

Development and Place

Civic Centre, Arnot Hill Park, Arnold, Nottingham, NG5 6LU
 Email: pandeservicesupport@gedling.gov.uk



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Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within Storage or Distribution (Use Class B8), Hotels (Use Class C1), Commercial/Business/Service (Use Class E), or until the end of July 2022, uses previously classified as Assembly and Leisure (Use Class D2)

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="382"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Spring Lane Farm"/>
Address Line 1	<input type="text" value="Spring Lane"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Nottinghamshire"/>
Town/city	<input type="text" value="Lambley"/>
Postcode	<input type="text" value="NG3 5RQ"/>

Description of site location must be completed if postcode is not known:

Easting (x)

460483

Northing (y)

344916

Description

Applicant Details

Name/Company

Title

Miss

First name

Jessica

Surname

Spencer

Company Name

Spring Lane Farm Limited

Address

Address line 1

382 Spring Lane Farm, Spring Lane

Address line 2

Lambley

Address line 3

Town/City

Nottingham

County

Nottinghamshire

Country

Postcode

NG3 5RQ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

NG14 6AG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

This permitted development right was amended on 1 August 2021 to no longer include changes of use to those previously classified as 'assembly and leisure' that are not now included in Use Class E (commercial/business/service).

If your proposed change of use is to a Hotel, Storage and Distribution, or Use Class E (e.g. shops; financial/professional services; restaurants and cafes; offices; business; indoor sport, recreation, or fitness) then this type of application is still valid for eligible proposals.

If your proposed change of use is to a Local Community or Sui Generis use previously classified as 'assembly and leisure' (e.g. cinemas; concert halls; bingo halls; or dance halls) then:

- You should not continue with this application after the end of July 2022 as it will be refused by the Local Authority and you may not be eligible for a refund.
- This is no longer considered to be permitted development. Proposals remained eligible if applications of this type were submitted before the end of July 2022, but after that point an application for 'Full planning permission' will be required.

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

Yes

No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 150 square metres?

Yes

No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 500 square metres?

Yes

No

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

Yes

No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

Conversion and change of use of current agricultural storage barn to Use Class E Restaurant / Coffee shop to operate alongside Spring Lane Farm Shop.

Please provide details of any transport and highways impacts and how these will be mitigated:

The applicants have secured planning permission - reference 2022/0354 for improvements to the site entrance, on-site vehicular access and car parking arrangements at Spring Lane Farm which will improve on-site safety and parking capacity. The works are currently being implemented and with the designated parking bays proposed, the approved parking capacity is 62 vehicles.

The curtilage of this current prior approval application site on the immediate eastern side of the barn will be utilised for staff (only) parking and servicing, and can accommodate up to 12 staff vehicles

A freestanding Highways and Parking Technical Note is submitted in support of this application which demonstrates that the currently approved access and parking arrangements alongside the additional staff parking area can adequately accommodate the demand that will be generated by the coffee shop operating alongside the existing farm shop.

Please provide details of any noise impacts and how these will be mitigated:

Spring Lane Farm is an active farm and farm shop fronting a classified road carrying through traffic between the Nottingham built up area and surrounding villages to the east. There is significant and largely constant daytime activity within the site and along Spring Lane during the daytime hours that the coffee shop will operate.

The nearest dwellings are over 45 metres from the proposed barn to be converted, to the south of Spring Lane. The coffee shop entrance facing the car park will include an entrance lobby to minimise noise transfer when patrons enter and leave the building. There are no proposals for any amplified music within the premises.

In view of the current level of background noise sources, proposed works to the converted barn and the nature of the cafe use proposed, there are no material noise impacts of the development which will affect neighbouring residential properties.

Please provide details of any contamination risks and how these will be mitigated:

The barn is used for storage of straw, hay and general storage. The building has not been used for oil or diesel storage as these are located in a secure structure close to the farmhouse. The existing concrete floor is to be retained as a sub-base for the incoming restaurant /coffee shop use. The prospects of any nominal existing below ground contamination hot spots materially impacting on the proposed use are negligible. The proposed use does not therefore create any contamination concerns.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online.](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The site lies within Flood Zone 1. There is a current private drainage system in place that manages surface water run off and directs it off-site to open fields to the north and the Lambley Dumble. There is no displaced flood risk off-site or to any nearby residential properties.

Declaration

I/We hereby apply for Prior Approval: Change of use - agriculture to flexible commercial use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Michael Downes

Date

24/01/2024