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Your Ref:
Our Ref: Stone/2437/11795/001
By Email

Development Control
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
Hertfordshire WD3 1RL

15 April 2024

Dear Sirs

**PRIOR NOTIFICATION FOR CHANGE OF USE OF TWO AGRICULTURAL BUILDINGS TO A FLEXIBLE COMMERCIAL USE UNDER PART 3 CLASS R OF THE TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)
AT LAND EAST OF SHIRE LANE, SHIRE LANE, CHALFONT ST PETER, GERRARDS CROSS SL9 0RB**

We enclose a Prior Notification under Part 3 Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO") for the change of use of two agricultural buildings from agriculture to a flexible commercial use.

Whilst there are no planning records for the erection of the buildings it is clear from aerial photography that they have been in existence for in excess of 10 years.

Class R Criteria

We confirm that the proposal accords with the requirements of Class R, as demonstrated in the table below:

R.1 DEVELOPMENT IS NOT PERMITTED BY CLASS R WHERE;	
(a) the site was not used solely for an agricultural use as part of an established agricultural unit— (i) on 3 rd July 2012, or (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 site which was brought into use after 3 rd July 2012, for a period of at least 10 years before the date development under Class R begins;	The site was in agricultural use on 3 July 2012.



(b) the cumulative floor space of the buildings which have changed use under Class R within an established agricultural unit exceeds 500 square metres;	On 28 February the Applicant informed Three Rivers District Council that a building extending to 127sqm was to change use to a flexible commercial use on 1 March 2024. This prior notification seeks to change the use of Building B which has a GEA of 60sqm and Building C which has a GEA of 231sqm. The cumulative area of buildings changing use under Class R does not exceed 500sqm
(c) the site is, or forms part of, a military explosives storage area;	the site is not and does not form part of, a military explosives storage area;
(d) the site is, or forms part of, a safety hazard area;	the site is not and does not form part of, a safety hazard area;
(e) the building is a listed building or a scheduled monument.	the building is not a listed building or a scheduled monument.

Table 1

Prior Notification – Conditions

R.3 (1) Requires that before changing the use of the site under Class R, and before any change of use to another use falling within one of the use classes comprising in the flexible use, the developer must;

- (b) where the cumulative floor space of the building or buildings which have changed use under Class R within an established agricultural unit exceeds 150 square metres, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(i) transport and highways impacts of the development;

Government guidance no longer requires councils to set maximum car parking standards. As a consequence Three Rivers treats all car parking standards set out in the Development Management Policies LDD – Appendix 5: Parking Standards as guidelines rather than maximums. Clearly Class R allows for flexible uses which fall under different use classes, however the nature of the building are that they will be used for B8 storage use which attracts the requirement for 1 space per 75sqm which can more than adequately be provided within the land within the curtilage of the buildings (which for clarity is shaded red on the Site Location Plan.

Hertfordshire County Highways did not object to previous applications to change use to residential subject to some informatives which are all acceptable to the Applicant.

The Personal Injury Collision Data for the last five years inclusive has been reviewed (see Figure 1 below) and no reported collisions have occurred over the last five years within the vicinity of the site access.

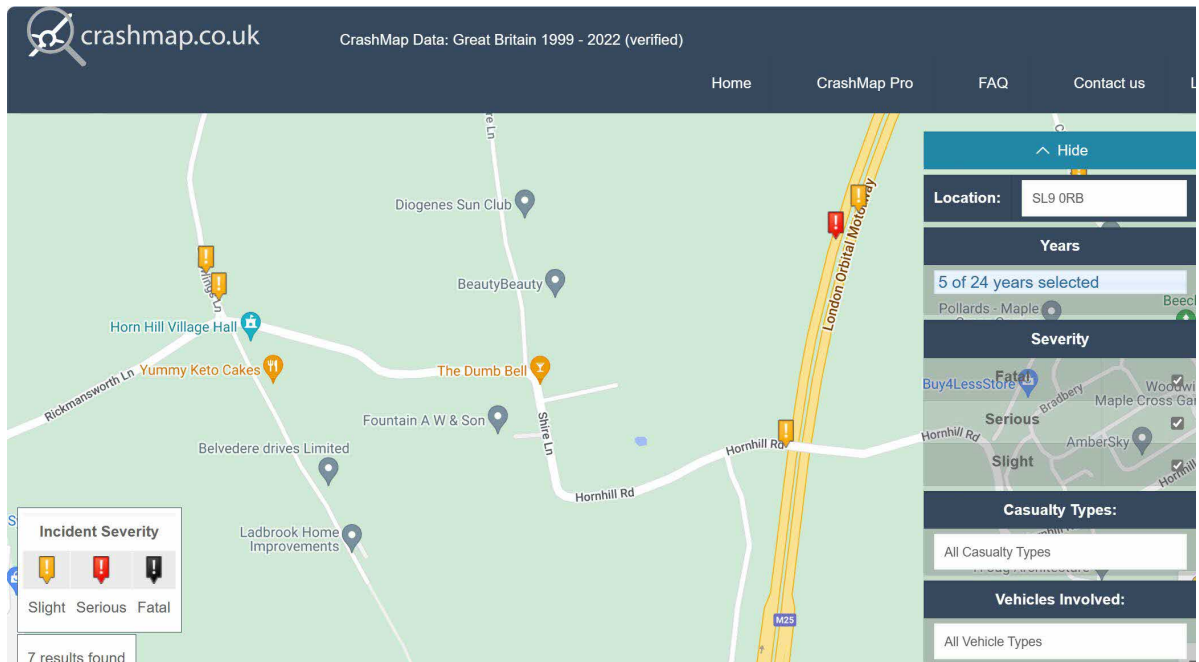


Figure 1: Source: www.crashmap.co.uk

The proposed development will be accessed via an existing driveway off of Shire Lane. There is sufficient space within the site for the parking and turning of vehicles associated with the proposed use which will ensure that all vehicles leaving the site will do so in forward gear.

The proposal will not lead to a significant increase in vehicle movements associated with the Farm and it should not receive a highways objection.

(ii) noise impacts of the development;

The use of the barn for storage use will not generate noise nor will it be impacted by noise.

(iii) contamination risks on the site; and

The site is not known to have any contamination. In any case the use of the barn for storage will not be susceptible to any contaminants. Notwithstanding this it is noted that previously a contamination survey condition was requested by Environmental Health; the Applicant would be accepting of this should there be a requirement to include one on this determination.

(iv) flooding risks on the site,

The farm is located in a Flood Zone 1 – Low Probability of Flooding. In any case the proposal is for the change of use of the building for storage and is not anticipated to increase the risk of flooding on the site.



Other information required by Class R

Curtilage

Paragraph X of the GDPO defines the permitted curtilage as “(a) *the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or (b) and area of land immediately beside or around the agricultural building no larger than the land area occupier by the agricultural building, whichever is the lesser.*”

The plans clearly show that the combined GEA footprint of the existing buildings measures 291 sqm and the combined GEA of the proposed curtilage is 268 sqm. The curtilage is therefore no larger than the buildings which will benefit from the change of use through Class R.

Building Operations

The proposal does not involve any building operations. The proposal is simply for the change of use of the building.

Summary

This Prior Notification seeks the change of use of 2 agricultural barns to B8 storage flexible uses. The barns 3rd July 2012 to the current day have been used for agricultural use as part of an Established Agricultural Unit. The proposal meets the criteria set out in R.1 and this Prior Notification, required by R.3, is sought to enact the provisions of Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The W.(2)(ba) Statement is included within the prior notification form which is submitted with this letter.

Prior Notification Documents

The prior notification comprises the following documents:

REFERENCE	DOCUMENT TITLE
PP-12845059	Application Form
2437/11795/001	Covering Letter including Statement
2437/11795/002	Site Location Plan
2437/11795/003	CIL Form
2437/11795/004	Flood Map

Please note there is no requirement for plans of the buildings to be submitted as part of the prior notification.



If you require any further information or if you would like to arrange a site visit, please do not hesitate to contact me by either telephone or email.

Yours faithfully



Lucie Stone

Director

For and on behalf of Briggs & Stone Limited