

Development Management Control
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

21st December 2023

Dear Sirs

**CLASS R – CHANGE OF AGRICULTURAL BUILDING TO CLASS E, FLEXIBLE COMMERCIAL USE
– TREFLACH FARM, TREFLACH, SY10 9HX**

We write on behalf of Mr Ian Steele who owns and manages an agricultural holding at Treflach, known as Treflach Farm.

It is acknowledged that Class R of the General Permitted Order would allow flexible commercial use of 2no. buildings on the holding, subsequently we write to advise how the use of identified buildings for flexible commercial use is acceptable under the permitted rights afforded the Farm.

Class R of the permitted rights order advises that the uses must be within a set list of uses covered by primarily Use Classes E, C1 (Hotels) and B8 (previously A1, A2, A3, B1, B8, C1 and D2).

Treflach Farm is an agricultural holding which is passionate about permaculture, which is a method of land management which adopts arrangements from natural ecosystems, using whole system thinking. The holding produces a range of handmade food products utilizing produce from the holding, which are sold to the local community.

Operating alongside the commercial trading farm, the applicant operates a not-for-profit Community Interest Company which provides training days, horticultural activities and community visits to children, young adults and other adults. To provide amenities to better facilitate the activities of the Community Interest Company, the applicant's require suitable communal areas for activities. This would also allow Treflach Farm flexibility to let other community groups who have expressed interest in conducting small classes for yoga as that would complement the calm, rural nature of the farm.

It is considered that these activities would meet the criteria of Class E(d) (Indoor sport, recreation and fitness).

Two modest buildings located close to the access to the farm and the vegetable growing areas have been identified as suitable building, an image of the subject buildings are photographed below;



Building 1: Southern Building (46.85sqm)



Building 2: Northern Building (67.28sqm)

The subject buildings are less than 150sqm combined, thus this application looks to inform the Local Planning Authority of the change of use and that it is Lawful.

In accordance with Class R of the permitted development order, it is evident the proposal is compliant with the criteria detailed under R1;

R.1 Development is not permitted by Class R if—

(a) the building was not used solely for an agricultural use as part of an established agricultural unit—

(i) on 3rd July 2012;

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or

(iii) in the case of a building which was brought into use after 3rd July 2012, for a period of at least 10 years before the date development under Class R begins;

- **The applicant has confirmed that the buildings were in Agricultural Use in July 2012.**

(b) the cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds 500 square metres;

- **Non-applicable – no other Class R application has been made on the holding.**

(c) the site is, or forms part of, a military explosives storage area;

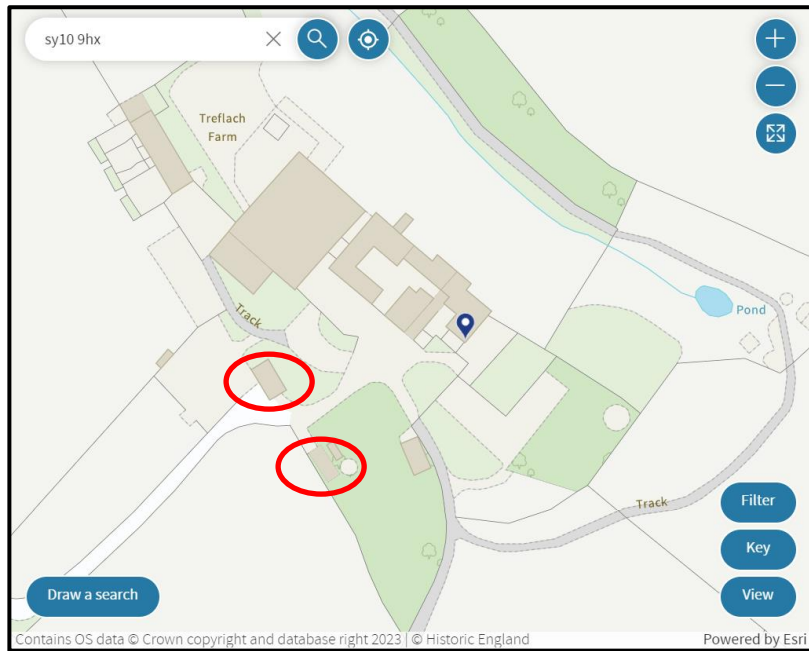
- **It has been confirmed that no explosives / storage of explosives are associated with the site.**

(d) the site is, or forms part of, a safety hazard area; or

- **It has been confirmed that there are no issues regarding safety hazards at the site.**

(e) the building is a listed building or a scheduled monument.

- **It is acknowledged that Treflach Farmhouse is Grade II listed (1054294) but the subject buildings are remote to the Farmhouse thus not considered to be curtilage listed and they are not listed in their own right.**



Extract of Listed Building Records

Condition R.3 (1) (a) advises that where the cumulative floor space does not exceed 150sqm the following information needs to be provided to the local authority;

- i) *The date the site will begin to be used for any flexible uses*
 - **The applicant intend to start using part of his building from 8th January 2024**
- ii) *The nature of the use or uses*
 - **Assemble space for visitors to the farm involved in activities**
- iii) *A plan indicating the site and which buildings have changed use*
 - **Plan of site and building submitted.**

It is trusted that the information within this statement confirms that the proposed change of use of part of the agricultural building is in accordance with Class R of the General Permitted Development Order.

Yours faithfully

Holly Walker MRICS
Chartered Surveyor

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