

Mendip District Council  
Customer Services  
Cannards Grave Road  
Shepton Mallet  
Somerset  
BA44 5BT

Our Ref: 16/043Qb

2<sup>nd</sup> November 2022

Dear Sir/Madam

**NORWOOD COW BARN, NORWOOD FARM, BATH ROAD, NORTON ST PHILIP BA2 7LP**

We are instructed by Dyson Farming Limited (DFL) to seek prior approval to change the use of the above agricultural building to 5 dwellinghouses under the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q (b) ("GPDO").

Alongside the core farming operation DFL has an extensive property and leisure portfolio spanning across Lincolnshire, Oxfordshire and South Gloucestershire / Somerset. Over the past 9 years it has successfully completed numerous projects to futureproof disused or under-utilised buildings for use either in hand or to let to local businesses, people or other third party operators.

You will be aware that prior approval was granted on appeal last year to change the use of the above building to 5 dwellings under the provisions of Schedule 2, Part 3, Class Q(a) of the GPDO under Appeal Ref: APP/Q3305/W/20/3259921.

We are now applying for the building operations to facilitate the material change of use under Class Q (b) of the Order for:

3 larger dwellinghouse, and;

2 smaller dwellinghouses.

Cont/d

In support of this prior approval application we enclose the following:

- Architectural drawing package (Llewellyn Harker Lowe)
- Legal representations (Graham Gover Solicitor)
- Structural survey (E& M West Consulting Engineers)
- Bat and Owl Survey (David Leach Ecology Ltd)

We are aware your Council has previously expressed concern about the condition of this building hence we have commissioned a structural survey which has concluded it is in generally good condition with no signs of any major defects. The frame is structurally suitable for re-use for the proposed dwellings and notably it will carry the same, or reduced loads compared with current loading.

It is clear from appeal decisions referred to in the legal representations that there is a commonality of approach in differentiating between external works that require planning permission and internal works that do not. It is only the external works that are relevant in a prior approval application and they are modest in this case, reasonably necessary for the building to function as dwellings and deferential to the character of the building.

We have provided evidence to show the building is strong enough with the necessary structural integrity to take the loading and does not require new structural elements.

The various internal works are not development, not prohibited by Class Q (in line with Class Q practice guidance in the NPPG) and do not count towards quantum in the manner of *Hibbitt* which involved works which went well beyond what could be described as conversion namely the construction of all four exterior walls and so extensive as to comprise rebuilding.

Although not material to the determination, we are nonetheless providing a bat and owl survey.

Neither the limited external alterations nor the internal building operations are required to reinforce the building and so fall within the scope of Class Q.

We would welcome a site visit/meeting to discuss the proposed scheme and address any queries so please do not hesitate to contact me to make arrangements.

Yours faithfully

A solid black rectangular box used to redact the signature of David Glasson.

**DAVID GLASSON**