



# NEXT PHASE

THE TOWN PLANNING EXPERTS

## Planning Application

To Wyre Council

With regard to the Town and Country Planning (General Permitted Development)  
(England) Order 2015, Schedule 2, Part 3, Class Q

In relation to the prior approval for the proposed change of use of an agricultural  
building to one dwellinghouse (Use Class C3) with building operations under Class  
Q of the GPDO at Weavers Farm, Weavers Lane, Cabus, PR3 1AJ

On behalf of Mr J Davis and Miss A Grey

## PLANNING POLICY STATEMENT

November 2021



0967/01

Weavers Farm – Planning Policy Statement

**PLANNING POLICY STATEMENT**

**In relation to the prior approval for the proposed change of use of an agricultural building to one dwellinghouse (Use Class C3) with building operations under Class Q of the GPDO at Weavers Farm, Weavers Lane, Cabus, PR3 1AJ**

On behalf of Mr J Davis and Miss A Grey

November 2021

Author	<b>Christopher Whitehouse MRICS BSc (Hons) RICS Accredited Expert Witness Chartered Planning and Development Surveyor</b>
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## 1.0 INTRODUCTION

1.1 This supporting statement is prepared in relation to a prior approval submission for the proposed change of use of an agricultural building to a single dwellinghouse under Use Class C3 with associated building operations at Weavers Farm, Weavers Lane, Cabus, PR3 1AJ.

1.2 This submission is made in relation to Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 on behalf of the applicants Mr J Davis and Miss A Grey to Wyre Council (*"The Council"*) and is a resubmission of the recently refused application 21/00875/COUQ dated 15<sup>th</sup> October 2021.

### 1.3 Objectives

The predominant objective of this submission is to demonstrate to the Council that the basis upon which 21/00875/COUQ was refused has now been overcome by way of the change of the associated prior approval boundary that both incorporates a designated residential access way to the farmyard and a provision of boundary treatments that physically separates the proposed residential dwelling from the buildings in agricultural use within the farmstead, so as to demonstrate a suitable compatibility of uses as per the condition set out at Part E of the associated conditions list for Class Q itself.

1.4 The submission brings forward the resubmission of a provision of technical reports that were previously submitted to satisfy the other conditions associated with Class Q; the associated floor plans and elevations together with the rear private amenity space and parking provision has not altered from the previous submission. The updated site layout plan however secures a defined residential provision of access to the proposed dwelling and the securement of a boundary treatment to provide a distinct physical separation from working farmstead as part of the development.

The evidence of said boundary treatment being in situ is brought forward by way of the photoplates in Appendix A.

## 2.0 SITE LOCATION & DESCRIPTION

### 2.1 Site Location

The application site is a stone, detached barn situated to the southern side of Weavers Lane, in a yard with other buildings and a dwelling. The farmstead currently has dual accesses into the landholding off Weavers Lane; wherein one of these accesses is proposed to serve the existing farmhouse and the proposed dwelling and the other for the benefit of the working farmstead.

2.2 The site is located within the open countryside and is in a designated Flood Zone 1 area. Whilst the site is in the SSSI Impact Zone, the proposal bears no consequence upon it and whilst there is a proposed Public Right of Way along Weavers Lane this is materially unaffected by the proposal.

2.3 The existing farmstead farmhouse is located to the immediate west of the site, and the proposed building sought to be converted by way of Class Q sits to the northeast of the property within an adjacent courtyard provision of buildings and consists of a stone building with a slate roof, to the eastern side of the building there is a single storey add-on extension to the building which is constructed from a stone and corrugated roof set of materials. To the rear of the predominant building is a further attached building constructed of red brick and concrete block with Yorkshire boarding of profile sheeting.

2.4 Within the adjacent farmstead there is a range of buildings, some of which are in agricultural use and serve as an additional location associated with the larger holding of around 90 hectares, located in Cockerham mainly concerned with arable production. Weavers Farm itself, in providing an ancillary provision of land to the larger agricultural holding at Cockerham, serves as the location for machinery storage and maintenance use for the arable production.

2.5 Proposed Development

The proposal seeks to convert the stone building and the adjacent single storey addition to a residential dwelling under the provisions of Class Q of the GPDO, providing new appropriate openings as defined on the accompanying floor plans and elevations, with the attached brick building to the rear demolished so as to provide the defined rear private curtilage and parking associated with the dwelling itself.

2.6 The updated site layout plan demonstrates the defined residential access way to serve the proposed dwelling and the existing farmhouse off Weavers Lane, that which is distinctly separate from the farmstead access located further east along Weavers Lane to the remainder of the agricultural buildings located within the farmstead itself.

2.7 The site layout plan captures the introduction of a new boundary fence treatment which provides a distinct and physical separation between the adjacent farmstead buildings and the proposed dwelling, insofar as farmstead vehicles now have no ability to access the area given over to amenity, driveway and curtilage to the proposed residential dwelling, and instead any access southwards through the farmstead is required to go via the existing track to the eastern boundary of the agricultural buildings located due east of the proposed dwelling itself.

2.8 In terms of the provision of development associated with the proposal, the previous submission identified that the design of the proposal was appropriate and sufficient so as to be considered acceptable so as to accord with the Council's consideration of its heritage value and as such preserves the character and significance of the building as a non-designated heritage asset.

2.9 The proposed design meets all requirements in terms of the provision of adequate natural light, meets spatial standards in terms of the configuration of space associated with the proposed family home and can be converted in a manner that

maintains the structural integrity of the existing building itself, as defined by the accompanying Structural Report submitted as part of the application.

- 2.10 Furthermore, a mitigation programme associated with the provision of bat and bird boxes following the undertaking of a Bat and Bird Survey have been identified and were recommended to be secured by way of a condition associated with the proposal.



### **3.0 PLANNING POLICY ASSESSMENT**

- 3.1 This submission is a resubmission of 21/00875/COUQ wherein the material description and material provision of information associated with the proposal has not been substantially altered, save for the change of redline boundary associated with the proposal so as to secure both the boundary treatments and proposed defined residential access way to the residential areas associated with the farmstead, and the delivery of a defined fencing boundary treatment to separate the residential elements of the farmstead from the working provision of the farmstead.
- 3.2 In this regard it is considered appropriate to determine that the proposal's accordance with the relevant restrictions, purposes, criteria and conditions of the previous submission are accorded with again, save for the basis of refusal within the aforementioned original submission; wherein the proposal has sought direct accordance by way of the revisions brought forward within this submission.
- 3.3 In this regard therefore the following can be reasonably assumed by way of this submission:
- 3.4 The proposal accords with and overcomes the restrictions of implementing Class Q and Q.1, and maintains its accordance with the definition of a larger dwellinghouse so as to meet the criteria set by way of Q.3. The wider site itself has not been subject to any previous development under Class Q and the site is not occupied under an agricultural tenancy.
- 3.5 The proposal by way of its design does not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any point and the partial demolition proposed to the existing rear extension accords with the expectations of Part I of Q.3, insofar as it is reasonably necessary to carry out the building operations allowed.

- 3.6 With regard the land designations outlined in Parts J – M, the site is not located within any of the restrictive designations and there are no other planning conditions or previous planning consents to restrict the proposed works.
- 3.7 With regard the conditionality set by Parts A – G of the submission, the predominant consideration is given over to Part E, for which the additional information seeks to provide sufficient information to overcome.
- 3.8 With regards the other conditions, it can be assumed by way of the previous submission that the following applies:
- The proposal offers a negligible impact to proposed traffic and access issues.
  - The proposed location of a dwellinghouse, adjacent to an existing farmhouse in the yard provides noise impacts that will be compatible and as such there is no noise impact brought forward by the development.
  - There are no unacceptable contamination risks that cannot be mitigated for through a suitably worded planning condition for site investigation, risk assessment and implementation.
  - The site is in Flood Zone 1 and there are no flood risk concerns that can be controlled by way Class Q submissions.
  - The proposed design is unaltered from the previous submission and has been considered previously by the Council’s Conservation Department to be designed so as to preserve the character and significance of this non-designated heritage asset.
  - The proposal brings forward a suitable provision of light and outlook into habitable rooms.
- 3.9 The remaining issue therefore is in relation to Part E, insofar as Planning Practice Guidance states that *“the Local Planning Authority can consider whether the location and siting of the building would make it impractical or undesirable to change use of the house”*. The Council’s position on this gave consideration previously to a situation outlined within the Framework wherein *“the location of*
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*the building whose use would change may be undesirable if it is adjacent to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals”.*

- 3.10 In the previous consideration of the case, the Council considered that the potential harm to occupants of the proposed dwelling related to the open interrelationship between the proposed dwelling and the closest farm building, the side elevation of which is located 8 metres north of the proposed dwelling building itself. It was considered that there was no mechanism or restriction available within the previous submission that could restrict farm buildings from manoeuvring immediately outside the frontage of the dwelling, causing *“risk to pedestrians and causing disturbance”*, given that a door of the proposed dwelling is due to open into the yard area. Similarly, the Council considered that the *“activity of livestock or machinery in the buildings would cause disturbance due to their proximity”*.
- 3.11 With regard the previous submission, a tighter redline boundary around the buildings itself did not provide any mechanism by which to provide a clear boundary of separation between the two uses. The wider redline boundary associated with this submission secures both the direct and residential vehicular access to the proposed building and the adjacent existing residential farmstead, together with a defined provision of boundary treatment fencing to the north-eastern extents of the yard area that provides a physical separation between the northern most adjacent farm building and the residential property itself. This provision of boundary treatments, identified by way of the photoplates in Appendix A provides a clear and distinct separation treatment to remove any associated risk of farm vehicle manoeuvring adjacent to the proposed dwelling.
- 3.12 In this regard it is considered that the mitigation brought forward within this resubmission has clearly overcome this aspect of conflict with Condition E.

- 3.13 This itself removes any associated disturbance with vehicular movements adjacent to the dwelling. Insofar as there could be disturbance caused by the activities within the agricultural building itself; it should be noted that the Council have previously identified that there is no noise impact associated with the proposal and the existing baseline of the farmstead is of an existing residential farmhouse, that which is located immediately adjacent to the proposed dwelling being situated within close proximity to agricultural buildings, and is successfully occupied without any detrimental interrelationship between said agricultural buildings and the farmhouse itself. The baseline is directly attributable to the proposed dwelling here and the relationship associated between the agricultural buildings and the proposed dwelling has been reasonably mitigated for in terms of the physical separation; any further relationship between the proposed dwelling and the agricultural buildings to the north is negligible by way of the existing baseline of relationships between residential dwellings and agricultural buildings within the farmstead site.
- 3.14 As such the proposal clearly accords by way of the proposed mitigation with Condition E, insofar as it can be defined by way of the National Planning Practice Guidance.
- 3.15 Overall it is considered that the proposal meets the permitted development criteria of Class Q and prior approval for all aspects including transport and highways, contamination risk, design and appearance, location and siting, and provision of natural light should be approved, with the inclusion of appropriate conditions, including that associated with ecological mitigation.

**Appendix A Photoplates associated with erected boundary fencing associated with reconfiguration of farmyard**

















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[www.nextphase.dev](http://www.nextphase.dev)

Head Office: 8 Bore Street, Lichfield, Staffordshire, WS13 6LL  
Tel: 01543 571718 | Email: [c.whitehouse@nextphase.dev](mailto:c.whitehouse@nextphase.dev)

Company No: 7525574. | VAT No: 156185595 | Registered in England and Wales



# NEXT PHASE

THE TOWN PLANNING EXPERTS

HEAD OFFICE:

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NextPhase Development Ltd  
8 Bore Street  
Lichfield  
Staffordshire  
WS13 6LL  
tel: 01543 571718

[mail@nextphase.dev](mailto:mail@nextphase.dev)  
[www.nextphase.dev](http://www.nextphase.dev)

