

Our Ref: HU-RJH-PLCO-10152-22

17th June 2022



Development Management
City of York Council
West Offices
York
YO1 6GA

Dear Sir/Madam

Re: Building at High Moor Farm Hessay YO26 8JS

I write on behalf of Mr Dennis Musgrave to enclose a notification for the change of use of an Agricultural Building to a B8 Storage Unit.

The permitted development right which allows the change of use of agricultural buildings to commercial without requiring full planning permission from the local planning authority, subject to a number of criteria being met are set out in Schedule 2 Class R, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as subsequently amended in 2018).

The site is located to the northern side of Hessay Village located between the a59 York to Harrogate road and York to Harrogate Railway. The site is identified on plan Reference PLCO-10152-01. The building was originally approved on 11 September 1998 as application 98/01622/Ful for the housing of livestock. The buildings is used for agricultural purposes primarily the rearing and production of pigs.

A list of drawings and documents plans for consideration are submitted as follows:-

Location and Block Plan	PLCO-10152-01	1:2500 @ A3
Flood Zone 1 Map		A4
Planning Approval 98/01622/FUL		A4

The site forms part of an existing Agricultural Holding 48/140/0054. The building has been used primarily for pig rearing purposes but also for the storage and protection of bulk grains, straw hay and fodder, and sundry agricultural equipment,

We believe that this development complies with Class R's requirements in accordance with the following matrix:

GPDO Criteria	High Moor Farm ASSESSMENT	Compliance
R.1 Development is not permitted by Class R if— (a)the building was not used solely for an agricultural use as	The building has full approval for agricultural purposes since constructed in 1998	Yes



part of an established agricultural unit— (i)on 3rd July 2012; (ii)in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or (iii)in the case of a building which was brought into use after 3rd July 2012, for a period of at least 10 years before the date development under Class R begins;		
(b)the cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds 500 square metres;	The building has a floor area of 487m ²	Yes
(c)the site is, or forms part of, a military explosives storage area;	The site is not a military explosive storage area	Yes
(d)the site is, or forms part of, a safety hazard area; or	The site does not form part of a safety hazard area	Yes
(e)the building is a listed building or a scheduled monument.	The building is not listed nor a scheduled ancient monument	Yes

Where the development proposed is development under Class R2 together with development under Class R3, 1(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to several other factors. In this case, we ask that the local planning authority consider these matters at this time also, below looks at each of the criteria in turn

GDPO Criteria	High Moor Farm Building Assessment	Compliance
Are the transport and highways impacts of the development acceptable?	The site is accessed off the A59 via New Road, there is excellent visibility from new road onto the A59. 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.	Yes

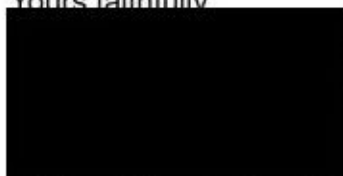
	Operationally vehicle movements are daily.	
Are the noise impacts of the development acceptable?	The nearest residential neighbour is Highmoor Farm owned and occupied by the developer. The site is 2km from the village and the adjacent premises beyond the railway are commercial uses. The building sits between the railway and A59.	Yes
Are there contamination risks on the site?	The site has not been used for the storage of chemicals, fertilisers or petro chemicals	Yes
Are there flooding risks on the site?	The site is located in flood zone 1.	Yes

On the basis of the above assessment, we are of the view that the proposed development complies with the requirements of the regulations and that prior approval is not required for the development.

We believe we have demonstrated above that the provisions of Class R of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) apply to the proposed development on the basis of its size, historic use and lack of statutory designations.

We are happy to provide you with any further information you require to determine this application and confirm that we represent the applicant.

Yours faithfully



Richard Hampshire FRICS C Build Eng FCABE
Managing Director
 LHL Group Ltd

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