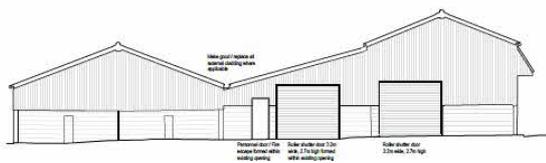
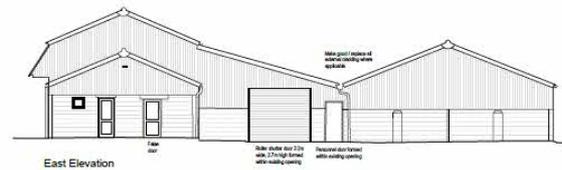
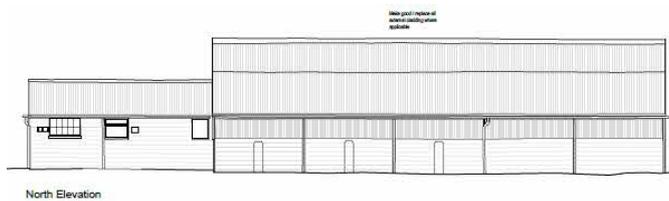


# Planning, Design and Access Statement

## Perry Manor Farm, Perry Hill, Edgcott, Aylesbury HP18 0TS

### PROPOSED CONVERSION AND CHANGE OF USE OF AN AGRICULTURAL BUILDING TO A WAREHOUSE CLASS B8 (STORAGE OR DISTRIBUTION)



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30 January 2024

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## 1.0 Introduction

1.1 This Planning, Design and Access Statement is prepared on behalf of Mr John Howlett for full planning permission for the conversion and change of use of an agricultural building for use as a warehouse, Class B8 (Storage or distribution).

1.2 The application package comprises the following:

Application Form

Planning, Design and Access Statement

Location Plan – 49924 – 01B

Site Plan – 49924 – 02B

Existing Elevations -49924-03A

Existing Floor Plan -49924-04

Proposed elevations -49924-05A

Proposed Floor Plan -49924 –06A

Biodiversity checklist

## 2.0 The site and its location

2.1 Perry Manor Farm is located to the west side of Perry Hill and to the north of Edgcott and comprises a farmhouse, industrial units, agricultural buildings and the associated agricultural land. The application site is accessed directly from Perry Hill.

The application site measures approximately 0.26 hectare and lies within Flood Zone

1.

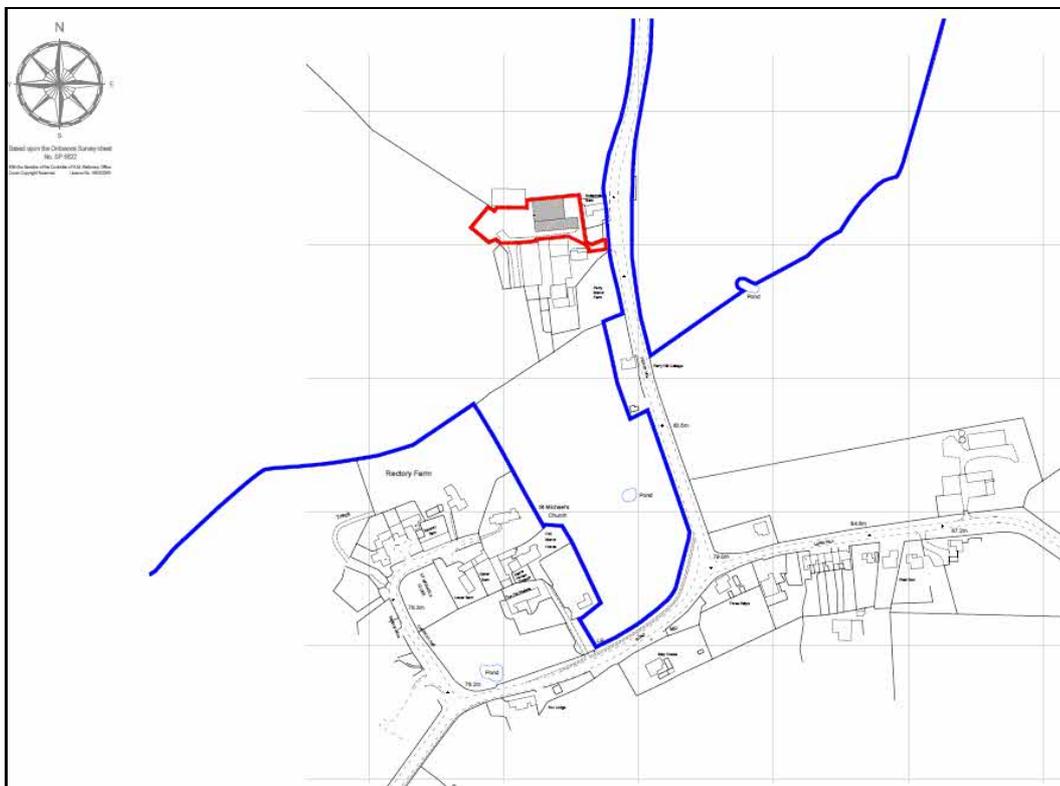
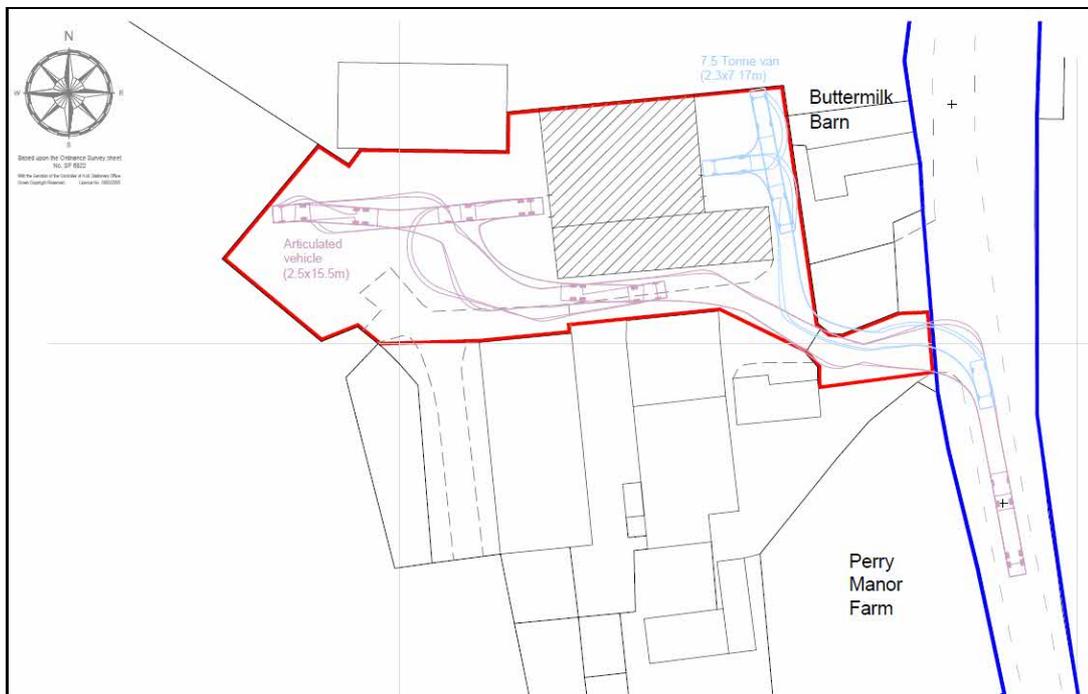


Figure 1: Location Plan

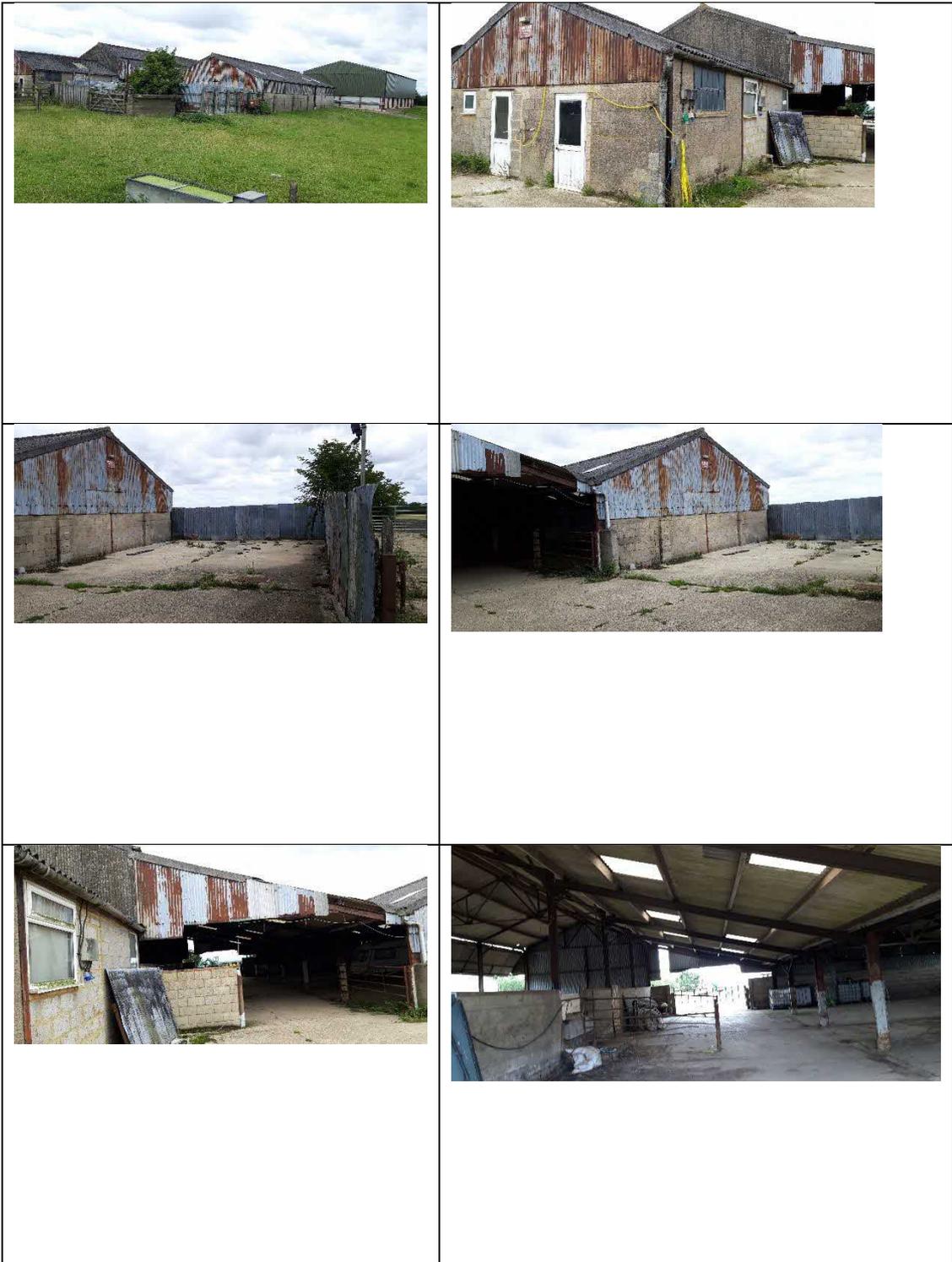
### 3.0 The Planning Application

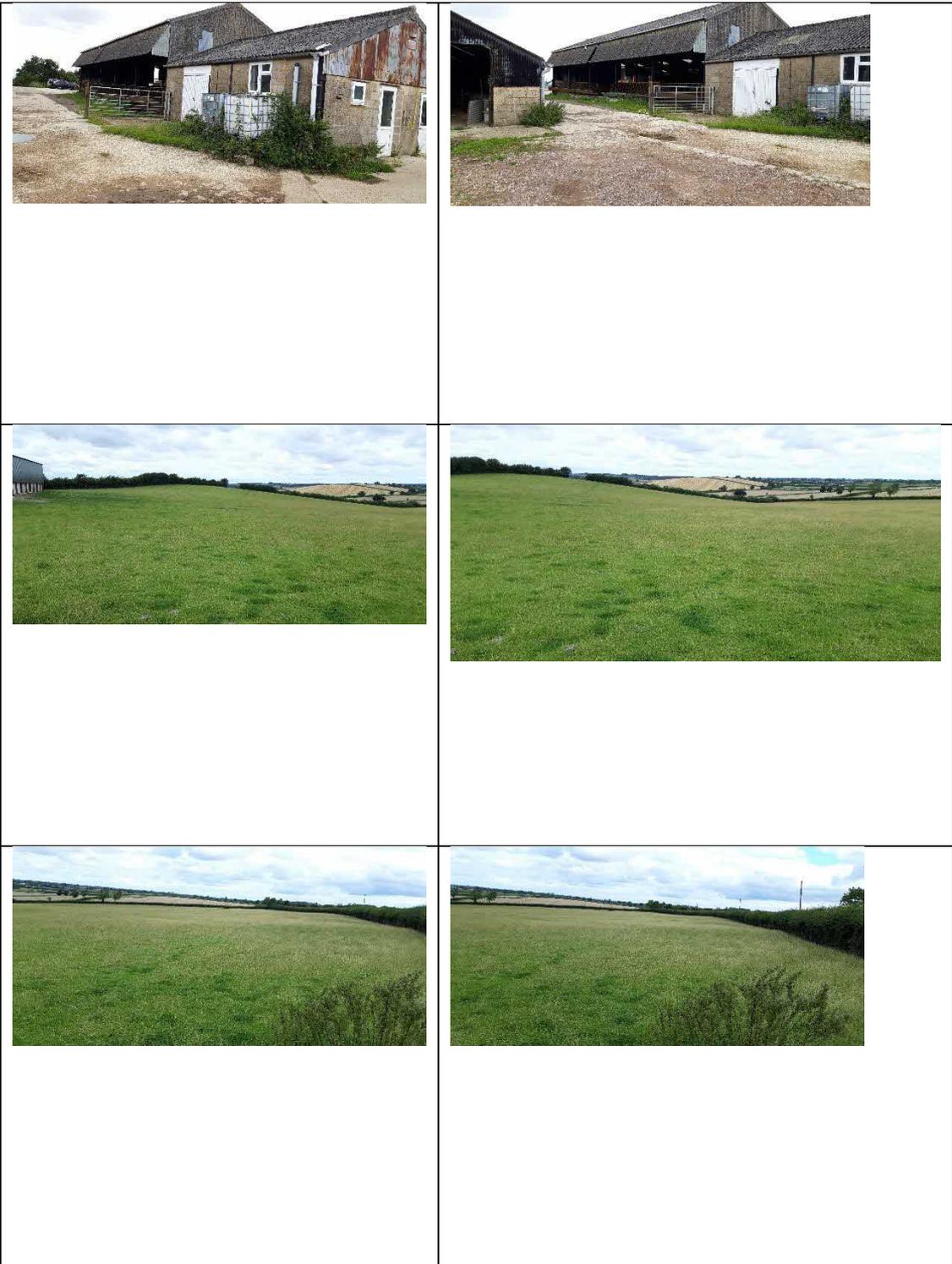
- 3.1 The application seeks full planning permission for the conversion and change of use of an agricultural building for use as a warehouse, Class B8 (Storage or distribution).
  
- 3.2 A parking and turning area for a lorry and cars would be provided on the existing hardstanding area.



**Figure 2:** Proposed Site Plan









**Figure 3:** Application site and surroundings

## 4.0 Relevant History

- 4.1 23/03549/COUAF: Application under Schedule 2, Part 3, Class R of the Town and Country Planning, General (Permitted Development) Order 2015 as amended, for a change of use of a building and any land within its curtilage from a use as an agricultural building to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage or distribution), Class C1 (hotels) or Class D2 (assembly and leisure) of the Schedule to the Use Classes Order at Perry Manor Farm, Perry Hill, Edgcott, Aylesbury HP18 0TS. Refused. 11.01.24.
- 4.2 19/03436/APP: Conversion of an agricultural building to a vehicle restoration / workshop with ancillary storage (B2 use) [Retrospective]. Granted. 10 April 2020.
- 4.3 19/03834/APP: Change of use of part of an agricultural barn to a commercial log business with external wood storage (retrospective). Granted. 10 April 2020.
- 4.4 07/03422/APP: Conversion of barn to two dwellings (resubmission of 06/02282/APP). Granted. (26 March 2008).
- 4.5 06/02282/APP: Conversion and raising of roof of milking parlour to form two holiday lets. Granted.
- 4.6 94/02295/APP : Extension. Granted.
- 4.7 84/00695/AV: Erection of a farmhouse. Granted.

## 5.0 Relevant Planning Policies and Supplementary

### Guidance

#### 5.1 National Planning Policy Framework (NPPF) (19 December 2023)

Chapter 2 - Achieving Sustainable Development

Chapter 4 - 4 Decision-making

Chapter 6 -Building a strong and competitive economy

Chapter 11 - Making effective use of land

Chapter 12 - Achieving Well-Designed Places

Chapter 15 - Conserving and enhancing the natural environment

#### 5.2 Vale of Aylesbury Local Plan (VALP) Policies 2013-2033 (15 September 2021)

Policy S1: Sustainable development for Aylesbury Vale

Policy S3: Settlement hierarchy and cohesive development

Policy BE2: Design of new development

Policy BE3: Protection of the amenity of residents

Policy T5: Delivering transport in new development

Policy T6: Vehicle Parking

Policy NE1: Biodiversity and Geodiversity

Policy NE4: Landscape character and locally important landscape

Policy I4: Flooding

#### 5.3 Aylesbury Vale Design SPD

Site suitability and site management

## 6.0 Planning Considerations

### 6.1 Principle of the development

### 6.2 VALP Policy D6 supports employment development in sustainable locations through a range of measures which include,

The intensification or extension of existing premises

as part of a farm diversification scheme

the appropriate re-use or replacement of an existing building provided this is well designed, appropriate to its context having regard to the scale of the proposal, location and impact on the surrounding area.

in a rural location where this is essential for that type of business

### 6.3 Paragraph 4.163 states that a flexible approach is required to allow employment development to come forward on other suitable sites where a specific requirement needs to be met. Re-use or replacement of an existing building in an urban or rural area will be supported provided it is appropriate as per the conditions of policy D6.

### 6.4 VALP Policy D6 resonates with national advice within the NPPF in respect of supporting a prosperous rural economy through a range of strategies. Paragraph 88 stresses, inter alia, that;

*Planning policies and decisions 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, beautiful new buildings;*

*b) the development and diversification of agricultural and other land-based rural businesses;*

Paragraph 89 goes on to say that,

*Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.*

6.5 LP Policy C1 is permissive and supports the conversion of rural buildings stating that the re-use of an existing building that is of permanent and substantial construction and generally in keeping with the rural surroundings in the countryside will be permitted provided that all the following assessment criteria are met:

- a. should respect the character of the building and its setting, except in exceptional circumstances where it can be demonstrated that dereliction was the result of severe accidental damage or accidental destruction in the past two years
- b. Where the building is suitable for modern agricultural practice it would not give rise to a future need for another building to fulfil the function of the building being re-used

- c. The long-term retention of a building that is by reason of its location, size, condition and appearance is harmful to the character of the countryside is not encouraged
- d. The redundant or disused status of the building has been demonstrated and the re-use of the building would enhance the immediate setting
- e. The existing building is inherently suitable, in terms of its size, design and construction for the intended re-use, and the proposed scheme enables the intended re-use to be achieved without the need for complete or substantial reconstruction
- f. The existing building is not located well away from existing settlements and is not located where utilities are not available
- g. The existing building is not damaging to the surrounding character by virtue of a utilitarian appearance or cladding in unattractive materials
- h. The proposed re-use is of a scale that would not have an adverse impact on its surroundings or the viability of existing facilities or services in nearby settlements
- i. Any extension to the existing building included in the proposed scheme is modest in scale, ancillary in nature, subordinate to the main building and necessary to meet the essential functional requirements of the intended re-use
- j. Any extension to the existing barn conversion is modest in scale, ancillary in nature, subordinate to the main building, in keeping with the rural character, designed with sensitivity to the host building and will enhance the character and appearance of its immediate surroundings

k. Where the existing building is of designated or non-designated heritage assets or contributes to local character, the proposed scheme would retain significant historical features and not adversely affect the character and appearance of the building or its setting

l. Where any curtilage is required it should not be excessive in size and should relate well to the existing building and landscape

m. The proposed scheme would not give rise to ancillary uses that could not be accommodated within the site and does not include, or would not give rise to, ancillary uses within the site, such as open storage, that would be visually intrusive, and

n. Conversion works should not adversely impact upon wildlife using the structure. If impacts to nesting sites are unavoidable mitigation will be required (see Policy NE1).

6.6 In this case, the barn to be converted is of a permanent and substantial construction and requires minor refurbishment not amounting to major reconstruction to make it suitable for its intended use. Such refurbishment would result in an enhancement of the building's immediate setting. Following the re-use of the subject barn, there will still remain other agricultural buildings on the site such that the development would not give rise to a future need for a replacement building. No extensions are required to make the building suitable for the proposed use. The required curtilage comprises an existing concrete hardstanding. The barn is mostly tin-clad and does not provide suitable habitat for protected species. A Biodiversity checklist has been submitted with the application.

6.7 Having regard to the foregoing appraisal, it is considered that the proposed development would not conflict with the development plan and hence, is acceptable in

principle. Fundamentally, the principle of industrial development on the site has already been established with the grant of two previous permissions identified at paragraphs 4.2 and 4.3 of this Statement.

- 6.8 Impact of the development on the character and appearance of the surrounding area
- 6.9 National advice within the NPPF states that planning decisions should recognise the intrinsic character and beauty of the countryside. It adds that development (whether or not in the countryside) should be sympathetic to the local character, including the surrounding built environment and landscape setting. VALP Policy S3 broadly reflects this approach, with its acceptance of limited forms of development in the open countryside, given its recognition of the importance of safeguarding the character of the open countryside.
- 6.10 The wider site comprises a mix of agricultural, and industrial buildings converted from agricultural use, and the farm house. The proposed development would therefore complement this mix of uses and would not appear incongruous.
- 6.11 The proposed refurbishment of the barn would enhance the character and appearance of the building in the surrounding area.
- 6.12 Taking these factors into account, it is considered that the proposed development would not be harmful to the character and appearance of the open countryside and as such, would conform with VALP Policy BE2.
- 6.13 Impact on residential amenity
- 6.14 VALP Policy BE3 seeks to protect the amenity of residents and states that,

*Planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of existing residents and would not achieve a satisfactory level of amenity for future residents. Where planning permission*

*is granted, the council will use conditions or planning obligations to ensure that any potential adverse impacts on neighbours are eliminated or appropriately controlled.*

In this case, there are no dwellings sufficiently close to the application site to be affected by the proposed development. The closest dwelling is the existing farmhouse located to the south of the site and separated by intervening buildings. The building to be converted would not be any closer to the farmhouse than the existing industrial units previously approved on the site.

6.15 The development would therefore not cause detrimental harm to the amenities of the neighbouring property occupiers and as such, would not conflict with VALP Policy BE3.

6.16 Impact on highway safety

6.17 VALP Policy T5 specifically addresses the relevant requirements for delivering transport in new development and states in part that,

‘Transport and new development will only be permitted if the necessary mitigation is provided against any unacceptable transport impacts which arise directly from that development.’

6.18 The site is served by an existing access that comes off Perry Hill. Based on the operation of the existing industrial units on the site, it is anticipated that the proposed use would generate moderate traffic movements and would remain low key as is the case now. The barn benefits from a large concrete hardstanding area within the ownership of the Applicant which could be used for parking and turning of vehicles.

6.19 The Highways Officer’s comments in respect of the previously refused application for Prior Approval under Class R of the General (Permitted Development) Order 2015, are a material consideration and these are reproduced below for ease of reference:

*The proposed development is for 418sqm of B8 use and according to TRICS® this could generate approximately 26 trips per day. This level of movements is negligible and would have no material impact on the operation of the highway network. Nonetheless, as an intensification in use of the site is proposed over the existing agricultural use, I must assess the access arrangements and the parking arrangements.*

*Perry Hill is subject to a 30mph in the vicinity of the site. In accordance with current guidance contained within Manual for Streets (MfS), visibility splays of 2.4m x 43m need to be achieved in both directions from the site access, commensurate with the speed limit of 30mph. The splays need to be within land controlled by the applicant or the public highway. Having assessed the highway extents, I can confirm that an appropriate level of visibility can be achieved from the access point.*

*I consider that the site access is over 8m wide for its first 10 – 15m and this will allow large goods vehicles to safely pull clear of the carriageway and pass other vehicles. However, it has not been demonstrated that the largest used vehicle in association with the proposed B8 use can turn and manoeuvre inside of the red edge and also that adequate HGV parking can be accommodated within the red edge. I will require swept path analysis for a larger vehicle and an enlarged red line area.*

*For the avoidance of doubt, three parking spaces must be provided with one EV charging point to comply with the VALP parking standards. Each space must be 2.8m x 5m. It has not been demonstrated that sufficient parking can be provided within the red edge.*

- 6.20 Due to the limited curtilage permitted under Class R, the Highways Officer's requirements could not be achieved and hence, the application was refused. The current application seeks to address these shortcomings and the proposed scheme

shows an extended curtilage that would accommodate the required turning and parking areas which could be secured by a planning condition.

- 6.21 Given these circumstances, it is considered that the development would not materially intensify the use of the public highways and as such, would not be prejudicial to highway safety thus complying with VALP Policy T5. Furthermore, national advice within the NPPF makes it clear at Paragraph 115 that ‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.’

## 7.0 Conclusions

- 7.1 The proposed development is acceptable in principle and would conform with VALP policies D6 and C1. .
- 7.2 The proposed development is considered appropriate in the open countryside.
- 7.3 The development would enhance the character and appearance of the subject building and its immediate setting.
- 7.4 The proposed development would be sufficiently separated from the closest residential property such that no harm would be caused to the residential amenity of the existing property occupiers.
- 7.5 The development would not be prejudicial to highway safety.
- 7.6 The LPA is therefore requested to approve the application as the proposal would represent sustainable development.

Should any further information be required we invite the Council to contact Robinson and Hall LLP.

