

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="Farm Office"/>
Address Line 1	<input type="text" value="Great Bossingham Farm"/>
Address Line 2	<input type="text" value="Court Road"/>
Address Line 3	<input type="text" value="Bossingham"/>
Town/city	<input type="text" value="Canterbury"/>
Postcode	<input type="text" value="CT4 6EA"/>

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

Easting (x)

615207

Northing (y)

149150

Description

Agricultural building situated within the holding of Great Bossingham Farm. Access is via a signposted road from Court Road. Postcode for the site is CT4 6EA but this did not come up on the planning portal website as an option. Because the site is a farm the access gates are often locked so please call the applicant if access is required.

Applicant Details

Name/Company

Title

Mr

First name

Nick

Surname

Waldron

Company Name

Great Bossingham Farm

Address

Address line 1

Ye Olde Thatch

Address line 2

Split Lane

Address line 3

Stelling Minnis

Town/City

Canterbury

County

Kent

Country

United Kingdom

Postcode

CT4 6DT

Are you an agent acting on behalf of the applicant?

Yes

No

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) then:

- You should not continue with this application after the end of July 2022 as it will be refused by the Local Authority and you may not be eligible for a refund.
- This is no longer considered to be permitted development. Proposals remained eligible if applications of this type were submitted before the end of July 2022, but after that point an application for 'Full planning permission' will be required.

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 from an existing agricultural building to use class E under part R permitted development legislation.

The building is situated to the North of the main collection of agricultural building on the site. It extends to approximately 176 square metres in floor area. It is of a timber frames construction clad on the outside with creosoted plywood situated on dwarf concrete walls. There is a personnel door and hardwood double doors on the North Eastern elevation with a small personnel door the south east elevation. The roof is of a concrete fibre construction with an existing air vent to the centre of the ridge.

The building has been and still is used for multiple agricultural uses which have included the lambing of sheep, storing of hay and straw, farm workshop as well as storing a small amount of farm machinery when possible.

The building does not conform to modern livestock housing standards and practices and is unsuitable for the efficient storage of farm machinery and fodder due to the low roof height and doorway and is as such no longer required for the agricultural use of the holding. The construction of a new agricultural barn on the site has rendered this building no longer required for agriculture.

The building and its relevant curtilage is therefore proposed to be used as a flexible commercial use.

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

Access to the building is via a large double gated access onto Hardres Court Road, with good visibility in both directions. The access is suitable for large HGV and agricultural vehicles.

The unit is intended for storage or light industrial use which may result in perhaps 1 – 3 vehicle movements during the busiest hours of the day, (0800 to 0900 and 1700 – 1800 hours). This trip rate is based on the unit being used on a daily basis but the vehicle movements could well be less if the unit is used on a more adhoc basis as is more usual. This is significantly less vehicle movements than would be generated by unrestricted agricultural use of the building. Considering the size of the building it is also to be expected that these vehicle movement will be of cars or vans which are far smaller than large agricultural machinery.

The unit would have its own parking area well screened by hedges and benefits from access from the entrance road prior to entering the agricultural portion of the site ensuring a distinct split between the two uses.

From Court Road there are good transport links to the A2 without the need for the vehicles to pass through the village of Bossingham.

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

The change of use of the building to commercial use would cause no significant impact or unreasonable noise burdens on any residential dwellings or surrounding properties when compared to unrestricted agricultural use.

The light industrial or storage use is not intended to create any significant noise burdens and will not exceed those already generated by the existing farm or commercial use of the site. The parking and access/egress to the building is situated to the North East which faces away from the village of Bossingham further ensuring any noise generated does not impact on residents.

The building is screened from residential properties to the other elevation by extensive planting as well as being blocked from the South East around to the South West (in which direction some residential dwellings lay) by other taller buildings already designated as commercial.

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

The land and building poses no contamination risk. The building has not been used for any other uses other than agriculture and has not been used to store any contaminants. There will be no alterations to the fabric of the buildings and all existing hard standings will be remaining in place.

The roof of the shed is a cement fibre product manufactured in the period 1980/1990 so may contain asbestos. This is taken into consideration in the asbestos management plan for the site and as these sheets will not be disturbed there is no contamination risk here. Any potential users of the building will be made aware of this.

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 in flood zone 1 meaning there is no problem. There is also no material change to the amount of hard standing on the site this development poses no flood risk to the site or the surrounding areas.

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

Nick Waldron

Date

12/12/2022