

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within Storage or Distribution (Use Class B8), Hotels (Use Class C1), Commercial/Business/Service (Use Class E), or until the end of July 2022, uses previously classified as Assembly and Leisure (Use Class D2)

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="John Torrid Farm"/>
Address Line 1	<input type="text" value="Beenhams Heath"/>
Address Line 2	<input type="text" value="Shurlock Row"/>
Address Line 3	<input type="text" value="Windsor And Maidenhead"/>
Town/city	<input type="text" value="Reading"/>
Postcode	<input type="text" value="RG10 0QQ"/>

Description of site location must be completed if postcode is not known:

Easting (x)

484980

Northing (y)

175207

Description

Applicant Details

Name/Company

Title

Mr

First name

M

Surname

Elgar

Company Name

Address

Address line 1

c/o Agent

Address line 2

Address line 3

Town/City

Crowthorne

Country

Postcode

RG45 6DS

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Contact Details

Primary number

Secondary number

Fax number

Email address

Eligibility

This permitted development right was amended on 1 August 2021 to no longer include changes of use to those previously classified as 'assembly and leisure' that are not now included in Use Class E (commercial/business/service).

If your proposed change of use is to a Hotel, Storage and Distribution, or Use Class E (e.g. shops; financial/professional services; restaurants and cafes; offices; business; indoor sport, recreation, or fitness) then this type of application is still valid for eligible proposals.

If your proposed change of use is to a Local Community or Sui Generis use previously classified as 'assembly and leisure' (e.g. cinemas; concert halls; bingo halls; or dance halls) such changes of use are no longer considered to be permitted development. However, until the end of July 2022, it is considered to be 'protected development' and this type of application is still valid for eligible proposals.

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

- Yes
 No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 150 square metres?

- Yes
 No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 500 square metres?

- Yes
 No

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

- Yes
 No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

(Class R) Change of use of two agricultural buildings and part change of use of one agricultural building to flexible commercial use (Class E).

Please provide details of any transport and highways impacts and how these will be mitigated:

The site benefits from having a vehicle access off Beehams Heath which serves the existing farm including subject buildings. There is no change in access arrangements and there would be sufficient parking space provided on the land within the curtilage of the buildings. The proposed change of use would not result by itself, or cumulatively with other nearby development, in a significant increase in vehicle movements or change of vehicle types along this highway, such that further harm to the surface would be directly caused. It is material that associated traffic movements with the agricultural use would likewise reduce.

Please provide details of any noise impacts and how these will be mitigated:

The buildings subject to this application is located on a working farm and sited at least 60 metres from the nearest residential dwellings. As the proposed use would fall under Class E, it is not considered to generate a level of noise that is inappropriate or excessive for residential neighbours, especially compared with existing use accommodating hens which could be noisy and anti-social at early morning.

Please provide details of any contamination risks and how these will be mitigated:

There is no evidence of historic contamination of the application site, and the land would not constitute contaminated land as a result of the proposed change of use. The proposed commercial use is also not vulnerable to the presence of contamination. Therefore, it is concluded that no additional contamination mitigation measures would be necessary to accommodate the proposed development.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online.](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The application site is located within Flood Zone 1 which carries the lowest risk of fluvial flood and measures less than 1 hectare. Therefore, it is not considered that a Flood Risk Assessment is required for this application.

Declaration

I / We hereby apply for Prior Approval: Change of use - agriculture to flexible commercial use as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Emily Temple

Date

04/02/2022