



West Offices
Station Rise
York
YO1 6GA

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="High Moor Farm"/>
Address Line 1	<input type="text" value="New Road"/>
Address Line 2	<input type="text" value="Hessay"/>
Address Line 3	<input type="text" value="York"/>
Town/city	<input type="text" value="York"/>
Postcode	<input type="text" value="YO26 8JS"/>

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

Easting (x)

452425

Northing (y)

454023

Description

Applicant Details

Name/Company

Title

Mr

First name

D

Surname

Musgrave

Company Name

Address

Address line 1

High Moor Farm New Road

Address line 2

Hessay

Address line 3

York

Town/City

York

Country

Postcode

YO26 8JS

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Agent Details

Name/Company

Title

Mr

First name

Shaun

Surname

Bennett

Company Name

LHL Group

Address

Address line 1

LHL Group

Address line 2

The Chocolate Works

Address line 3

Bishopthorpe Road

Town/City

York

Country

United Kingdom

Postcode

YO23 1DE

Contact Details

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

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:

The proposal is for the change of use of the existing agricultural building approved 98/01622/Ful to B8 storage via the Class R PD Rules

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

The proposal does not create or alter any existing access into the site, the existing site infrastructure is in place and no other access road is required.

The site is accessed off New Road that is made up surfaced and adopted by the local authority, the site lines into the site are in excess of 100m in both directions.

There are no changes to vehicle movements in and out of the site, as daily access for deliveries and stock movements is required for the current use.. There is a 6m wide properly formed road crossing from New Road into High Moor Farm this provides excellent visibility in both directions. The traffic can enter and egress the site simultaneously. There are graded roads and turning areas within the High Moor site for manoeuvring all vehicles up to and including HGV Class 1. The site already handles the delivery and removal of HGV livestock vehicles, delivery of feedstocks by HGV, and the storage of grain trailers and bulk feed.

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

The site is used for agricultural purposes including rearing of livestock, the site has the York Harrogate main railway line to the south and the A59 York Harrogate road to the North. There are industrial and commercial premises located the opposite side of the railway to the South and to the West side there is Springbank Business Park. The site is located with background noise levels that are likely to be greater than noise levels generated by a B8 use

B8 Storage facility is considered less likely to generate noise by use class than agricultural operations.

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

The site has not been used for the storage of chemicals, fertilisers or petro chemicals

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 site is located in Flood Zone 1 see map supplied

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

Shaun Bennett

Date

20/06/2022