

Planning Department
Buckinghamshire Council
Aylesbury Vale Area
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

Dear Sir/Madam,

Re: Application for Prior Approval. Proposed change of use of agricultural building to one dwelling – Barn at Paper Mill Farm, Stoke Hammond

Please find enclosed an application for the prior approval of a proposed change of use of a barn at Paper Mill Farm, Stoke Hammond to one dwelling, and associated operational development including the demolition of an adjacent barn to provide a garden and car parking. The application is submitted under Schedule 2, Part 3, Class Q of the Town & Country Planning (general Permitted Development (England) Order 2015).

Prior approval was originally granted at Paper Mill Farm under reference 17/03553/COUAR on the 20th October 2017. The Council concluded that the proposed change of use was in accordance with the process set out by Part 3, Class Q, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). A second application was submitted under reference 20/01852/COUAR and was approved on 3rd August 2020. A third was application was submitted under reference 22/02975/COUAR and was approved on 22nd October 2022. This resubmission enables the applicant another three years to complete the approved works.

Accompanying the application are the following documents:

The 1 App Forms and Ownership Certificate duly completed;
Drawing no. WIL 201 SUR 01 – 1:1250 scale site location plan
Drawing no. WIL 201 PA 005 – Site Block Plan;
Drawing no. WIL 201 SUR 50 – Existing Barn Plan;
Drawing no. WIL 201 SUR 51 – Existing Barn Elevations And Section;
Drawing no. WIL 201 PA 100 – Proposed Barn Plan Rev B;
Drawing no. WIL 201 PA 200 – Proposed Barn Elevations Rev B;
Drawing no. WILL 201 PA 300 Rev A – Design Sections;
Plan showing extent of holding;
Structural Survey;
Noise Survey;
Approved Decision Notice 17/03553/COUAR;
Approved Decision Notice 20/01852/COUAR; and
Approved Decision Notice 22/02975/COUAR.

The site

The site lies 0.5km to the east of Stoke Hammond and comprises farmland and a range of agricultural buildings. The buildings stand some 230m to the east of the original Papermill Farmhouse. The access to the barn is from Bragenham Side and the adopted length of the road terminates at the bridge over the river adjacent the house. The road then continues as an unmade track serving farmland.

The two buildings the subject of this application were built in 2002 and stand on the western side of a complex of buildings some 230m to the east of the house. The two buildings are of similar size and construction. That closer to the access track is to be converted to a dwelling whilst its neighbour to the south is to be demolished to form a garden and car parking.

The building proposed for conversion is constructed from a steel frame, concrete sectional walls with Yorkshire boarding above, a concrete floor, timber cladding and profiled sheet roofing.

The site is bounded to the north by a mature hedge with the farm access beyond and to the east, south and west by land being farmed in association with the agricultural enterprise. The remaining buildings will remain to serve the farming operation.

Proposed Works

It is proposed to convert the barn closest to the access track, on the western side of the farmyard, into a single storey dwelling. The conversion would retain the existing building with alterations to facilitate the conversion not exceeding those allowed under the Permitted Development Regulations set out in Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

A structural survey accompanies the application. This document demonstrates that the existing building structure can be retained and is structurally strong enough to take the loading associated with the new walls, etc. to provide for residential use. A sectional drawing has also been submitted showing the elements of the building which will be retained as part of the conversion. The new walling will not project beyond the walls of the existing building.

The dwelling would provide four bedrooms, with bedrooms 1 and 2 having en-suites, a bathroom, w.c., lobby, study, library, boot room, a kitchen and utility and an open plan lounge /dining area. The converted barn would have a floor area of 337sq.m. The works to the barn involve, in the western elevation, full height glazing with horizontal louvres in a new opening. Two glazed casement windows would be inserted in this elevation in new openings.

To the northern elevation, six additional casement windows would be inserted. To the southern elevation the existing opening would be infilled with full height glazing/sliding doors with horizontal louvres. Four additional casement windows would be installed in new openings and an entrance door with side screen would be installed in a new opening.

All elevations would have facing brickwork to a height of 3m and profiled steel cladding above to replace the existing Yorkshire boarding. Zinc sheet roofing would also be installed.

The barn which lies immediately to the south would be demolished to create adequate parking and a private garden in association with the proposed dwelling.

Class Q

Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) allows the 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) and building operations reasonably necessary to convert the building subject to meeting certain criteria.

Insofar as these criteria are concerned, we would comment as follows:

- a. The buildings have been used solely for an agricultural use as part of an established agricultural unit prior to the 20th of March 2013.
- b. The footprint of the building to be converted is 337 sq. m.
- c. One dwelling will be provided.
- d/e. The site is not occupied under an agricultural tenancy.
- f. No development under Class A(a) or Class B(a) of Part 6 of the Schedule has been carried out on the agricultural unit since 20th March 2013.
- g. No extensions are proposed to the building and the roof will not be increased in height.
- h. No other buildings within the agricultural unit have changed use under Class Q.
- i. The proposed building operations involve the installation of windows, doors and a new ground floor including a damp proof membrane above the existing floor slab;
- j. The site is not on Article 2(3) land, i.e. National Park, AONB, Conservation Area or World Heritage Site.
- k. The site is not part of a Site of Special Scientific Interest, a Safety Hazard Area or a Military Explosive Storage Area;
- l. The site is not a Scheduled Monument, nor does it contain a Scheduled Monument;
- m. The building is not a listed building.

Transport and Highways

Access to Paper Mill farm is via Bragenham Side and a farm track which only currently serves as the access to farmland. Visibility at the access is good. The farm track is also a public right of way but there is room for a car and pedestrian/horse rider to pass. The likely traffic generation would be between 6 and 8 vehicle movements (in and out) per day.

Noise

The noise survey which accompanies this application demonstrates that noise from the adjacent livestock barn would not be significant, and the proposed development would be acceptable in terms of the amenities of future occupiers.

Contamination

The site is not contaminated, and the buildings have never been used as a chemical store.

Flood Risk

The site lies within Flood Zone 1 (low risk) where all types of development are considered appropriate. Surface water from the roof of the building would be discharged to soakaways as at present.

Location

The village of Stoke Hammond is located 0.5km to the west of the site and has local facilities and services including a shop, church, public house, sports club, other small businesses and various local clubs and societies. These are all within walking distance of the site.

Design/appearance

The proposed alterations to the building are in keeping with its character and to the surroundings. The remaining buildings in the farmyard will remain to serve the farming operation. It is intended that the proposed dwelling will be occupied by the person farming the adjacent farmland.



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The application fee shall be paid to you under separate cover.

I trust this is in order however should you require any further information please do not hesitate to contact me.

Yours faithfully,



Rhys Bradshaw MRTPI

Director

Enc.