

Pinfold Farm
Preston Road
Ribchester
PR3 3YD

NOTIFICATION FOR PRIOR APPROVAL FOR A PROPOSED CHANGE OF USE OF DISUSED AGRICULTURAL BUILDINGS TO A DWELLINGHOUSE AND GARAGE / BIO FUEL PLANT ROOM – PINFOLD FARM.

Earlier this year I submitted a Pre Application plan for an additional dwelling house to be located in the rear garden area of Pinfold Farm Bungalow. This would also provide an opportunity to demolish and rebuild or renovate the existing Farmhouse for another family member.

The observation received from Rebecca Bowers, Assistant Planning Officer advised that it was doubtful a new additional dwelling would be approved but the rebuild/renovation of existing dwelling would be considered. Following this advice we realised the disused agricultural buildings (lambing shed and pig shed) would be ideal for conversion.

The lambing shed would not only provide the additional family space we require but would provide me with the home office space for my design engineering work. The pig shed would convert into a garage and bio fuel plant room.

There is existing easy access to the sheds as can be viewed in picture one.



The lambing shed was constructed in 2005 and was last occupied by livestock in March 2011.

Picture Two and Three



The Pig shed has been on the farm for many years (no date available) and was constructed by previous owners of the farm. Picture Four and Five



Since the majority of the land was sold by the previous owner of the farm the viability of the farming business waned and the equipment was sold in a farm dispersal sale organised by Richard Turner & Son in 2011.

I enclose the following documents:

- Completed Prior Approval Application Form
- Location Plan
- Existing and Proposed Floor Plans and Elevations
- New Dwelling and garage Floor plans.
- Application Fee

I 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:

- Transport and highways impacts of the development
- Noise impacts of the development
- Contamination risks on the site
- Flooding risks on the site

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 (dwelling houses) 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 (dwelling houses) 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; therefore resulting in a permitted form of development.

Criteria of Q.1 (development is not permitted if...)	Response
(a) the site was not used solely for agricultural use, as part of an established agricultural unit – on 20th March 2013; if the site was not in use on that date, when it was last in use; or if the site was brought into use after that date, for ten years before the date the development begins	The site was used to house sheep and pigs up to March 2011
As amended in 2018: (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).	The gross internal floor space proposed to change use has been measured as approximately 170 sqm. The floor space proposed to change therefore falls within the permitted limit.
As amended in 2018: (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 five smaller homes upon 100 sq.m each, or a mix of both with a maximum number of five dwellings.	The proposal will result in the creation of one single dwelling house. The floor space which is proposed to be changed therefore falls within the permitted limit
(d) the site is occupied under an agricultural tenancy unless the express consent of both the landlord and the tenant has been obtained.	The site is not currently occupied under an agricultural tenancy agreement and that no such agreement has been terminated within the last year.
(e) less than one year before the date development begins – (i) an agricultural tenancy over the site has been terminated, and (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	The site is not currently occupied under an agricultural tenancy agreement and that no such agreement has been terminated within the last year.
(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.	No development has been carried out on the agricultural unit under Part 6 of the GDPO since 20th March 2013
(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.	No additional development beyond the building line is proposed. The footprint will remain as existing.
As amended in 2018: (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	No separate dwelling houses have been developed so far utilising Class Q. The floor space proposed to

floor space of 465 sq.m or up to five smaller homes upon 100 sq.m each, or a mix of both with a maximum number of five dwellings.	change therefore falls within the permitted limit
(i) the development under Class Q(b) would consist of building operations other than – (i) the installation or replacement of – (aa) windows, doors, roofs, or exterior walls, or (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwelling house; and (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i).	The proposed scheme for conversion would involve minimal alteration and would comply with the criteria under Q.1 (i). The buildings have an existing water and electricity supply. Please see the accompanying existing and proposed floor plans and elevations for more details.
(j) the site is on article 2(3) land	The article is not on article 2(3) land
(k) the site is or forms part of – (i) a site of special scientific interest; (ii) a safety hazard area; (iii) a military explosives storage area	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 Buildings at Pinfold 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 (dwelling houses) 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 south west of the site. 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. A safe means of access can be achieved.</p>
(b) Noise impacts of the development	<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 require minimal 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 accommodation is both practical and efficient. The adjacent uses are compatible with the proposed residential use of the agricultural building. 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>
(f) The design or external appearance of the building.	<p>As shown on the accompanying proposed elevation drawings, minimal changes to the external appearance of the building are proposed. The proposed scheme for conversion complies with the criteria under Class Q.1 (i).</p>

CONCLUSION

In conclusion, it has been demonstrated above and within the planning submission, that the proposed conversion of the agricultural buildings 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 my considered view that the proposal meets the legislative criteria and its conditions. The re-use of these disused agricultural buildings is an exciting opportunity to secure the long-term future of these buildings and provide an eco friendly dwelling for my family.

Anthony Davies