

22 APR 2022



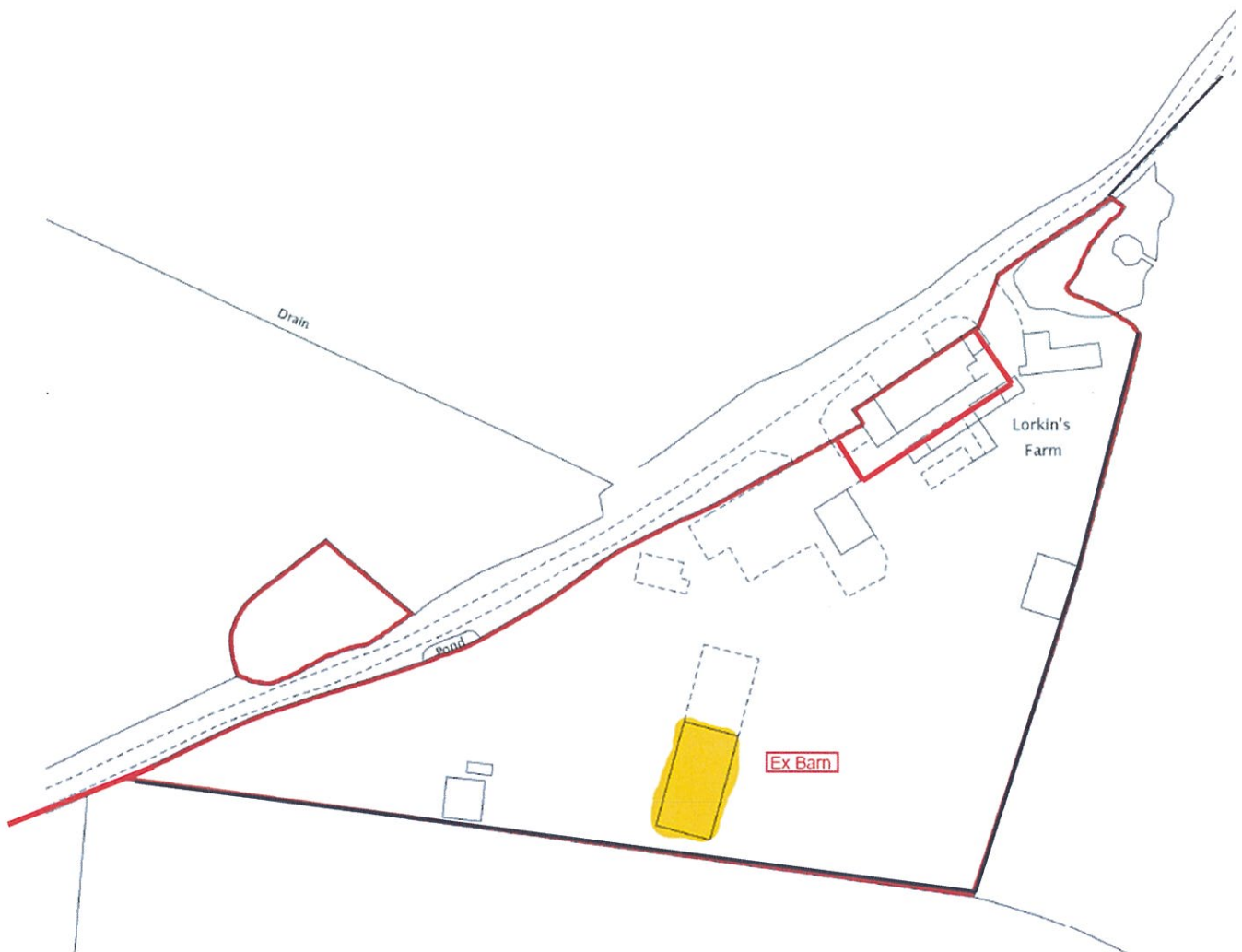
Possible Change of use of agricultural use barn at Lorkin's Farm.

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COUPA Application for part Q

Updated report following the pre application letter ref 18/60284/PREAPP dated 11.2.19

Site history Part of the title plan (the one subject to a small holding license) is below with the barn indicated in yellow. Further land exists to the south within the clients ownership and is set as part grass and trees and also managed field.



Area of managed fields under ownership of Mr. Wheeler to the south

Mr. Wheeler took ownership of the farm in **1980**.

On the site at the time of purchase, there were 5 buildings formed in block walled with asbestos sheet roofed. These were chicken sheds, however in the severe storms of 1987 these were damaged and needed to be replaced. After verbal planning advice was obtained the overall building footprint was recreated in the form of the building coloured yellow below.



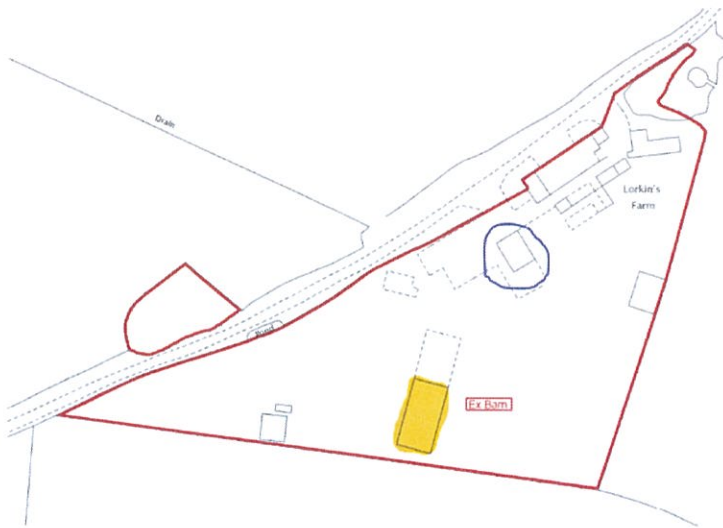
The replacement building was a steel portal framed building with brick plinth walls with black timber cladding over, and roofed in a profiled metal sheet roofing material. The existing images below



Work started in 1989 and completed in 1995. This was formed as a single space portal framed building for the agricultural use of equipment storage used to support the farm. There are arable crops in managed fields and extensive grounds requiring plant and maintenance.

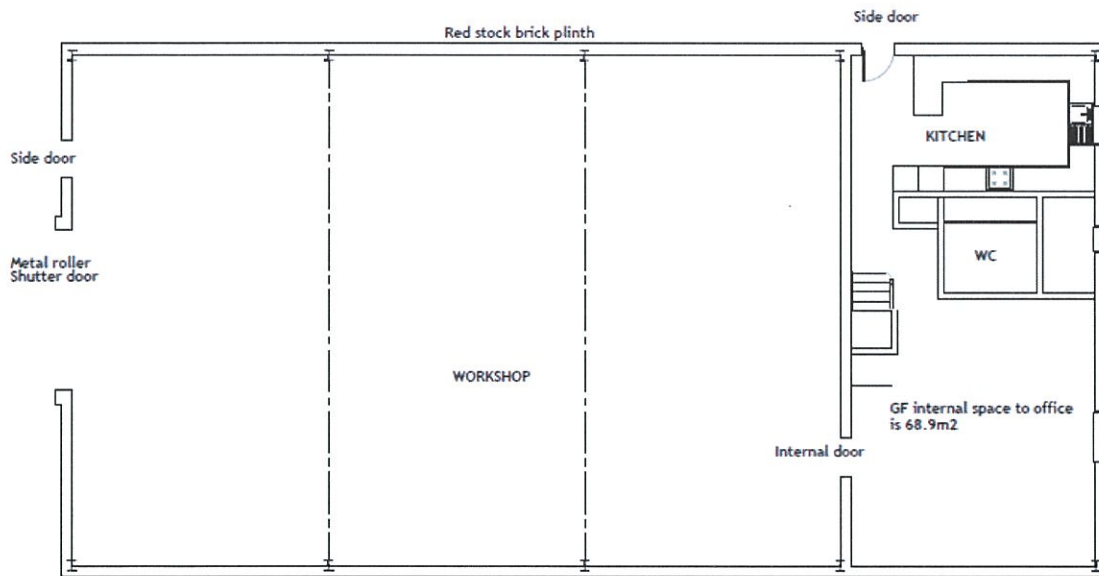
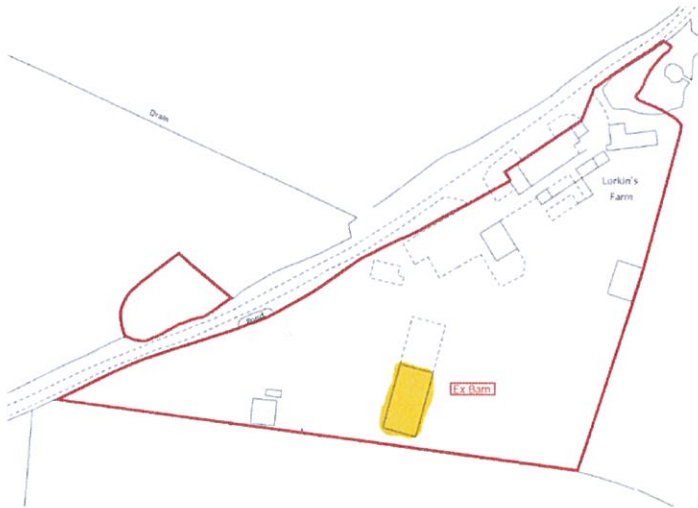
The Planning for sandblasting and approved under 84/00051/P

This planning reference was applicable to the building indicated in a blue circle below and has nothing to do with the building for which this application is made. It is some 50m from the barn this document is written to support.



Planning permission reference 05/00897/COU grants retrospective planning permission for office (b1) and motor vehicle storage and distribution (B8) but with a condition requiring the cessation of motor vehicle element by 31.12.2010d. This permission was granted on the agricultural building as indicated in yellow below. In order to facilitate this temporary planning usage, the back section of the portal frame was converted into offices and welfare associated with the temporary business. Windows were inserted for the use of the office. The metal palisade fence was erected to protect the motor vehicles at the time and these works were terminated in accordance to the temporary permission. The offices and fencing was retained but the use reverted back to the agricultural use of workshop and machinery storage when the temporary permission lapsed. The offices and fencing was retained but the use reverted back to the agricultural use of workshop and

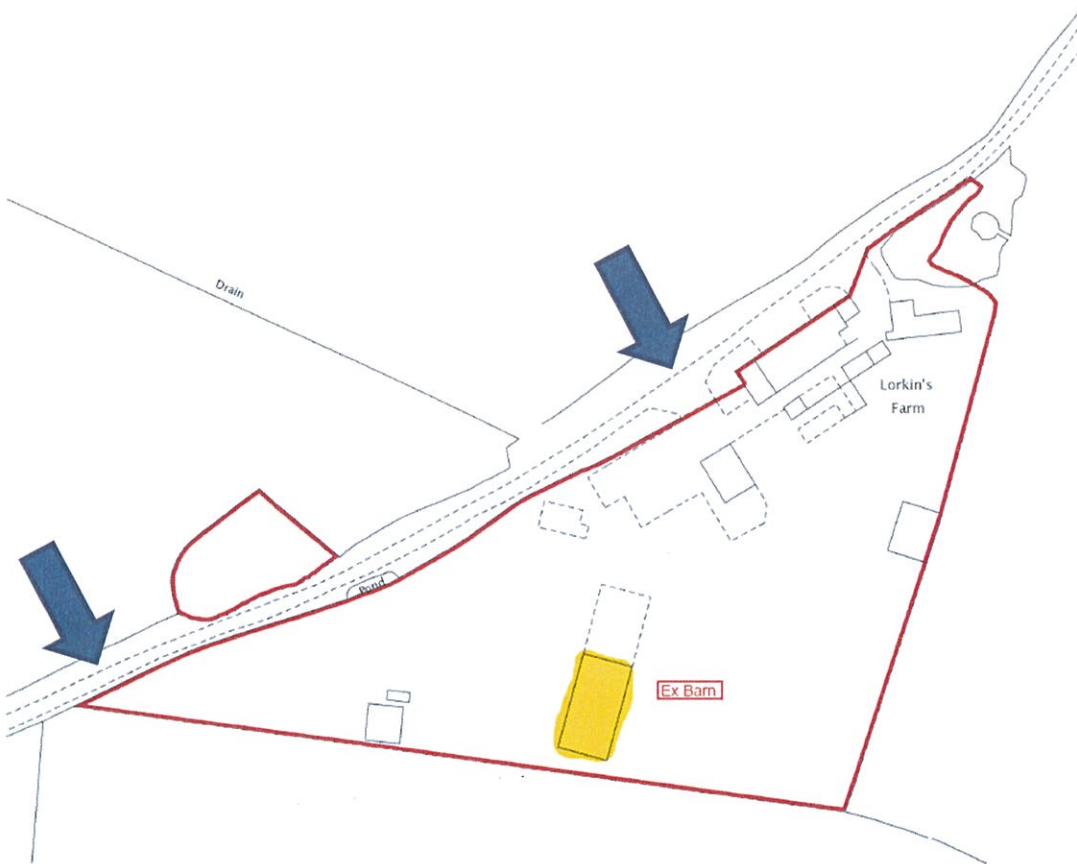
machinery storage. With the offices and welfare these were then used in conjunction with the workshop.



EXISTING GF PLAN

Transport matters Over time this yard have been subject to a large vehicle usage and so can justify the access of lorries and farm machinery. It has the benefit of 2 points of access and noted

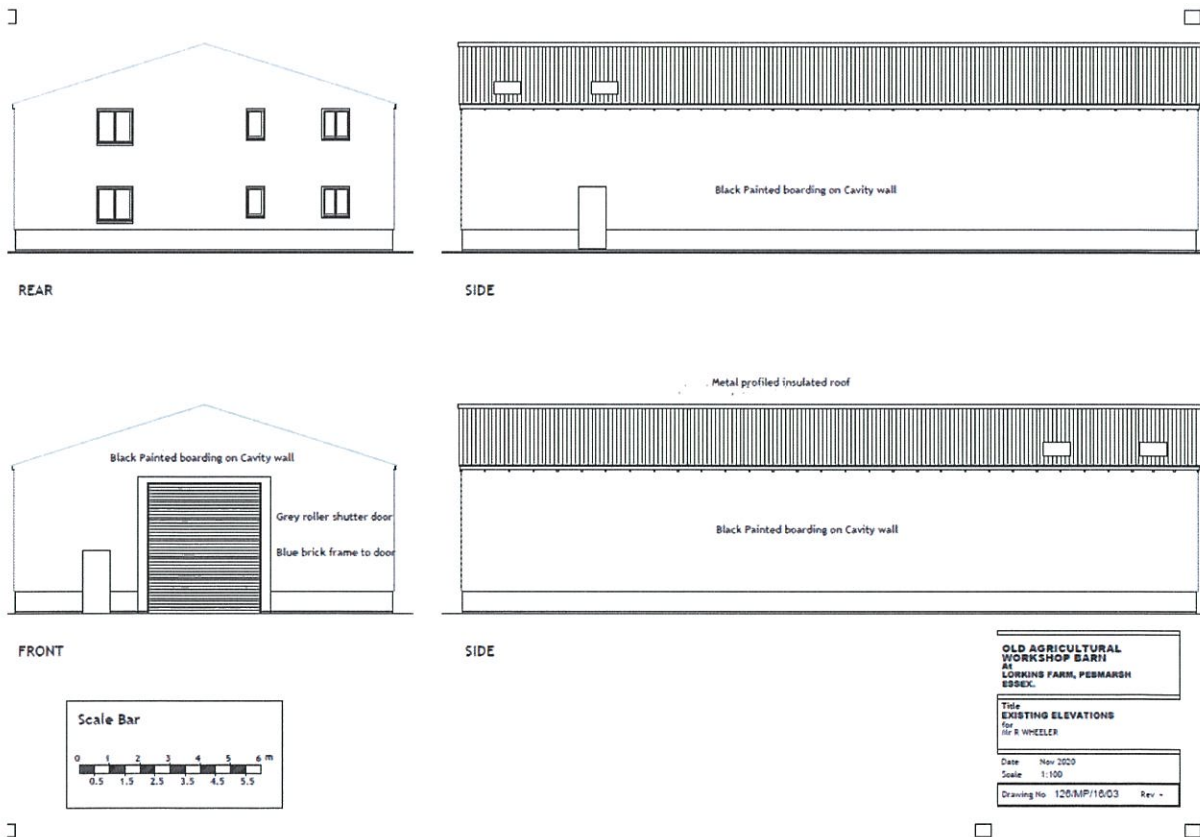
below. Larkin's lane has the suitability for the same and within the site the access points and roadways and hard standings are in existence.



Current appearance of the building

Brick plinth walls with black timber cladding over, and roofed in a profiled metal sheet roofing material.

The building is typical of what is needed for modern agricultural use. Especially the large roller shutter door to enable large farm machinery to access for maintenance.



Satellite view of the existing site area.

As this can be seen the area is significantly built up and not a domestic setting.



Proposed application for the building.

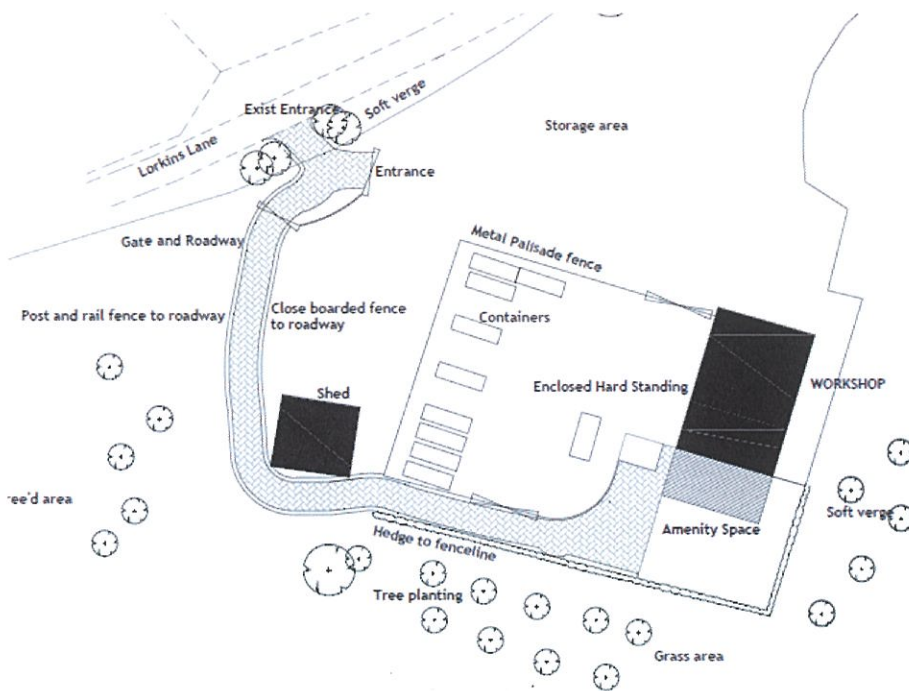
The proposals are to adapt the existing office area into residential accommodation and create a separate access to the residential unit from one of the existing accesses. This would create its own separate access and not rely upon the access through a storage yard.

The areas for consideration are:-

- 1 Access
- 2 Appearance
- 3 Possible noise from the Workshop
- 4 Loss of landscaping
- 5 Ecology issues
- 6 Drainage and services

1 Access

As stated there is 2 No existing points of access to the yard. The western one has a field gate in existence and the only adaption needed here would be to set the gates further back to allow 2 points of entrance. The main access to the suggested dwelling and a secondary emergency access to the yard.



SITE LAYOUT

With new fencing and hedging the existing yard can be screened off.

2 Appearance

The existing building is not very visible from the road currently. Due to the conversion to an office there are already windows in the southern elevation. It would seem appropriate that there should be minor alterations to form a new entrance door but otherwise the building does not need to look out of place.

3 Possible noise from the workshop

Currently there is a cavity part wall constructed between the workshop and the office space. There is a connecting door which would need to be blocked off but to improve the sound proofing beyond NHBC and building regulation standards we could create a third masonry skin between the 2 spaces.

4 Landscaping

As the proposed access and roadways already exist there is no loss of existing landscaping.

5 Ecology issues

As the proposed access and roadways already exist there is no risk to ecology.

6 Drainage issues

As the proposed office already exist and is connected to a septic tank there are no issues. All services are connected to the Workshop and to the office building so once again these are already catered for.

Below are images of the current building



Side elevation



Internal workshop view



Additional internal workshop view



North East corner of the barn



Front view