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Ribble Valley Borough Council
Planning section
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Dear Sir/Madam

NOTIFICATION FOR PRIOR APPROVAL FOR A PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDING TO A DWELLINGHOUSE – HORTON GRANGE FARM, HORTON

INTRODUCTION

We write on behalf of Mr Isaac Lancaster, the applicant, to formally submit a notification for prior approval for a proposed change of use of agricultural buildings at Horton Grange Farm, Horton, to a dwellinghouse (C3) and for associated operational development. I hereby enclose the following documents:

- Completed Prior Approval Application Form;
- Structural Survey (Richard Lines at Noriker Civils);
- Location Plan;
- Existing and Proposed Floor Plans and Elevations; and
- Application Fee of £206 (paid over the telephone to the council)

For the reasons set out within this letter, we consider that the proposed development meets the legislative criteria of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 and its subsequent amendments. We therefore seek the council's determination as to whether prior approval is required from the council in respect of:

- 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
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- within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and
- f) the design or external appearance of the building.

APPLICATION SITE AND PROPOSAL

This application seeks to re-use and convert two existing agricultural buildings located at the western edge of the farmyard to Horton Grange Farm, Horton.

The site lies within the open countryside of Ribble Valley Borough Council, at the gateway to the small settlement of Horton in Craven. The farm is located to the east of the main road through the settlement. To the west lies the original farmhouse which is a Grade II listed building.

It is noted that the site does not lie within a Conservation Area, does not have any Tree Preservation Orders on it and lies within Flood Zone I (which is at the lowest risk of flooding). Access to the site is taken from a rural road which leads from the A59.

The northern building is a red brick 'Dutch Barn' and is used for agricultural storage whilst the southern building is a rectangular red brick building and has been used to house cattle.

It is proposed to convert the barns into a single residential dwelling with associated amenity area and parking. The location of the buildings are shown in figures 1 and 2 below:

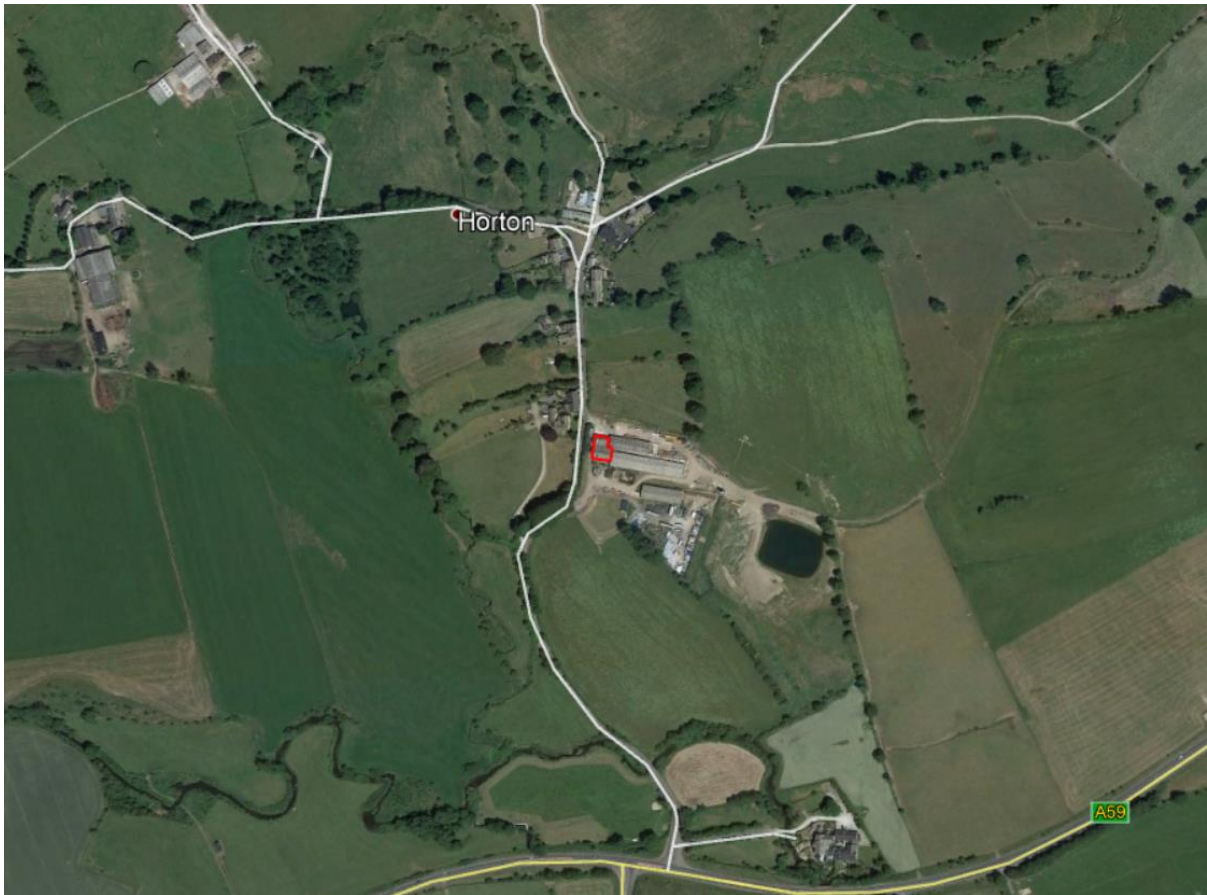


Figure 1: Location of site in proximity to the village of Horton and the A59.



Figure 2: Location of buildings on western edge of Horton Grange Farm farmyard.

The buildings are used as part of the farming operations at Horton Grange Farm. Additional photographs of the buildings (internal and external) are contained at Appendix I.

The Dutch Barn and rectangular barn are both of traditional construction of red brick wall and corrugated roof. The Dutch Barn measures 15.1m long by 10.4m wide, giving 157sq. m gross external area. The rectangular building measures 19.3m long by 14.2m wide, giving 278sq. m gross external area. Combined, the building provide a gross external area of 435sq. m.

It is intended that the proposed residential conversion will be retained as part of the farmstead to achieve additional income for the owners.

The buildings are currently attached on their eastern side by an agricultural building which contains cattle stalls. It is proposed that the first two bays on each building will be demolished as part of the proposed development in order to create a courtyard and parking area to the eastern side of the proposed dwelling. This will also enhance the amenity of the dwelling by providing separation from the agricultural buildings, which are to be used for agricultural storage.

To the west of the buildings are a mix of old portacabins and sheds which will also be removed to provide a garden area. The location of the areas to be demolished is shown in the aerial image below:

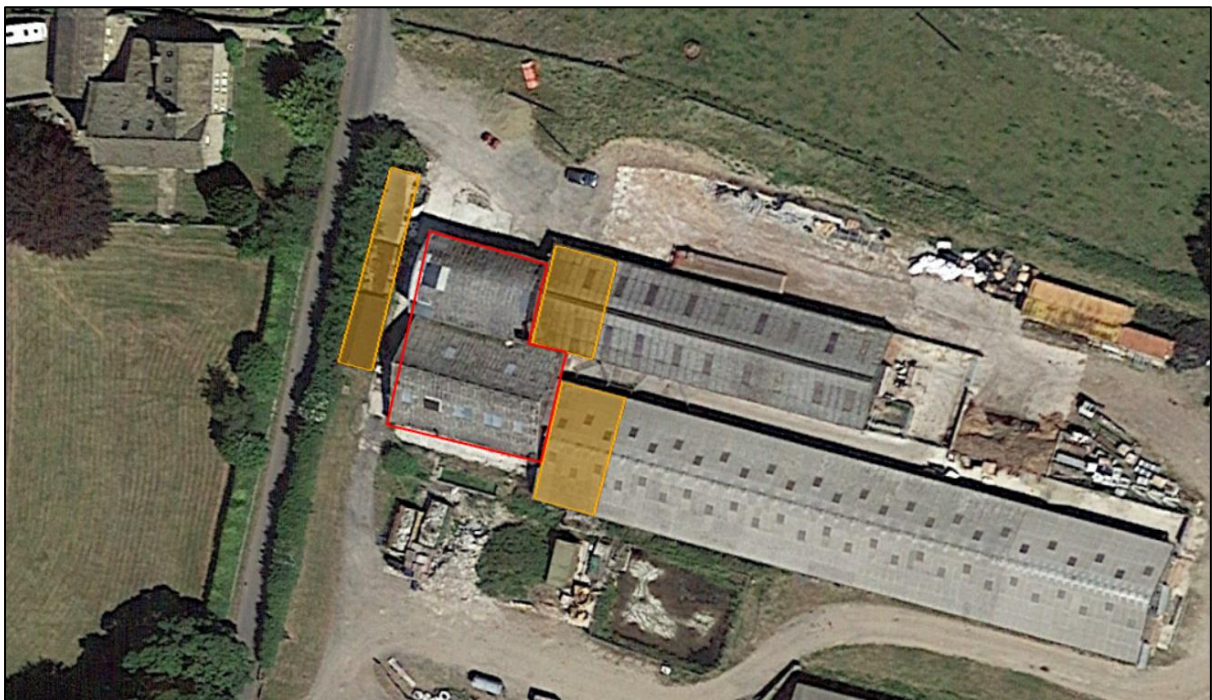


Figure 3: Buildings to be demolished highlighted in orange.

It is proposed to utilise the northern entrance to the farmyard as access to the proposed dwelling. This access point is one of two currently used by the farm and both have adequate visibility to ensure a safe means of access can be achieved. A photograph showing the site entrance is provided at within the attached Appendix. Parking spaces will be provided within the courtyard area to the east of the dwelling.

Planning History

A previous application has been submitted a prior approval for the change of use of the agricultural building to three dwellings, but this was refused in 2016 (reference: 3/2016/0520).

The reasons for refusal were that extensive building operations would be required to facilitate the change of use; insufficient details of the building operations were given, and the authority were unable to establish whether the development complies with the restrictions.

It was also refused as (i) the residential curtilage was too large and outside the requirements of the Prior Approval criterion and (ii) the new building works were too significant and did not constitute 'building operations reasonably necessary to convert the building'.

This application has sought to address these concerns. A Structural Survey has been undertaken by Richard Lines at Norker Civils and is submitted as part of this application. The Structural Survey confirms that the buildings are currently in very good condition and are capable of conversion.

The Structural Report also demonstrates that the building is capable of conversion without substantial building operations.

Following the revision of the scheme, and the creation of the amenity area to the south west of the proposed dwellings, we can confirm that the proposed curtilage to the dwellings is 430m² whereas the footprint of the proposed dwelling is 436m². This is in accordance with Paragraph W3(b) of Part 3.

LEGISLATIVE PROVISIONS

CLASS Q

Without the need for planning permission, Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended provides for:

(a) 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) of the Schedule to the Use Classes Order; and

(b) development building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

For ease, the relevant criteria of Class Q has been set out below in a tabular format, with commentary on how the proposal meets these criteria; thus resulting in a permitted form of development.

Agricultural Barns at Horton Grange Farm Compliance with Class Q:

Criteria of Q.1 (development is not permitted if...)	Response
<p>(a) the site was not used solely for agricultural use, as part of an established agricultural unit –</p> <p>on 20th March 2013;</p> <p>if the site was not in use on that date, when it was last in use; or</p> <p>if the site was brought into use after that date, for ten years before the date the development begins.</p>	<p>The buildings are currently in agricultural use and are part of an established agricultural unit at Horton Grange Farm. The Dutch Barn is currently being used for agricultural storage associated with the farmyard and the rectangular building is used to house livestock.</p>
<p>As amended in 2018:</p> <p>(b) the cumulative floor space of the existing building or buildings changing use under Class Q within an established agricultural unit exceeds 465 square metres as a larger dwelling or five smaller dwellings at 100 sq. m (total 865 sq. m).</p>	<p>The gross internal floor space proposed to change use has been measured as approximately 436 sqm.</p> <p>The floor space proposed to change therefore falls within the permitted limit.</p>
<p>As amended in 2018:</p> <p>(c) the cumulative number of separate dwelling houses developed under Class Q within an established agricultural unit exceeds three larger homes with a combined maximum floor space of 465 sq.m or up to</p>	<p>The proposal will result in the creation of one single dwellinghouse.</p> <p>The floor space which is proposed to be changed</p>

<p>five smaller homes upon 100 sq.m each, or a mix of both with a maximum number of five dwellings.</p>	<p>therefore falls within the permitted limit</p>
<p>(d) the site is occupied under an agricultural tenancy unless the express consent of both the landlord and the tenant has been obtained.</p>	<p>The site is not currently occupied under an agricultural tenancy agreement and that no such agreement has been terminated within the last year.</p>
<p>(e) less than one year before the date development begins –</p> <p>(i) an agricultural tenancy over the site has been terminated, and</p> <p>(ii) the termination was for the purpose of carrying out development under Class Q unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use</p>	<p>The site is not currently occupied under an agricultural tenancy agreement and that no such agreement has been terminated within the last year.</p>
<p>(f) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit since 20th March 2013, or where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins.</p>	<p>No development has been carried out on the agricultural unit under Part 6 of the GDPO since 20th March 2013</p>
<p>(g) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.</p>	<p>No additional development beyond the building line is proposed. The footprint will remain as existing.</p>
<p>As amended in 2018:</p> <p>(h) The cumulative number of separate dwelling houses developed under Class Q within an established agricultural unit exceeds three larger homes with a combined maximum floor space of 465 sq.m or up to</p>	<p>No separate dwelling houses have been developed thus far utilising Class Q.</p>

five smaller homes upon 100 sq.m each, or a mix of both with a maximum number of five dwellings.	The floor space proposed to change therefore falls within the permitted limit
<p>(i) the development under Class Q(b) would consist of building operations other than –</p> <p>(i) the installation or replacement of -</p> <p>(aa) windows, doors, roofs, or exterior walls, or</p> <p>(bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwelling house; and</p> <p>(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i).</p>	<p>The proposed scheme for conversion would involve minimal alteration and would comply with the criteria under Q.1 (i).</p> <p>The buildings have an existing water and electricity supply. Please see the accompanying existing and proposed floor plans and elevations for more details.</p>
(j) the site is on article 2(3) land	The article is not on article 2(3) land.
<p>(k) the site is or forms part of –</p> <p>(i) a site of special scientific interest;</p> <p>(ii) a safety hazard area;</p> <p>(iii) a military explosives storage area</p>	The site is not or does not form part of any of the listed areas.
(l) the site is, or contains, a scheduled monument	The site is not or does not contain a scheduled ancient monument.
(m) the building is a listed building	The building is not listed.

Agricultural Barns at Horton Grange Farm Compliance with Conditions:

In addition to meeting the above criteria of Class Q, it is also a requirement to address matters (a) – (f) below which are included as conditions of the legislation. Again, for ease, each matter has been addressed in a tabular format below.

- (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 (dwellinghouses) of the Schedule to the Use Classes Order; and
- (f) The design or external appearance of the building.

Conditions Q.2—(1)	Assessment
(a) Transport and highways impacts of the development	<p>The site benefits from an existing access on/off the public highway to the north west of the site.</p> <p>The site access has a good safety record and the development of a residential dwelling will not create an unacceptable level of intensification of the use of the site access or the lane.</p> <p>A safe means of access can be achieved.</p>
(b) Noise impacts of the development	<p>Following the demolition of part of the adjoining agricultural buildings a courtyard will be proposed to the east to provide amenity space for the proposed residential unit. This will not only give the new unit some private, south facing amenity space but also remove any conflict with the adjoining use. The remaining agricultural buildings will</p>

	<p>be used for agricultural storage adjacent to this courtyard area.</p> <p>The site is considered to have an acceptable relationship with adjacent residential uses and its use is compatible so that no unacceptable noise impacts would arise that would impact on existing neighbours, or the occupiers of the proposed dwelling.</p>
(c) Contamination risks on the site	<p>There are no contamination risks of developing this site. The proposed development will not require any excavation of the land and there are no contaminants within the existing building.</p>
(d) Flooding risks on the site	<p>The site lies within Flood Zone 1, as designated by the Environment Agency. This is classified as an area with the lowest risk from flooding, and as the site area is under one hectare, a flood risk assessment would not be required.</p>
(e) Whether the location or siting of the building makes it otherwise impractical or undesirable of the building to change from agricultural use to a use falling within Class (dwellinghouses) of the Schedule to the Use Classes Order, and	<p>The site is served by an existing access and has access to water and power; the re-use of this building to provide residential</p>

	<p>accommodation is both practical and efficient.</p> <p>The adjacent uses are compatible with the proposed residential use of the barn and made more so by the demolition of part of the agricultural buildings that adjoin the proposed development.</p> <p>The proposal (as shown on the accompanying proposed site plan) also includes a car parking area which together with the courtyard area, is no greater than the existing building, in line with the Legislation.</p> <p>The farm buildings adjacent to the proposed development will be used only for storage. The use of these buildings will not impact upon the future occupants of the subject building.</p>
<p>(f) The design or external appearance of the building.</p>	<p>As shown on the accompanying proposed elevational drawings, minimal changes to the external appearance of the building are proposed.</p> <p>The character of the buildings are to be preserved, through the retention of the existing openings.</p>

	The proposed scheme for conversion complies with the criteria under Class Q.1 (i).
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CONCLUSION

In conclusion, it has been demonstrated above and within the planning submission, that the proposed conversion of the dairy building and red brick barn accords with Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 and its 2018 amendments.

It is therefore our considered view that the proposal meets the legislative criteria and its conditions.

The re-use of these underutilised agricultural buildings is an exciting opportunity to secure the long-term future of this building and Horton Grange Farm.

We trust that you have everything you require to ensure a swift validation of this application. However, if you have any further questions or would like to discuss any of the above, please do not hesitate to contact me.

Yours sincerely

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APPENDIX I: INTERNAL AND EXTERNAL PHOTOGRAPHS OF THE AGRICULTURAL BUILDINGS



Photograph I: Proposed buildings viewed from the south



Photograph 2: Dutch Barn viewed from northeast



Photograph 3: Internal Dutch Bar



Photograph 4: Internal Rectangular Building



Photograph 5: Western elevation showing portacabins and sheds to be demolished.



Photograph 6: The Existing Northern Access