

acorus[®]



**Proposed works
to approved B8 building
and change of use of further section**

PREPARED FOR

Mr Roger and Mrs Ellie Hobill
Welby Grange Farm
Welby
Melton Mowbray
LE14 3JL

December 2022

PREPARED BY

BRIAN BARROW BSc (Hons) MRICS
Rural Planning
Acorus Rural Property Services Ltd
Old Market Office
10 Risbygate Street
Bury St Edmunds
Suffolk, IP33 3AA

DIRECT LINE:

07774 972627

EMAIL:

brian.barrow@acorus.co.uk

1. INTRODUCTION

This report has been prepared at the request of Mr Roger and Mrs Ellie Hobill of Welby Grange Farm, Welby, Melton Mowbray, LE14 3JL to outline the facts considered relevant for the proposed works to an approved B8 building plus the change of use of a further section to Class B8 (storage) at Welby Grange Farm.

2. BACKGROUND

Welby Grange Farm extends to 97 hectares (240 acres) and has been owned by the applicants for a number of years. The holding has been run as a cattle enterprise which used to house up to 1,500 fattening cattle on site. Numbers have recently been significantly reduced to 500 cattle and now the decision has been taken to cease production altogether due to the economics. Issues related to leaving the European Union together with feed price increases and fuel costs means that the enterprise is no longer profitable.

The surrounding land will remain as a farm which could include Summer grazing of cattle on a more extensive system.

The building subject to this application is an old cattle yard, of which 500 m² benefits from change of use from agricultural to Use Class B8 under Class R of the General Permitted Development Order. This application seeks permission to undertake works to the permitted building, plus convert the remaining part to B8 use.

Three other buildings on the farm were converted to commercial use when the agricultural enterprise first contracted.

3. PROPOSAL

There is no need on the holding for the holding for the former cattle building, as the cattle enterprise is being disbanded.

Storage use is approved for 500 m² of the building. It is therefore proposed to change of use the of the balance of the building which extends to 247 m² (747 m² in total) to storage use which within Use Class B8.

DISCLAIMER

This report is for the sole use of the named client. While it may be shown to other professionals acting for them, the contents are not to be disclosed to nor made use of by any third party without our express prior written consent. Without such consent we can accept no responsibility to any third party.

In addition although Class R allows for the change of use of part of the building to Class B8 it does not allow for building works that would make the buildings more useful and watertight.

Works to the building includes blockwork repaired and built up where necessary, and for the building to be clad in profiled metal sheeting with a metal sheeted roof and roller shutter doors with associated metal personnel doors, to allow access to all bays.

Parking and space for loading/unloading will be provided in the yard to the front of the building. As the use is mainly storage parking requirements are limited.

4. PLANNING POLICY

National planning policy is contained within the NPPF as follows:-

“The purpose of the planning system is to contribute to the achievement of sustainable development.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) ***an economic objective*** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) ***a social objective*** – to support, strong vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well being; and
- c) ***an environmental objective*** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 10 states that *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).*

Paragraph 84 ‘Supporting a Prosperous Rural Economy’ states:-

Planning policies and decision should enable:-

- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well designed new buildings;*
- b) *the development and diversification of agricultural and other land based rural businesses....*

Local Planning Policy

Local Planning Policy is found in the Melton Local Plan 2018.

Policy EC2 – Employment Growth in the Rural Area (Outside Melton Mowbray)

In order to support the rural economy, the Council will allow for:

- A) *new employment land to be provided in rural settlements; and/or;*
- B) *rural employment proposals which create or safeguard jobs. The following types of rural employment development are acceptable:*
 - 1. *The re-use of existing farm buildings and well-designed new buildings for employment;*
 - 2. *Schemes for farm diversification involving small-scale business and commercial development that helps to support the viability and retention of the farm holding;*
 - 3. *Small-scale tourism proposals, including visitor accommodation, such as glamping, camping and bed & breakfast;*
 - 4. *The expansion of existing rural businesses, dependent upon the nature of the activities involved, the character of the site and its accessibility;*
 - 5. *Small scale employment development to meet local needs; and*
 - 6. *The use of land for agriculture, forestry and equestrian activity, and subject to the proposal:*
 - 7. *Being of an appropriate scale for its location;*
 - 8. *Having sufficient accessible off road car parking provided on site or in the nearby vicinity to cater for the use proposed.*

5. PLANNING COMMENTS

The proposal is for the change of use an existing agricultural building to storage use, to include associated works. Three buildings on the holding are already in B8 use and 500 m² of the building subject to this application already benefits from Class B8 use under Class R of the GPDO. Class R does not however allow for any building works, only the change of use.

The building will be clad with profiled metal sheeting, with metal sheeted roofs, roller shutter doors and personnel doors and will have the appearance of many agricultural or commercial buildings in the countryside. It will therefore have minimal impact on the locality as it is already in situ.

The building is an old cattle barn which is no longer needed by the farm, so a sustainable use needs to be found for it.

Planning policy supports a prosperous rural economy and demand is high for storage throughout the country. The proposal will assist in diversifying the farming business to support the viability and retention of the farm holding.

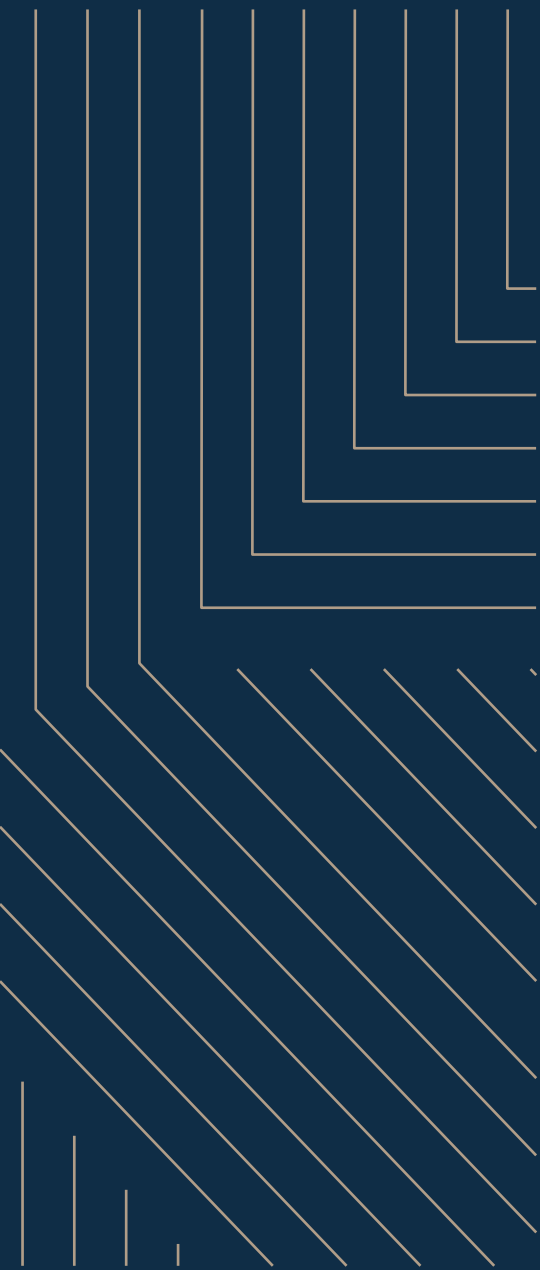
The use is already permitted due to the Class Q permission, although the fact the building will now be fully enclosed will make it more suitable for longer term storage.

With regard to highway impacts, the storage use proposed means the main movements are deliveries of product, pre and post storage and distribution.

All unloading and loading of items to the storage area will occur on private property clear from the highway with vehicles able to enter the site to unload. The movements are not too dissimilar to the cattle use which would have seen deliveries of animals, feed and bedding and the transport out of finished cattle and manure. A highways report is included with the application which includes improvements to the access road and circulation within the site.

There are two access routes to the building as outlined on the Class R permission, one to the south and one to the east.

The proposal is sustainable in that it will further support a business use to the farm to assist with viability satisfying the Economic Objective. Socially it will provide a required service whilst supporting local jobs. Environmentally it will make use of a redundant building, the additional works making the building more flexible in its use.



acorus[®]

www.acorus.co.uk