

## 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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<b>Application summary</b>	
<b>Description</b>	Supplementary planning information for proposed change of use of agricultural building to 1 no. dwellinghouse (Class C3).
<b>Site address</b>	Agricultural Building at Laurel Farm, Pilning Street, Pilning, Bristol. BS35 4HN
<b>Applicant</b>	Mr A Williams c/o The Rural Planning Co
<b>Local Planning Authority</b>	South Gloucestershire Council
<b>Planning portal reference</b>	PP-12850789
<b>Job reference number</b>	J008571
<b>Agent details</b>	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
<b>Documents submitted</b>	Application Form Supplementary Planning Information Site Location Plan Block Plan Existing Elevations and Floor Plan Proposed Elevations and Floor Plan Structural Survey FRA report Preliminary Ecological Survey

## 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).

This application is a resubmission of a previous Class Q application which was withdraw. The feedback from the Planning Officer in that submission was that the proposed insertion of a large number of windows and doors would erode the agricultural character of the building and would therefore fall outside of the works necessary to convert the building. Additionally there was some outstanding details on the FRA that required agreeing. This application builds on that feedback received, and has made significant changes to the design which better reflect the character of the agricultural building and reduces the building works necessary for it to function as a dwellinghouse. The FRA has been updated in accordance with EA requirements.

## 2.0 Details of the property

<b>Address of property</b>	Agricultural Building at Laurel Farm, Pilning, Bristol, BS35 4HN
<b>Applicant</b>	Mr A Williams
<b>Agent</b>	Hannah Moule of The Rural Planning Co, The Farm Office, Millridge Farm, Parsons Lane, Hartlebury, Nr Kidderminster, Worcestershire, DY11 7YQ.
<b>History of the site</b>	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 a 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

<b>a) Agricultural use and agricultural unit</b>	The building has been in historic agricultural use since originally erected, on an established agricultural holding.
<b>b) Larger dwelling houses</b>	1 large dwellinghouse is proposed with a total habitable gross internal floor area of 445m <sup>2</sup>
<b>c) Smaller dwelling houses</b>	No smaller dwellinghouses are proposed.
<b>d) Cumulative dwelling houses</b>	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 <sup>2</sup> of floor space ii) cumulative number of separate dwellinghouses exceeding a total of 5
<b>e) Agricultural tenancy</b>	No agricultural tenancy exists.
<b>f) Termination of agricultural tenancy</b>	N/A
<b>g) Use of permitted development rights</b>	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 <sup>th</sup> March 2013.
<b>h) External dimensions</b>	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.
<b>i) Building operations / schedule of works</b>	Please see additional statement providing detailed information about proposed building operations.
<b>j) Protected areas</b>	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.
<b>k) Site constraints</b>	The site is not: i) A site of special scientific interest ii) A safety hazard area iii) A military explosives storage area
<b>l) Scheduled monument</b>	The site is not, nor does it contain a scheduled monument.
<b>m) Listed building</b>	The building is not listed, nor within the curtilage of a listed building.

#### 4.0 Conditions under Q.2 (1)

<p><b>a) Transport and highways</b></p>	<p>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.</p>
<p><b>b) Noise impacts</b></p>	<p>The proposed residential use will have no noise impact over and above the existing agricultural use. The building is a good distance away from other buildings and the proposal will neither impact residential amenity nor ongoing farming operations at the landholding.</p>
<p><b>c) Contamination</b></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><b>d) Flood risk</b></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 sets out that:</p> <p>The site is shown to be in Flood Zone 3 on the current EA Flood Risk Map for Planning which ignores the defences and shows current day flood risk.</p> <p>However, the flood defences provide improved protection (the site is 'defended') and the defences in this area are being upgraded as part of the ASEA project, which is largely complete.</p> <p>Assessment of the EA site-specific predicted flood levels with the defences or in the event of a breach show that the proposed residential unit is safely above the predicted flood levels and provides addition a protection with the upper floor providing a safe refuge.</p>

	<p>Furthermore, in response to the EA’s consultation response dated 6th February 2024, a preliminary clarification was sought, and in response to the EA’s advice 600mm of flood resilience has been introduced, which in the fabric will extend to first floor. This will enable rapid return to use after a flood. The EA’s objection is consequently overcome.</p> <p>The site is therefore shown to be safe for the lifetime of the development without increasing flood risk off-site and therefore complies with the requirements of the NPPF.</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><b>e) Suitability of the site – impractical or undesirable</b></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 detrimental to the proposal. The agricultural buildings to be retained are to be used for storage and will not be used for livestock.</p>
<p><b>f) Design and appearance</b></p>	<p>The proposals for the design and appearance of the building have been changed from the previous application with a significant reduction in the number, and size of windows and doors to the property, thereby better preserving the agricultural character of the building.</p> <p>The accompanying Conversion Method Statement provides further detail on the design, appearance and proposed works required to convert the building.</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>

<b>g) Adequate natural light</b>	The submitted elevation and floorplan drawings show that appropriate natural light is provided to all habitable rooms of the dwellinghouses.
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## 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.

**Hannah Moule BSc (Hons) MRICS FAAV**

The Rural Planning Co  
March 2024

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