change of use of one agricultural building to residential (C3) use including associated building works at Common Barn Farm, as shown edged red on the attached site plan. Means of vehicular access off the road is indicated in green.

The application is made under The Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b), as amended.

2.0 Details of the property

Address of property	Common Barn Farm, Woodgate Road, Lower Bentley, Bromsgrove, B60 4HZ.
Applicant	Mr R Cheape
Agent	Melanie Holt, The Rural Planning Co, The Farm Office, Millridge Farm, Parsons Lane, Hartlebury, Nr Kidderminster, Worcestershire, DY11 7YQ.
History of the site	The building included within this application is in agricultural use within the farming business and was so on 20 th March 2013. This includes use for the last 10 years as a hay and small agricultural equipment store.

3.0 Criteria for Class Q under Q.1

a) Agricultural use and agricultural unit	The building is currently used as a hay store. Common Barn Farm is an established agricultural unit, extending to 30.57 acres of livestock grazing, permanent pastureland. Originally comprising farmhouse, buildings and land, the farmhouse and some of the outbuildings have subsequently been let out independently of the remaining farming unit and utilised as stables. The land is utilised as livestock grazing and the remaining traditional building is now of limited use as agricultural small storage.
b) Larger dwelling houses	No larger (over 100m ²) dwellings house are proposed.
c) Smaller dwelling houses	The cumulative number of separate smaller (not exceeding 100m ²) dwelling houses on the holding is one, extending to a gross internal floorspace of 100m ² The building footprint extends to approximately 67m ² GEA as existing. The area of external curtilage to be provided extends to no more than the footprint of the building.

<p>d) Cumulative dwelling houses</p>	<p>The development on this holding under Class Q both within this application and under previous development under Class Q will not result in either:</p> <ul style="list-style-type: none"> i) larger dwelling houses having more than 465m² of floor space ii) cumulative number of separate dwelling houses exceeding a total of 5
<p>e) Agricultural tenancy</p>	<p>No agricultural tenancy exists.</p>
<p>f) Termination of agricultural tenancy</p>	<p>N/A</p>
<p>g) Use of permitted development rights</p>	<p>No other development has taken place on this holding under Class A (a) or Class B (a) of Part 6 of the General Permitted Development Order since 20th March 2013.</p>
<p>h) External dimensions</p>	<p>The proposed development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.</p>
<p>i) Building operations / schedule of works</p>	<p>Building operations to the existing structure will be minimal; please see the existing and proposed elevations.</p> <p>The barn is a two-storey traditional brick and tile agricultural building with concrete floor and open plan ground floor area.</p> <p>A structural survey has been carried out and the report is submitted with this application, which confirms that the building is 'of solid brick construction' 'in reasonable condition with evidence of normal ageing and weathering'. The report advises that the 'walls are capable of repair and retention' and that 'rebuilding of the walls is not necessary'.</p> <p>The existing structure; walls and roof including roof trusses, will be retained and are capable of conversion to a residential dwelling 'without the need for reconstruction'.</p> <p>A first and second floor are proposed in parts, as internal works. The existing walls are capable of supporting the proposed load without structural additions.</p> <p>The introduction of glazing will be required to allow sufficient natural light as well as utilities installations including electricity, water and space heating.</p> <p>Installation of internal insulation and damp proofing will be required.</p>

j) Protected areas	The site is not on land protected under article 2(3) and is not a conservation area, Area of Outstanding Natural Beauty, National Park, Broads, or World Heritage Site.
k) Site constraints	The site is not: <ul style="list-style-type: none"> i) A site of special scientific interest ii) A safety hazard area iii) A military explosives storage area
l) Scheduled monument	The site is not, nor does it contain a scheduled monument.
m) Listed building	The building is not listed, nor within the curtilage of a listed building.

Conditions under Q.2 (1)

a) Transport and highways	It is proposed to utilise the existing farmyard access, as shown on the submitted plans. No new or amended access is required.
b) Noise impacts	The proposed residential use will have no adverse noise impact, being situated adjacent to the existing independent residential occupation of the farmhouse and other neighbouring buildings being ancillary to that use. The proposal will neither impact nor be impacted upon by the ongoing farming operations on the holding.
c) Contamination	There are no contamination risks identified on the site. The building has not been used to store hazardous materials, including pesticides, herbicides, fungicides, bactericides, sewage sludge, farm waste, hydrocarbons from farm machinery or for asbestos disposal. The building has been used for the storage of hay, small implements and equipment. The building has an existing concrete floor. There are no known cases of spills or leaks which would give rise to contamination concerns.
d) Flood risk	The site is outside any areas at risk of flooding from rivers and seas, reservoirs or surface water as designated by the Environment Agency, and no known flooding issues have occurred on the site.
e) Suitability of the site – impractical or undesirable	The location, siting and orientation of the building is considered suitable and acceptable for residential use. The proposed dwelling would be located near to an existing dwelling at the farm and which would not be adversely impacted upon by the proposal.

	<p>National Planning Practice Guidance published in March 2015, as amended, clarifies the approach which should be taken by LPAs in making any judgement and sets out that the LPA should not consider tests from the NPPF except where these are relevant to the subject matter of the prior approval.</p> <p>The location allows for reasonable connection to services and the proposal is not unrealistic or unfeasible.</p> <p>Furthermore, the proposal would not be harmful or objectionable; it is not sited next to any land uses which could be considered damaging or detrimental to the proposal.</p>
f) Design and appearance	<p>The proposals for the design and appearance of the building are shown on the proposed elevations drawings. The nature and appearance of the building will not be inappropriate in the rural setting, retaining and enhancing the traditional character and appearance of the building.</p> <p>The design of the conversion has been carefully considered to maintain and enhance the visual appearance and setting of the building as well as to maximise the use of the space. Elements of internal height and space have been retained in reference to the original use of the building whilst providing a practical and useful living space. Traditional materials are proposed in the design in order to maintain and enhance the traditional agricultural building form and architectural style of the building.</p> <p>Materials used will be of a high quality and works will be carried out to the highest standard, to ensure that the building is well constructed and energy efficient.</p>
g) Adequate natural light	<p>The submitted elevation and floorplan drawings show that appropriate natural light is provided to all habitable rooms of the dwelling house.</p>

4.0 Conclusion

We submit that this proposal for the change of use of an agricultural building to residential (C3) is in accordance with the criteria set out with The Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b) as amended, and as such, does not require the Authority's prior approval as to;

- (a) transport and highways impacts of the development,
- (b) noise impacts of the development,
- (c) contamination risks on the site,
- (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 (dwellinghouses) of the Schedule to the Use Classes Order,
- (f) the design or external appearance of the building and
- (g) the provision of adequate natural light in all habitable rooms of the dwellinghouse

We should be grateful to receive confirmation in due course and would be happy to provide clarification on any issue should this be required by the Local Planning Authority.

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