



Chadwick Town Planning

Development Management
Buckinghamshire Council
Aylesbury Vale Area
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

8th November 2021

Our Ref: APL003/dc

Dear Sir/Madam

Town and Country Planning Act, 1990 (as amended)

Planning application for the retention of office use (Class E (g)(i)) associated vehicle parking/turning facilities and minor alterations to the building (Retrospective)

Part Unit 1, Beeches Farm, Icknield Way, Drayton Beauchamp, Tring, HP23 4LA

We write on behalf of our client, Archaylen Property Limited, to submit this retrospective planning application for the retention of office use, associated vehicle parking/turning facilities and minor alterations to the building at Unit 1, Beeches Farm, Upper Icknield Way, Drayton Beauchamp, near Tring, HP23 4LA. The office use would have formerly fallen within Use Class B1(a) but now falls within the new Use Class E(g)(i) of the *Town and Country Planning (Use Classes) Order, 1987 (as amended)*.

Proposed Development

The description of the proposal is:

Retention of office use within the new Use Class E(g)(i) of the Town and Country Planning (Use Classes) Order, 1987 (as amended), associated vehicle parking/turning facilities and minor alterations to the building

It should be noted that the operational development and external alterations to the building – comprising the insertion of brown windows and doors – were mainly undertaken around 2003 and then completed in 2016, both well over four years ago and therefore immune from enforcement action by virtue of Section 171B(1) of the *Town and Country Planning Act, 1990 (as amended)*, but included in the current application for completeness.

Background

There is a Certificate of Lawful Use for B8 Storage and Distribution uses within most of Unit 1 (LPA Ref.No.19/02911/ACL).

Elsewhere on the site, the adjacent building, Unit 2/Shed B, secured "Prior Approval" in 2019 (19/02629/COUAF) for 'a flexible commercial or sui generis use' for 500sqm under Class R, Part 3 of the *Town and Country Planning (General Permitted Development) Order, 2015*. There is another Class R application pending for another part of this building and another to the north with related curtilage (21/04040/COUAF).

Chadwick Town Planning Limited

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An application for the redevelopment of the former agricultural buildings and approved/authorised uses to a rural business and enterprise hub (21/02895/APP) remains undetermined at present. During the consideration of this application the Council raised queries about the extent of the lawful and non-agricultural uses on the site despite these being, in the case of the office use and related works, in existence for many years. This application seeks to regularise the planning situation.

Development Plan and Other Material Considerations

Beeches Farm lies in the Green Belt but the development is in accordance with Policy S4 of the recently adopted *Vale of Aylesbury Local Plan (VALP)* as it is 'appropriate' development in the Green Belt involving the [retrospective] conversion – with physical works undertaken more than 4 years ago – of a building of permanent and substantial construction to office use where there is no greater impact on the openness of the Green Belt and the form, bulk and design of any conversion is in keeping with the surroundings and does not involve major or complete reconstruction. It is also in accordance with Policy D6 of the VALP, which supports the appropriate re-use or replacement of an existing building provided this is well designed, appropriate to its context having regard to the scale of the proposal, location and impact on the surrounding area.

It also complies with Government advice in the *National Planning Policy Framework (NPPF)*. The NPPF is not only supportive of the expansion of businesses in rural areas, including through conversion of existing buildings (Paragraph 84), it also states that the re-use of buildings in the Green Belt [provided they are of permanent and substantial construction, as in this case] is not inappropriate as long as it preserves its openness and does not conflict with the purposes of including land within it. The retention of the office use and conversion of part of Unit 1 satisfy both of these requirements and therefore compliance with the NPPF is a material consideration of considerable weight in support of the proposal.

The office use has operated satisfactorily from this part of Unit 1 for many years and provides a base for the Applicant's company and staff, meetings and IT/storage activities for Noble Foods, accommodating about 11 people. The hardstanding around the building is used for car parking and turning associated with the office and storage uses, screened by close-boarded fencing and landscaping and has no adverse impact upon highway safety, residential amenity or the amenities of the surrounding area, which lies within the Chilterns Area of Outstanding Natural Beauty.

In summary, the physical works were substantially completed more than 4 years ago and the use has been in operation in one form or another for almost 20 years, provides valuable office space for locally-based businesses and supports a number of jobs and the rural economy without any undue adverse impacts. It is not only in accordance with the Development Plan it is also supported by "other material considerations" including the *NPPF*. Therefore, in line with Section 38(6) of the *Planning and Compulsory Purchase Act, 2004* and Section 70(2) of the *Town and Country Planning Act 1990*, we respectfully request that this application be approved.

Submission

The following details have been submitted via the Planning Portal in support of the application:

- Application Form and Certificate;
- Application Fee – paid by the Applicant;
- Drawings
 - APL003-003 - Site Location Plan;
 - APL003-006 - Site Layout Plan;
 - 295-051-B – Shed A (Unit 1) Elevations;
 - Unit 1 Ground Floor Plan;
- Topographical Survey Drawings – East & West;
- Covering Letter – by Chadwick Town Planning Limited (CTPL) – this letter;
- Planning Design & Access Statement – by CTPL;
- Transport Statement – by Abington Consulting LLP;

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- Drainage Note – by CTPL;
- Ecology & Trees Checklist – completed by CTPL;

Additional Information (submitted for information only)

- Preliminary Ecological Appraisal – by Philip Irving;
- Noise Assessment – Resound Acoustics;

I look forward to receiving acknowledgement of the application's validation in due course.

Yours faithfully,



Duncan Chadwick BSc MSc MRTPI
Managing Director

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