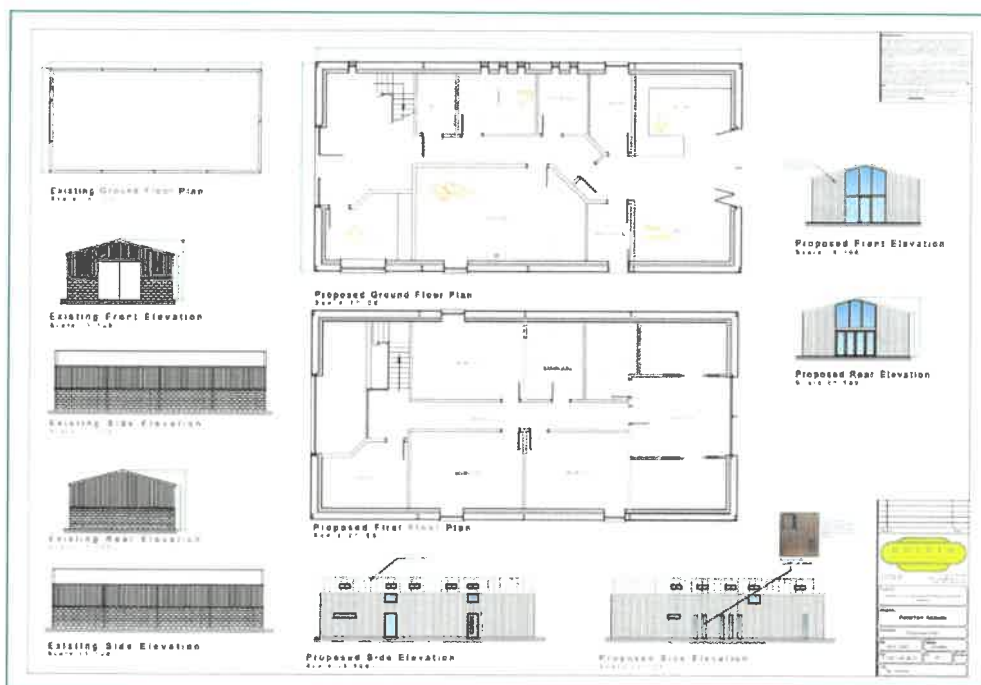




PLANNING STATEMENT

26th January 2021

A REQUEST AS TO WHETHER PRIOR APPROVAL IS REQUIRED, AND IF IT IS, IF IT IS GIVEN, IN RESPECT OF THE CHANGE OF USE OF A BUILDING FROM AGRICULTURE TO A USE FALLING WITHIN CLASS C3 (DWELLING HOUSES) UNDER CLASS Q OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015



Pinfold Farm, Preston Road, Ribchester, PR3 3YD

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants.

On behalf of Mr A Davies



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ALL PLANS IN THIS REPORT ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT TO SCALE

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Appendix 1 - Decision notice and approved plans for appeal APP/Y1138/W/20/3244988

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Appendix 4 - Decision notice and approved plans for approval 10/19/1175



1. INSTRUCTIONS

- 1.1. MacMarshalls are instructed on behalf of Mr A Davies, herein referred to as the Applicants, to submit a request for prior approval for the change of use of a building and curtilage from a use as an agricultural building to a use falling within class C3 (dwelling Houses), under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The site is at Pinfold Farm, Preston Road, Ribchester, PR3 3YD.
- 1.2. This planning statement, including appendices accompanies a submission to Ribble Valley Borough Council.
- 1.3. No pre application advice has been sought, however we are in receipt of the reasons for refusal within the last prior approval Class Q decision. The statement addresses those reasons for refusal, in addition to other matters that are relevant to the 2015 (as amended) Order.

2. THE BUILDING & PROPOSED DEVELOPMENT

- 2.1. The proposal is for the change of use of an agricultural building within the existing yard at Pinfold Farm. Up until March 2011, the building was used as part of Pinfold Farm's unit to house sheep and now they seek to change the use of the building for the applicant's family member to live in.
- 2.2. The building to be converted is a fully enclosed, detached steel portal framed barn. It's walls are constructed of concrete blocks to 1.5m high, clad in yorkshire boards. The front western elevation has a sliding steel door and the pitched roof is covered in concrete cement roof sheets.

3. THE PREVIOUS CLASS Q APPLICATION (DECEMBER 2020) & CHALLENGE TO REASONS FOR DECISION

- 3.1. A previous prior approval application was submitted last year (Ref: 3/2020/0855). The LPA issued a decision stating the development was not considered to be permitted development under the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 3.2. The given reasons were:
 - 3.2.1. **REASON 1** - *'The building operations proposed to facilitate the conversion of the 'Redundant Pig Shed' go beyond those covered under the provisions of Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015'*



3.2.2. **REASON 2** *'The proposed curtilage associated with the proposed conversion(s) exceeds that which is allowed under paragraph X of Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.'*

3.2.3. **REASON 3** *'The external appearance of the building to be converted, having particular regard to overall design, external materials and fenestration would give the building an overtly suburban character which would transform its existing appearance to one which would be incompatible with and unsympathetic to its rural surroundings in conflict with the requirements of the National Planning Policy Framework and Q.2(f) of the Town and Country Planning (General Permitted Development) (England) Order 2015.'*

3.3. REASON 1

3.3.1. The pig shed referred to is not included in this application, therefore it is not relevant to the current application. For information, the building is to be demolished, being the subject of a separate prior approval to demolish the building. Accordingly, no demolition is proposed as part of this Class Q application.

3.4. REASON 2

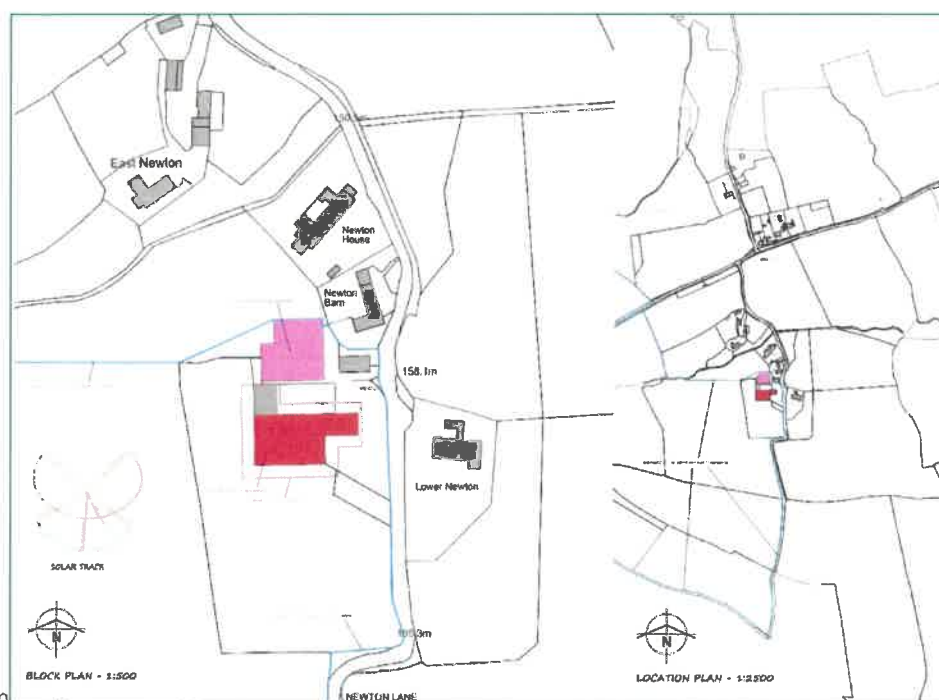
3.4.1. The current application incorporates a revised curtilage. As stated in section 3.3.1 above, the pig shed is now excluded from the application. The proposed curtilage is no larger than the area occupied by the existing agricultural building and it is the area of land immediately around the building. The footprint of the building is 162m² and the curtilage outside of this footprint is 162m². Accordingly, the proposed curtilage is now fully compliant with the interpretation of curtilage as defined by Section X of Part 3 of the Order. Reason 2 has therefore been addressed within this resubmission.

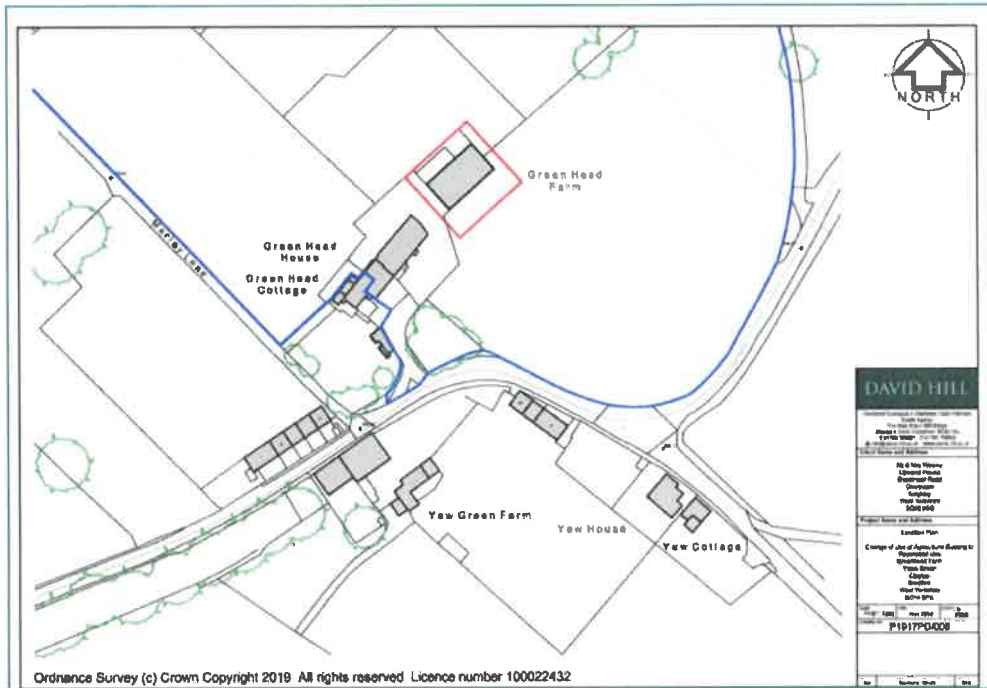
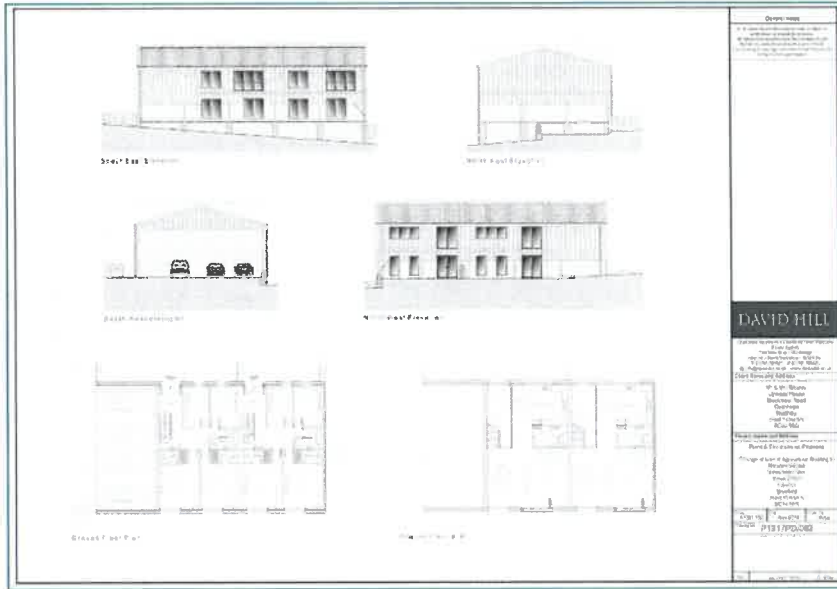
3.5. REASON 3

3.5.1. Q.2(f) of the *Town and Country Planning (General Permitted Development) (England) Order 2015* allows the Local Authority to determine whether prior approval of the authority is required as to the design and external and appearance of the building. The exterior cladding of the proposed development has altered since the original submission. Minimal changes to the external appearance of the building are proposed as shown on the submitted plans. The proposed use of louvers illustrated on the proposed elevations ensure these openings look part of the cladding from a distance and minimise the glazed areas. Window and door openings have been kept to a minimum. The main glazed section takes reference from the existing barn door opening to one gable end and this is replicated at the other. The barn is already clad in timber boards (yorkshire boarding), which the proposed cladding seeks to replicate. This differs from the original submission that added stone walls. Accordingly, with the reduced and

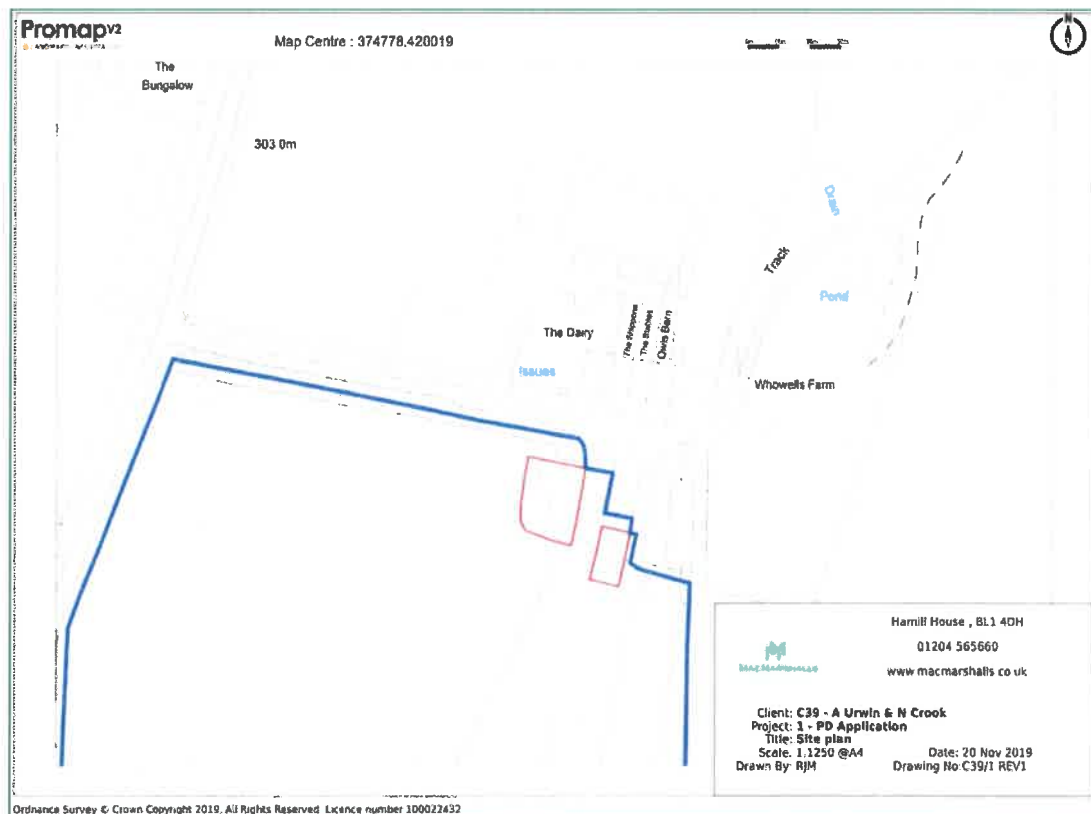
altered openings and the incorporation of further timber cladding, the proposed building design and external appearance will result in minor changes that are in keeping with the existing building and other agricultural buildings of this nature in the vicinity. The proposal safeguards the character and appearance of the area. This opinion is evidenced below.

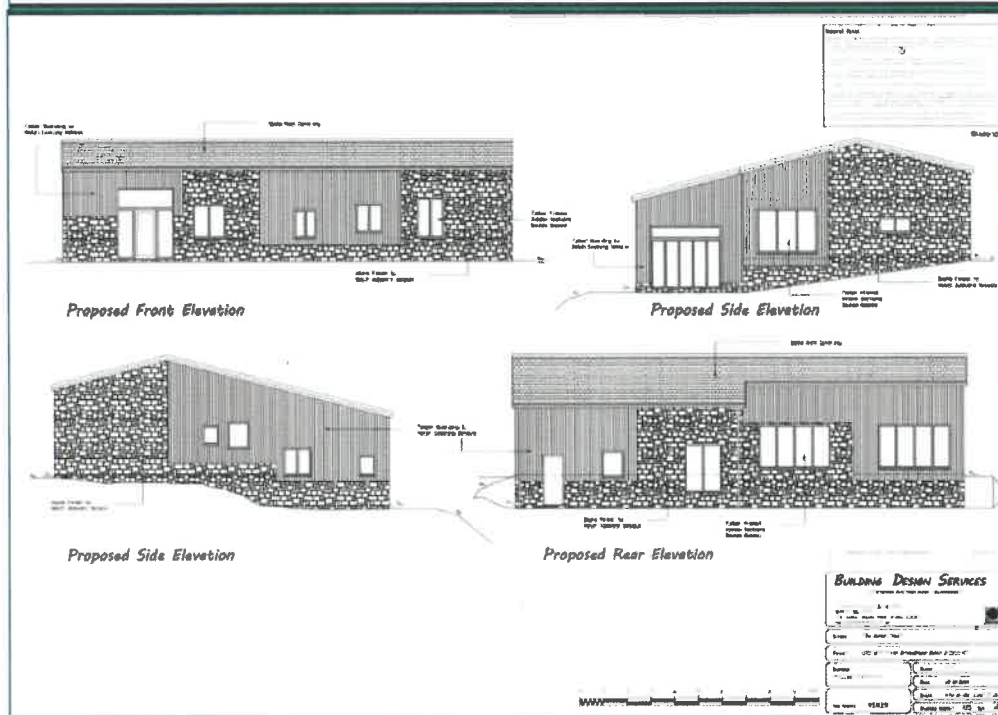
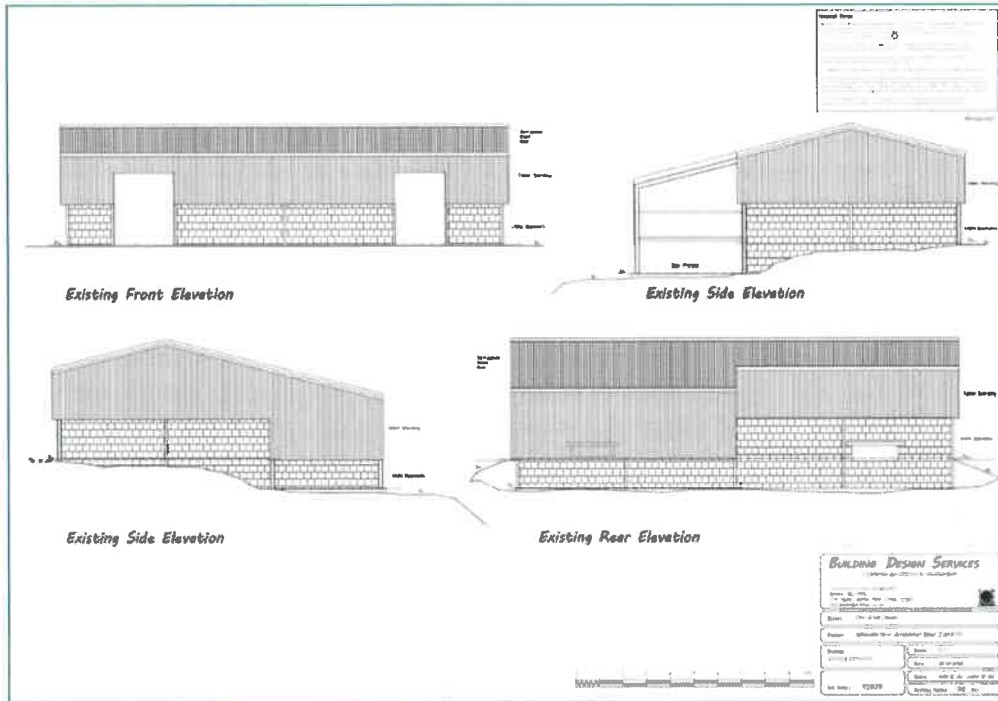
- 3.5.2. Our conclusions on the design and external appearance of the current proposal are backed up by a number of Class Q decisions relating to these matters that have been explored and assessed at appeal. The most recent appeal dealing with this matter was APP/Y1138/W/20/3244988 within the Mid Devon District Council location. It involved a range of connected steel portal framed agricultural buildings, much bigger than the subject site. The design and appearance in relation to the impacts on nearby listed buildings were also considered as an added factor. You can see from the submitted approved existing and proposed elevations, and the appeal decision all contained in [Appendix 1](#) (with extracts below), that the approved building operations included replacement cladding and additional glazing in the form of windows and doors. These far exceed the amount of openings included in the current proposal. The location plan shows the appeal site location and position is comparable, being in a rural area close to a cluster of dwellings (including listed buildings in the appeal case). Accordingly, if greater changes within close proximity of a listed building still result in the design and external appearance of the proposal being acceptable, then it can reasonably be concluded that the current proposal is acceptable to the character and appearance of the site and its immediate area.



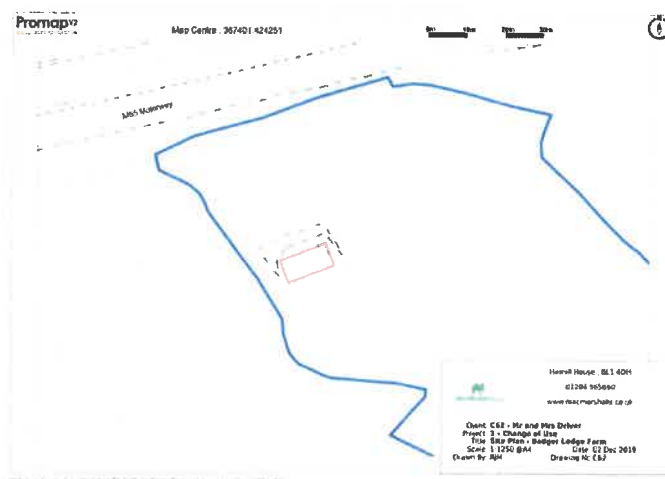
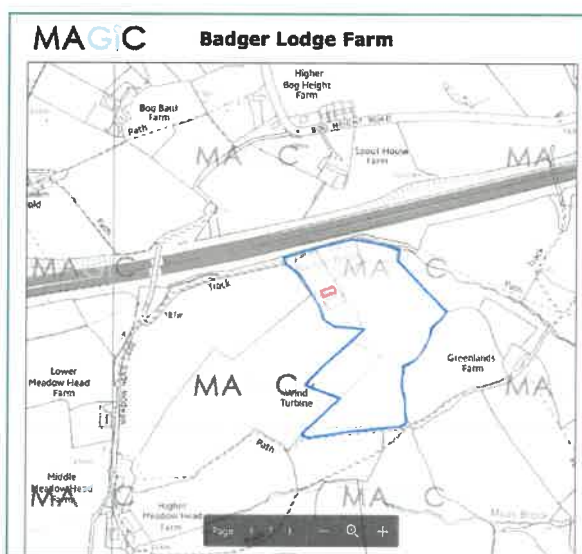


3.5.4. There are also countless approved and appealed (allowed) decisions that are of similar design and appearance (clad steel portal framed structures where openings have been added and cladding replaced), in similar locations to the subject proposal where design and appearance of the proposal were not considered to be an issue by either party and are therefore not even mentioned. These were all assessed against the class Q criteria and design and appearance were considered to be acceptable for the area (similar to that of the current application). I have referenced two comparable approved proposals in the neighbouring authority of Blackburn with Darwen Council. These are of similar design in similar locations. The first were two barns adjoining a cluster of dwellings in the Green Belt. The second has now been built out and completed and was in an open area not close to existing houses. Extracts of the plans for the first building at the first site are shown below. Full versions of the plans and decision notice are at [Appendix 3](#). The existing buildings consisted of concrete block, clad with timber boards. The approved proposal provided replacement cladding with timber and stonework. These proposals were considered appropriate in design and external appearance.





3.5.5. Extracts of the second example of an approved class Q barn are shown below (full details at [Appendix 4](#)). This building is in a more rural position than the current proposal. It is not close to other houses, being in a remote position. The character is defined by rolling agricultural land and pockets of farms and rural property. The proposal to convert this building with additional glazed elements, additional concrete blocks and timber elements within a residential curtilage was approved and has now been fully constructed. It sits well in the local area, with a neutral impact on the character of the area where assessing the proposed against the existing. I have included a photo showing the unconverted and completed barn so you can see the conversion is very sympathetic in design and appearance (the new timber will grey and weather over time like the unconverted version). In these respects, the subject conversion would be very similar.





Photos of Unconverted building



Photo of Completed Class Q conversion



- 3.5.6. There are a huge number of similar styles of agricultural buildings in the Ribble Valley, which the finished proposal will compare with. The character of the proposals will remain agricultural. Just across the road from Pinfold Farm, to the south east is a large range of agricultural buildings, older, but of similar style and full clad in timber. These are shown on the aerial below.



4. CONFORMITY WITH THE GPDO

4.1 The table below highlights how the proposed development conforms with the criteria of the GPDO.

Criteria	Previously accepted by the LPA in the last Class Q application for the barn	Conformity
(a) the site was not used solely for an agricultural use as part of an established agricultural unit – (i) on 20th March 2013, 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 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;	yes	The building was last in agricultural use as a sheep barn in March 2011.
(b) in the case of – (i) a larger dwelling house, within an established unit (aa) the cumulative number of separate dwelling houses developed under Class Q exceeds 3; or (bb) The cumulative floor space of the existing building or buildings changing use to a larger dwelling house or dwelling houses under Class Q exceed 465 square metres;	yes	The application falls within a larger dwelling as its floor area is greater than 100m ² . The actual floor space is 280m ² . The change of use is only for one dwellings, being less than the 3 permitted.
(c) In the case of – (i) A smaller dwelling house, within an agricultural unit- (aa) The cumulative number of a separate smaller dwelling houses developed under Class Q exceeds 5; or (bb) The floor space of any one separate smaller dwelling house having a	yes	The application is not for a smaller dwelling house.



use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order exceeds 100 square metres.		
(e) The site is occupied by an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained	yes	The site is not occupied under an agricultural tenancy, the applicant and his family own the site.
(f) Less than 1 year before the date development begins – (i) An agricultural tenancy over the site has been terminated, and (ii) The termination was for the purposes of carrying out the 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;	yes	N/A as the site is owned by the applicant and his family.
(g) Development under Class A(a) or Class B(b) of part 6 of this schedule (agricultural buildings and operations) has been carried out on the established agricultural unit- (i) Since 20th March 2013; (ii) 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;	yes	No buildings have been erected on the unit since 20th March 2013.
(h) The development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at even given point;	yes	The elevation plans indicate that the proposed development would not result in any alterations extending beyond the external dimensions of the existing building at any given point.
(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	yes	The plans show the installation of windows and doors, and replacement roof and wall cladding. The building already has the benefit of mains electricity and water. A



<p>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);</p>		<p>separate electricity and water supply is proposed for the dwelling. A septic tank/treatment plant will be installed within the proposed curtilage of the dwelling. Surface water will follow the route of the existing building, into an existing field drain that leads into the brook on the applicants land.</p> <p>Further, a structural report has been produced by Les Gooding Design Ltd, a qualified structural engineer (October 2020). The report confirms the existing steel framework is in good condition, capable of supporting the conversion shown on the proposed elevation and floor layout plans. Major reconstruction will not be necessary and therefore, as previously confirmed by the LPA, the building is capable of class Q conversion under part Q.1 (i).</p>
<p>(j) the site is on article 2(3) land; (a) an area designated as a conservation area under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (designation of the conservation areas); (b) an area of outstanding natural beauty; (c) an area specified by the Secretary of State for the purposes of section 41 (3) of the Wildlife and Countryside Act 1981 (enhancement and protection of the natural beauty and amenity of the countryside); (d) the Broads; (e) a National Park; or (f) a World Heritage Site</p>	<p>yes</p>	<p>The site is located within any of these areas.</p>



(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;	yes	The site is not located within any of these areas.
(l) the site is, or contains, a scheduled monument; or	yes	The agricultural building and its curtilage do not contain a scheduled monument
(m) the building is a listed building.	yes	The agricultural building and its curtilage do not contain a listed building.

5. HIGHWAYS, NOISE, CONTAMINATION, FLOODING, LOCATION, SITING & DESIGN

5.1. Transport and highways impacts of the development

- 5.1.1. The application will facilitate a change of use of an agricultural barn into a modest 4 bedroom dwelling. There is space to park 3 vehicles just off the access road to the front of the barn. This area is already in residential use as it is used as overflow parking for the existing dwellings, therefore it was not necessary to include it within this application.
- 5.1.2. The site will be accessed via the existing private roadway. The drive is used to access the surrounding dwellings and the agricultural yard. Traffic on and off site from one dwelling will not have an adverse impact on highways safety as it will not intensify use from its existing agricultural use.

5.2. Noise impacts of the development

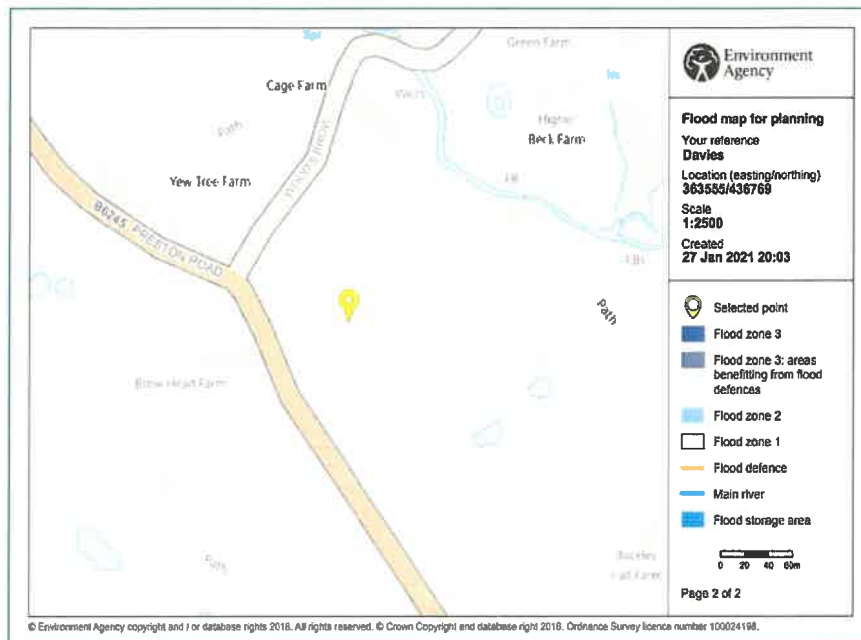
- 5.2.1. Residential use is essentially a quiet, especially compared to if the agricultural buildings were fully utilised as part of a busy working farm. Farm traffic can be noisy due to the size and unsocial working hours. The proposed use is consistent with the surrounding uses.

5.3. Contamination risks on the site

- 5.3.1. There are no contaminants in the building and due to the conversion, excavations will be minimal. Accordingly there are no risks.

5.4. Flooding risks on the site

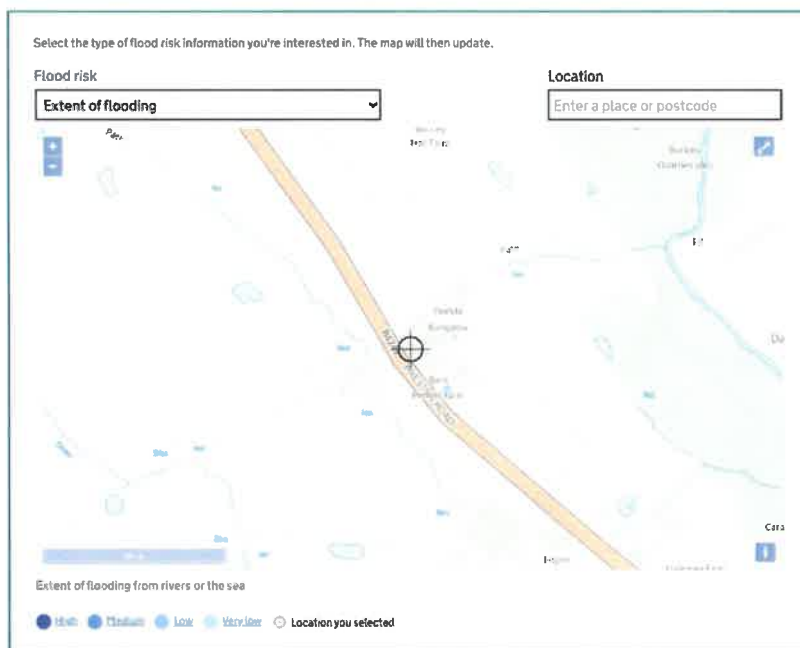
- 5.4.1. The flood risks on the site planning map obtained from the EA confirms the site is within flood zone 1, within an area at low risk of flooding. Due to the size of the proposal, a FRA is not required. Please see the extract below.



5.4.2. Flooding risks on the site from surface water - Planning map obtained from gov.uk confirms the site is at very low risk of flooding from surface water.



5.4.3. Flooding risks on the site from rivers and seas - Planning map obtained from gov.uk confirms the site is at very low risk of flooding from rivers and seas.



5.4.4. Accordingly, the site is at very low risk of flooding from all identified sources.

5.5. Does the location or siting of the building make 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

5.5.1. National Planning Practice Guidance states that permitted development rights do not apply a test in relation to sustainability of location. The building is not impractical or undesirable due to its positioning around existing dwellings and their shared access. It actually improves amenity for existing local residents. The pig shed is being demolished (intent shown by the submission of a prior notification application). Existing landscaping and properties screen the site from the road and closest dwellings. It is considered that the conversion would not result in a visually intrusive feature on the local landscape beyond that of the existing structures (there is an improvement with removal of the pig shed).

5.6. The design and external appearance of the building, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

5.6.1. This was one of the LPA's reasons for refusal and has been extensively addressed in section 3 of this report. Based on the evidence and assessment presented it is considered that the design and external appearance of the proposal will not have an



adverse impact on the character of the area and is consistent with similar approved class Q applications and appeals. Changes have also been made since the last submission last year.

5.6.2. The applicant has limited the use of glass to a minimum, whilst providing a quality living environment for future occupiers to ensure it is sympathetic to the surroundings.

5.6.3. Guidance by the English Heritage states that 'There is a balance to be struck between incorporating the practical requirements and protecting the special character and significance of the farm building and its setting'. The applicant has used natural material with timber and a lightweight roof covering to maintain the agricultural feel of the building, protecting its original built form.

6. CONCLUSION

6.1. It has been demonstrated that the building satisfies the requirements of Class Q (a) and (b) of Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

6.2. All three reasons for refusal given in the last class Q have been addressed and further evidenced.

6.3. Accordingly, the application satisfies legislative criteria relevant to determine this application and it therefore should be determined that prior approval is given.

Signed:

27.01.2021

Produced & signed by: Sophie Marshall BSc (Hons) PGDipSurv MRICS MRTPI FAAV

MacMarshalls Rural Chartered Surveyors & Planning Consultants

Hamill House

112-116 Chorley New Road

Bolton

BL1 4DH

NB: This report has been prepared on behalf of the applicants. All the details on the farming system and site activities have been supplied by the Applicant or from the Council's planning website.

Ref: C211 - 1 Supporting Statement V1 issued 26.01.2021

