



Mid Suffolk District Council Planning Services  
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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="Hill Farm"/>
Address Line 1	<input type="text" value="Huggins Lane"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Suffolk"/>
Town/city	<input type="text" value="Stoke Ash"/>
Postcode	<input type="text" value="IP23 7ER"/>

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

Easting (x)

612363

Northing (y)

270192

Description

## Applicant Details

### Name/Company

Title

First name

S

Surname

Joslin

Company Name

Hill Farm Partnership

### Address

Address line 1

Hill Farm

Address line 2

Huggins Lane

Address line 3

Stoke Ash, Suffolk

Town/City

Country

United Kingdom

Postcode

IP23 7ER

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

Chris

Surname

Loon

Company Name

Springfields Planning and Development Limited

## Address

Address line 1

15 Springfields

Address line 2

Address line 3

Town/City

Great Dunmow

Country

United Kingdom

Postcode

CM6 1BP

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:

Change of Use of Agricultural Barn to Dance Hall

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

Refer to:

- Assessment of Highways and Transport Effects, 9 June 2022 (GH Bullard & Associates)
- Planning Statement, July 2022 (Springfields Planning and Development)

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

Refer to:

- Noise Assessment, 17 June 2022 (Sharps Redmore)
- Acoustic Mitigation Systems, 1 November 2021 (Direct Acoustics)
- Noise Management Plan, 1 November 2021 (Direct Acoustics)
- Planning Statement, July 2022 (Springfields Planning and Development)

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

Refer to:

- Phase 1 Geo-Environmental Desk Study & Preliminary Risk Assessment, June 2022 (Sue Slaven)
- Planning Statement, July 2022 (Springfields Planning and 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 site lies in Flood Risk Zone 1 (lowest probability of flooding).

Refer to:

- Flood Map for Planning, 18 July 2022 (Environment Agency)
- Planning Statement, July 2022 (Springfields Planning and Development)

## 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

Chris Loon

Date

18/07/2022