

BANKS

Chartered Surveyors

Agricultural | Residential | Commercial

PLANNING STATEMENT



A REQUEST AS TO WHETHER PRIOR APPROVAL IS REQUIRED, IN RESPECT OF THE CHANGE OF USE OF AN AGRICULTURAL BUILDING TO A USE FALLING WITHIN USE CLASS B8 (STORAGE AND DISTRIBUTION) UNDER CLASS R OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

SITE: CUNLIFFE HOUSE FARM, LONGSIGHT ROAD, LANGHO, BB6 8AD.
APPLICANTS: F & C BARKER

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

Our Ref: C112-3
16 February 2024

Dear Sir/Madam

TOWN & COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT ORDER 2015 SCHEDULE 2, PART 3 – APPLICATION FOR CHANGE OF USE FROM AGRICULTURAL BUILDING TO CLASS B8 (STORAGE AND DISTRIBUTION)

1. INSTRUCTIONS

- 1.1 Banks Chartered Surveyors are instructed on behalf of F & C Barker (herein referred to as the Applicants), to submit a request for prior approval for the change of use of one agricultural building to a use falling within Class B8 (Storage and Distribution), under Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The Site is located at the Cunliffe House Farm, Longsight Road, Langho, BB6 8AD.
- 1.2 This planning statement, including appendices accompanies a submission to Ribble Valley Borough Council.
- 1.3 No pre application advice has been sought.

2. THE BUILDING & PROPOSED DEVELOPMENT

- 2.1 The proposal is for the change of use of a single agricultural building within the existing yard at Cunliffe House Farm. The subject building and immediate yard are still in use for the purposes of agriculture and have been since 3rd July 2012, they form part of an existing agricultural business.
- 2.2 The agricultural building to be converted is constructed from corrugated metal sheeting on a steel portal frame with a roller-shutter door at either gable end. Please see the photographs submitted along with this application for further details.
- 2.3 The use of the building will fall under Use Class B8 (Storage and Distribution). The building will be used for the storage of ATV vehicles in connection with a wider dealership. The building will provide open air storage for the business.

3. CONFORMITY WITH GDPO (SEE NEXT PAGE)

Criteria	Compliance
Permitted development Class R Development consisting of: Development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage or distribution), Class C1 (hotels) or Class D2 (assembly and leisure) of the Schedule to the Use Classes Order.	The Applicant wishes to change the use of the agricultural building (as shown on the Site Plan) to Use Class B8 (Storage and Distribution).
R.1 (a)	The application site and building were solely used in agriculture as of 3rd July 2012 and thereafter.
R.1 (b)	The cumulative floor space of the existing building does not exceed 500m² as per The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018.
R.1 (c)	The site does not form part of a military explosives storage areas.
R.1 (d)	The site does not form part of a safety hazard area.
R.1 (e)	The building is not a listed building or a scheduled monument.

4. HIGHWAYS, NOISE, CONTAMINATION & FLOODING

4.1 The Local Planning Authority can require approval within 56 days from the date on which the application was received. The Local Planning Authority may determine as to whether the prior approval will be required for:

(i) transport and highways impacts of the development,	There will be no greater impact on transport and highways as a result of the proposed Class R application. The curtilage of the building does not exceed the footprint of the building. The site will be accessed via the existing access off Longsight Road Lane used to access Cunliffe House Farm.
(ii) noise impacts of the development,	The commercial use proposed use is essentially quiet, especially compared to the existing agricultural use as part of a busy working farm. Farm traffic can be noisy due to its size and unsocial working hours.
(iii) contamination risks on the site,	There are no contaminants in the building and due to the conversion, there will be no structural or engineering works undertaken. Accordingly, there are no risks.
(iv) flooding risks on the site,	The Site at Cunliffe House Farm is located within Flood Zone 1 meaning the land is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (the lowest designation possible). Additionally, flooding risks at the Site for surface water are 'very low risk'. Accordingly, the Site is at very low risk of flooding from all identified sources.

5. CONCLUSION

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

5.2 Accordingly, the application satisfies legislative criteria relevant to determine this application and it should therefore be determined that prior approval is not required.

If the Local Planning Authority have any queries, then please do not hesitate to contact us.

Yours sincerely

Luke Banks BSc (Hons) MRICS FAAV
BANKS CHARTERED SURVEYORS

Photographs



