

Supplementary Planning Information

In support of

Notification for prior approval for the proposed change of use of agricultural building to 1no. dwelling house (Class C3) and associated operational development under The Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b)

At

Agricultural Building at Laurel Farm
Pilning Street
Pilning
Bristol
BS35 4HN

Applicant

Mr A Williams

Agent

Hannah Moule BSc (Hons) MRICS FAAV

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Application summary	
Description	Supplementary planning information for proposed change of use of agricultural building to 1 no. dwellinghouses (Class C3).
Site address	Agricultural Building at Laurel Farm, Pilning Street, Pilning, Bristol. BS35 4HN
Applicant	Mr A Williams c/o The Rural Planning Co
Local Planning Authority	South Gloucestershire Council
Planning portal reference	PP-12669124
Job reference number	J008571
Agent details	The Rural Planning Co, The Farm Office, Millridge Farm, Parsons Lane, Hartlebury, Nr Kidderminster, Worcestershire, DY11 7YQ. Telephone: 01299 667344 Email: team@theruralplanningco.co.uk
Documents submitted	Application Form Supplementary Planning Information Site Location Plan Block Plan Existing Elevations and Floor Plan Proposed Elevations and Floor Plan Structural Survey FRA report

1.0 Introduction

This document comprises planning information in support of an application for prior notification for the change of use of an agricultural building to residential (C3) use including associated building works at the Agricultural Building at Laurel Farm, as shown on the attached plan.

The application is made under The Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b), as amended and is designed in accordance with the technical housing standards – nationally described space standards (March 2015).

2.0 Details of the property

Address of property	Agricultural Building at Laurel Farm, Pilning, Bristol, BS35 4HN
Applicant	Mr A Williams
Agent	Hannah Moule of The Rural Planning Co, The Farm Office, Millridge Farm, Parsons Lane, Hartlebury, Nr Kidderminster, Worcestershire, DY11 7YQ.
History of the site	The building included with this application is in agricultural use within a farming business. Historically a dairy farm, the buildings are now used for fodder and machinery storage. It was in full agricultural use in December 2013. The farming business now comprises 30 acres of pasture ground which is used for grazing by livestock and mowing for aa hay crop. The buildings are used for fodder and machinery storage, although this building is largely empty at present.

3.0 Criteria for Class Q under Q.1

a) Agricultural use and agricultural unit	The building has been in historic agricultural use since originally erected, on an established agricultural holding.
b) Larger dwelling houses	1 large dwellinghouse is proposed with a total habitable gross internal floor area of 445m ²
c) Smaller dwelling houses	No smaller dwellinghouses are proposed.

d) Cumulative dwelling houses	The development on this holding under Class Q both within this application and under previous development under Class Q will <u>not</u> result in either: i) larger dwellinghouses having more than 465m ² of floor space ii) cumulative number of separate dwellinghouses exceeding a total of 5.
e) Agricultural tenancy	No agricultural tenancy exists.
f) Termination of agricultural tenancy	N/A
g) Use of permitted development rights	It is the case that no other development has been <u>carried out</u> on this holding under Class A (a) or Class B (a) of Part 6 of the General Permitted development Order since 20 th March 2013.
h) External dimensions	The proposed development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.
i) Building operations / schedule of works	Please see additional statement providing detailed information about proposed building operations.
j) Protected areas	The site is not on land protected under article 2(3) and is not a conservation area, Area of Outstanding Natural Beauty, National Park, Broads, or World Heritage Site.
k) Site constraints	The site is not: i) A site of special scientific interest ii) A safety hazard area iii) A military explosives storage area
l) Scheduled monument	The site is not, nor does it contain a scheduled monument.
m) Listed building	The building is not listed, nor within the curtilage of a listed building.

4.0 Conditions under Q.2 (1)

a) Transport and highways	It is proposed to utilise the existing farm access, as shown on the submitted plan. No new or amended access is required. The access drive is well maintained and appropriate for access to the dwellings. Sufficient car parking for the dwellings is also included on the proposed site plans.
b) Noise impacts	The proposed residential use will have no noise impact over and above the existing agricultural use. The building is a good distance away from

	<p>other buildings and the proposal will neither impact residential amenity nor ongoing farming operations at the landholding.</p>
<p>c) Contamination</p>	<p>There are no contamination risks identified on the site. The building has not been used to store hazardous materials, including pesticides, herbicides, fungicides, bactericides, sewage sludge, farm waste, hydrocarbons from farm machinery or for asbestos disposal. There are no known cases of spills or leaks which would give rise to contamination concerns.</p> <p>There was a historical slurry pit to the rear of the building which since cessation of the dairy enterprise, has been completely cleared and lies empty.</p>
<p>d) Flood risk</p>	<p>The site lies within a flood zone 3 therefore careful consideration and investigation has been carried out to identify if this risk can be safely mitigated. The applicant instructed experienced assessors Edenvale Young to obtain the relevant data and carry out the necessary reports. A topographical survey was provided to Edenvale Young for these purposes. The conclusion of the report recommends that the proposed residential units are 'safely above the predicted flood levels and do not require a safe refuge or flood mitigation.'</p> <p>It is considered that the flood risk has been properly identified, calculated and through evidence based assessment, deemed to be safe for residential development.</p>
<p>e) Suitability of the site – impractical or undesirable</p>	<p>The location, siting and orientation of the building is considered suitable and acceptable for residential use.</p> <p>National Planning Practice Guidance, clarifies the approach which should be taken by LPAs in making any judgement and sets out that the LPA should not consider tests from the NPPF except where these are relevant to the subject matter of the prior approval.</p> <p>The location allows for reasonable connection to services and the proposal is not unrealistic or unfeasible.</p> <p>Furthermore, the proposal would not be harmful or objectionable; it is not sited next to any land uses which could be considered damaging or</p>

	<p>detrimental to the proposal. The agricultural buildings to be retained are to be used for storage and will not be used for livestock.</p>
f) Design and appearance	<p>The proposals for the design and appearance of the building are shown on the proposed elevations drawing. It is proposed to largely retain the existing character and appearance of the agricultural building. The applicants proposed to retain the existing tin cladding throughout.</p> <p>It is proposed to replace the roof sheets with a similar style and colour composite which would be better for insulation and generally be smarter than fibre cement, although this is not essential for the conversion itself.</p> <p>The windows and doors are proposed aluminium grey, again to also fit in with existing agricultural style. The number of windows and doors has been carefully chosen to retain the general style, but also allow sufficient natural light to each room.</p> <p>The building will retain it's barn like appearance, therefore be appropriate in the rural setting.</p> <p>Materials used will be of a high quality and works will be carried out to the highest standard, to ensure that the building is well constructed and energy efficient.</p>
g) Adequate natural light	<p>The submitted elevation and floorplan drawings show that appropriate natural light is provided to all habitable rooms of the dwellinghouses.</p>

5.0 Conclusion

We submit that this proposal for the change of use of an agricultural building to residential (C3) use is in accordance with the criteria set out with The Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b) as amended, and as such, does not require the Authority's prior approval as to;

- (a) transport and highways impacts of the development,
- (b) noise impacts of the development,
- (c) contamination risks on the site,
- (d) flooding risks on the site,

- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order,
- (f) the design or external appearance of the building and
- (g) the provision of adequate natural light in all habitable rooms of the dwelling house

We should be grateful to receive confirmation in due course and would be happy to provide clarification on any issue should this be required by the Local Planning Authority.

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The Rural Planning Co
December 2023

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