



PLANNING STATEMENT

Application to determine if prior approval is required for the proposed conversion of an agricultural building to a single dwelling under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 3, Class Q

**Bimbo Farm
Leeds Road
Tadcaster
Leeds
LS24 9NP**

October 2023

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1 INTRODUCTION

Context

- 1.1 This Statement has been prepared by DPA Planning Ltd on behalf of Mr and Mrs Halliday (the "Applicant") to accompany a prior notification application for the conversion of an agricultural building to a single dwelling ("the Proposed Development") at Bimbo Farm, Tadcaster Leeds Road ("the application site").
- 1.2 This planning statement is to be read alongside the submitted proposed plans, and Structural Survey.

Site Context

- 1.3 The application site is located at Bimbo Farm to the south of Leeds Road (A64) within rural land between Leeds and Tadcaster. A site location plan is submitted with this application and the site is shown below in figure 1.1. The site has an existing access from Leeds Road via a single-track driveway.



Figure 1.1: Site Location

- 1.4 The agricultural use of the building and the farm itself will be evident when visiting the site. Bimbo Farm has been a farm for many years and the barn itself

was constructed in the 1950s (we have the original plans if necessary) and has been in agricultural use since that date. The building and the farm have been used solely for agriculture as part of an agricultural unit for a period of time far in excess of the 20 March 2013 requirement in the General Permitted Development Order (GPDO).

1.5 Appendix A shows a variety of supporting evidence, for the avoidance of doubt, as to the agricultural activities that are undertaken on a day-to-day basis. There is a mix of information to give a good snapshot of the activities undertaken on the farm but for ease are summarised in order as follows:

- Typical sale of livestock itemised sheet;
- Rural Payments Agency letter (other years available);
- Defra movement of goats certificate (others available);
- Horse and goat supplies invoice (others available);
- Sale of goats certificate / invoice (others available);
- Feed invoice (others available);
- Livestock supplies (others available); and
- Goat, sheep and poultry feed invoice (others available).

1.6 The barn itself has been used for a range of agricultural activities in conjunction with the established agricultural unit including animals and the storage of equipment, machinery and supplies.

Proposed Development

1.7 We do not propose to make any structural alterations to the building other than the following in order to comply with Part 3, Class Q of the GPDO 2015:

- Existing cladding to be retained and made good;
- Existing blockwork to be rendered;
- Existing roof material to be retained and made good;
- Window and door openings as shown on the submitted plans; and
- External garden and parking area no larger than the footprint of the barn; and

- Boundary treatments are to be retained as existing.

1.8 The proposed development would result in the creation of a single storey detached dwelling of five bedrooms. The submitted drawings show the existing and proposed floor plans and elevations. The proposal meets the requirements of Article 3, Schedule 2, Part 3, Class Q, paragraph Q.1 (d) of the GPDO.

Planning History

1.9 There is no relevant planning history directly related to the application site with no changes made to the agricultural building since construction.

2 PLANNING POLICY

The Town and Country Planning (General Permitted Development) (England) Order 2015

- 2.1 The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, in Schedule 2, Part 3, Class Q permits development consisting of (a) a change of use of a building and any land within its curtilage from use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or (b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.
- 2.2 Paragraph 105 (Ref: 13-105-20180615) of the Planning Practice Guidance states that only where existing buildings which are suitable for conversion to residential use, benefit from the permitted development right. The Class Q right permits building operations which are reasonably necessary to convert the building which may include those changes which affect the external appearance of the building.
- 2.3 Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted or internal walls which are not prohibited by Class Q.
- 2.4 The residential curtilage is the area immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building.

3 ASSESSMENT

Acceptability in Principle

- 3.1 The barn was constructed around the 1950s and has been in agricultural use since that date by the farm. The barn has been used for a mixture of agricultural uses over the years, including the breeding and keeping of livestock such as goats, pigs and poultry and use of the wider farm holding as grazing land with machinery and agricultural supplies also stored within the building. The agricultural use of the building will be evident when visiting the site.
- 3.2 The agricultural use of the building and the farm itself will be evident when visiting the site. The barn is typical of agricultural buildings constructed since the 1950s and has been in agricultural use since that date as part of the wider established agricultural unit. As evidenced in appendix A, the barn has been used for a range of animals and the storage of equipment and supplies in conjunction with the wider agricultural unit.
- 3.3 Appendix A shows a variety of supporting evidence, for the avoidance of doubt, as to the agricultural activities that are undertaken on a day-to-day basis. There is a mix of information to give a good snapshot of the activities undertaken on the farm which is listed in order in section 1 of this report but for the purposes of this section include various invoices for sale of livestock and livestock feed etc. There are also Defra documents and Rural Payment Agency letters. The reason this has been provided is to minimise any requests for further information which happened on other Class Q applications that we have undertaken in Leeds including the recent approval in Barwick (re. 23/00913/DPD). The main source of income for the farm is the sale of animals at various ages following on site breeding and also rearing of a variety of livestock and poultry including goats, pigs, sheep and chickens (for eggs and slaughtering of birds). There is a significant amount of hay produced on the farm which is partly used on site but also sold as the harvest can be significant.
- 3.4 The proposed development meets the criteria of Class Q and the works required to convert to a dwelling are reasonably necessary, furthermore the residential curtilage as proposed and shown on the submitted plans is no larger

than the land area occupied by the agricultural building and therefore this application is in principle considered acceptable. The following sections provide further evidence for consideration against the Class Q criteria.

Structural Integrity

- 3.5 A structural survey by Beam Consulting has been provided with this application. A site survey took place on 27th September 2023. The survey details how conversion to residential use presents few problems and how the barn is structurally good with no unrepairable defects. The structural fabric of the building whilst in need of some repairs and maintenance shows no sign of serious unrepairable defects.
- 3.6 The building was found to be in a better structural condition than many barns of this type and age and it is considered to be capable of conversion to residential use.

Drainage and Flooding

- 3.7 The site falls within flood zone 1 and therefore does not require a flood risk assessment to be undertaken.
- 3.8 The applicant intends to drain surface water via soakaway as detailed on the submitted plans with a septic tank used for foul drainage.

Highways

- 3.9 Existing access would be maintained and off-street parking already exists. All hardstanding areas are shown on the layout plan as well as cycle parking and electric vehicle charge points.
- 3.10 The submitted site layout plan shows the parking area that would be used for the proposed property.

4 CONCLUSION

- 4.1 Paragraph 38 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.
- 4.2 It has been detailed in this statement that the proposal represents an appropriate form of Class Q conversion as detailed within the Structural Inspection and the submitted plans. All works required for conversion are considered reasonably necessary.
- 4.3 The barn was constructed around the 1950s and has been in agricultural use since that date by the farm. The barn has been used for a mixture of agricultural uses over the years, with goats, pigs and poultry all kept on site as evidenced in the supporting appendices and will be readily evident when visiting the site.
- 4.4 Given the above additional information provided and clarification as to how this application meets the GDPO criteria for an agricultural building to residential building conversion, in particular meeting the requirements of Paragraph Q.1 of the GPDO, the local planning authority is respectfully requested to view the proposal favourably.
- 4.5 Should you require any further clarification on the information provided or any information please do not hesitate to contact us.

5 APPENDIX A

Supporting Agricultural Activities Evidence

Vendor Name & Address:
MRS N HALLIDAY
BIMBO FARM
LEEDS ROAD
TADCASTER
LEEDS
LS24 9NP

Vendor HAL190 Vendor
Account No. VAT Reg. No.

Date 2 OCT 10 Page 1
Tax Point Number

Lot No	Qty	Description	Weight	Price	Grs Value
308	1	Poultry Pair Light Sussex		10.000	10.00
309	1	Poultry Pair Light Sussex		5.000	5.00
310	1	Poultry Pair Light Sussex		8.000	8.00
311	1	Poultry Pair Light Sussex		8.000	8.00
312	1	Poultry Pair Light Sussex		5.000	5.00
313	1	Poultry Pair Light Sussex		5.000	5.00
376	1	Poultry Pair Welsummer		2.000	2.00
377	1	Poultry Pair Welsummer		5.000	5.00
378	1	Poultry Pair Welsummer		5.000	5.00
478	1	Poultry Pair Rhode Island Red		5.000	5.00
489	1	Poultry Pair Silkie		5.000	5.00
561	1	Poultry Pair Pekin		30.000	30.00
695	1	Pygmy Male Goat UK134372	PYG		*NOT SOLD*

Continued

Rural Payments Agency
PO Box 1058, Newcastle Upon Tyne, NE99 4YQ



Nicola Halliday
Bimbo Farm
Leeds Road
Tadcaster
North Yorkshire
LS24 9NP

383/0099228



Telephone: 0845 603 7777
E-mail: csc@rpa.gsi.gov.uk
Task number:
Our ref: ePIN Org (3.0)
Your ref: ECSPIN
Date: February 2011

Dear Sir/Madam

Electronic Channel Service – Personal Identification Number (PIN)

Mrs Nicola Halliday Bartle & Son, 1 Bridge Street

PIN Type - SPS

I am writing to let you know your Electronic Channel Service PIN.

We are sending PINs to all farmers who claim SPS but who have not yet used the Electronic Channel Service. We also send PINs when requested, and when a PIN has been lost.

Your Electronic Channel Service PIN is: **58307142**

You will need this PIN and your Single Business Identifier (SBI) to register and enrol for our online service. This PIN can only be used to register and enrol for the PIN Type shown above. If you need another PIN type, please let us know.

Please keep this number safe. Only you or your nominated representative should use this PIN.

Where you can find more information

You can find more information about the Electronic Channel Service(s) in the enclosed Guidance Booklet and on our website at www.rpa.gov.uk under Single Payment Scheme > Electronic Channel > How to use this service.

How to contact us

If you have any questions about your PIN, you can phone us on 0845 603 7777, or e-mail csc@rpa.gsi.gov.uk. Please quote your SBI.

Yours faithfully

Lynne Godfrey
Head of RPA SPS Electronic Channel
Customer Registration



INVESTOR IN PEOPLE

The Rural Payments Agency is an Executive Agency of the Department for Environment, Food and Rural Affairs (Defra)

Invoice

Date 20/1

From _____

VAT Reg'd No. _____

To Nicola
Bumbo Farm

		Amount exclusive of VAT	VAT NET
1	Cushcare ✓	16 75	£
1	Happy Hoof ✓	11 25	£
1	Happy Hoof Urinal	11 75	£
3	Healthy Turry ✓	34 20	£
3	Pegasus Mix	18 75	£
1	Arqo Goat ✓	10 25	£
2	Arkwrights ✓	17 90	£
		120 85	£
		3 00	£
1	Fibrebed ✓ COD	12 75	£

VAT
TOTAL

~~123~~
136.60

Invoice

Date 11/03/13 0918

PECKFIELD FARM
MICKLEFIELD

LEEDS LS25 4

VAT NO 681 491 01

VAT Reg'd No. _____

To Nicola
Bumbo Farm

		Amount exclusive of VAT	VAT NET
	2 Baileys No17	24 90	£
	1 Alfa A Oil	12 75	£
4.50	2 Applechaff	9 00	£
6	3 Greenhodge Mix	18 00	£
	2 Mixed Corn	15 40	£
	2 Goat Mix	19 50	£
	1 Baileys No14	11 25	£
	1 Carrots	1 60	£
	1 Happy Hoof	10 75	£
	Delivery	3 00	£
		126 15	£

VAT
TOTAL

~~115.70~~

Animal By-Products Movement Document

Name & Address of Consignor: <i>Halliday Bimbo Farm Tadcaster</i>		Category 1 <input checked="" type="checkbox"/>	DATE: <i>19/6/13</i>
		Category 2 <input type="checkbox"/>	Veh. Reg. <i>P055UPP</i>
		Category 3 <input type="checkbox"/>	
Signature:			
Description of Material: <i>Dead Goat</i>	Quantity <i>1</i>	Payment Received:	On Account <input checked="" type="checkbox"/>
Ear Tag No: (if applicable)			
Name & Address of Haulier: Robinson Mitchell Ltd Over Raygill Ingleton Carnforth LA6 3DS		Name & Address of Recipient: Robinson Mitchell Ltd Over Raygill Ingleton Carnforth LA6 3DS	
Approval No: ABP/CCN 48/858/9014		Approval No: ABP/CCN 48/858/9014	
Signature: <i>Robert F. [unclear]</i>		Signature:	
WHITE COPY To accompany consignment to final destination. To be retained by Recipient			
PINK COPY To be retained by Haulier		TICKET NO: 101938	
YELLOW COPY To be retained by Consignor			
Robinson Mitchell Ltd VAT Reg: 991 2702 11			
Tel: 015242 61144 / 01274 833196 Document to be retained for 2 years		NOTE: ALL WEIGHTS ARE APPROXIMATE	

Animal By-Products Movement Document

Name & Address of Consignor: <i>Halliday Bimbo Farm Tadcaster</i>		Category 1 <input checked="" type="checkbox"/>	Date: <i>4/6/15</i>
		Category 2 <input type="checkbox"/>	Veh. Reg. <i>P055UPP</i>
		Category 3 <input type="checkbox"/>	
Signature:			
Description of Material: <i>Dead Goat</i>	Quantity: <i>1</i>	Payment Received:	On Account: <input checked="" type="checkbox"/>
Tag No: (if applicable)			
Name & Address of Haulier: Robinson Mitchell Ltd Over Raygill Ingleton Carnforth LA6 3DS		Name & Address of Recipient: Robinson Mitchell Ltd Over Raygill Ingleton Carnforth LA6 3DS	
Approval No: ABP/CCN 48/858/9014		Approval No: ABP/CCN 48/858/9014	
Signature: <i>Robert F. [unclear]</i>		Signature:	
To accompany consignment to final destination. To be retained by Recipient			
To be retained by Haulier		TICKET NO: 09529	
To be retained by Consignor			
74 833196 VAT Reg: 991 2702 11			
Document to be retained for 2 years.		NOTE: ALL WEIGHTS ARE APPROXIMATE	

Invoice

Date 6/9/17 74

From PECKFIELD FARM
PRODUCE
MICKLEFIELD LEEDS
VAT REG NO 68 6 4191 01 VAT Reg'd No. _____

To Nicola, Bimbo farm

		Amount exclusive of VAT	VAT NET
		£	£
1	SPECIAL GOAT MIX	9 75	
2	HEALTHY TUMMY	21 98	
2	HEALTHY HOoves MOL. FREE	25 70	
3	PEGASUS MIX	17 97	
1	FARRISES FORMULA	36 50	
	DELIVERY	3 00	
	C.O.D.		

VAT
TOTAL

Invoice

Date 22/9/18 085

From PECKFIELD FARM
PRODUCE

MICKLEFIELD LEEDS

VAT REG NO 83 4191 01

VAT Reg'd No. _____

To NICOLA, BIMBO FARM

		23300A	Amount exclusive of VAT	VAT NET
			£	£
2	FIBREBEET		23 50	
3	HEALTHY HOOVES		37 35	
3	HEALTHY TUMMY		34 20	
4	PEGASUS MIX		25 00	
1	ARGO GOAT MIX		10 25	
2	ARKWRIGHTS (ANY)		17 90	
	DEL		3 00	
	C.O.D		11 75	
+	1 HAPPY HOOF UNMOL			
	07971056587			
* CALL WHEN SETTING OFF.				

VAT
TOTAL

£151.20

Millbury Hill

Blaxey Lane, Scrooby
 Thosk, England
 YO7 3AB
 +441845522611

TOTAL
£225.07

Items	Price
FAnsons Layers Pellets 20kg FAND 90630-xxx-LAY (3 x £12.95)	£38.85
MMF Cooked Flaked Barley 25kg ARWO-90333-xxx-MMF (2 x £17.45)	£34.90
Hutton Mill Whole Wheat for Poultry 20kg ARWO-20613-xxx-HMM	£10.55
Skimmers Field & Trial Working 23 Day Food 15kg ARWO 00110-xxx-SKI (2 x £28.49)	£56.98
Argo Sow & Weaner Nuts 20kg ARGI 00319-xxx-SWN (3 x £11.20)	£33.60
Argo Special Goat Mix 20kg ARGI 00258-xxx-SGM (2 x £14.00)	£28.00
John Doe Mixed Poultry Grit 25kg ARWO 32506-xxx-DOE	£11.99
Worsdale Various Tray Bake WOR0-D4918-xxx-xxx (3 x £3.40)	£10.20

GRAND TOTAL £225.07

TOTAL £225.07

Transaction Record
 Master Card Purchase £225.07

APPROVED
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 Jun 03, 2023, 12:52 PM
 MID: 0
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Jun 03, 2023, 12:52 PM
 Staff at register Jane T
 Receipt #37-1249



IN 27/4/09 Hump 131972 212
 39/10/09 Mary 132893
 4/05/09 Mary 132893
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 Ashley "

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PECKFIELD FARM PRODUCE

SELBY ROAD, LEEDS
 LS25 4BD
 TEL: 0113 287 2664
 VAT No. 686 4191 01

PHOEBE REG TILL 1
 MONDAY 15 MAY 2023 12:05 000080
 1 Spillers Layers Pellets £11.75T2
 1 Spillers Layers Pellets £11.75T2
 1 Argo Mix Poultry Corn £9.99T2
 1 Argo Mix Poultry Corn £9.99T2

TOTAL 4 No £43.48
 CASH £44.00
 CHANGE £0.52

NET TAX
 £43.48 £0.00

farm.com
 eldfarm.co.uk
 your custom