

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

Date 12th May 2025

Ref 2507.corr.RVBC250512

Dear Sir/Madam,

2507 Fields Farm, Mearley, Pendleton, Clitheroe, BB7 1PU.

Stanton Andrews is retained by Ms Proos ('the applicant') to progress a prior approval planning application for the change of use of an agricultural barn to a dwelling at the above address. The prior approval application is made to Ribble Valley Borough Council (RVBC) and relates to the red edged application boundary as detailed on the submitted location plan (drg.ref.2507/ex.00).

The prior approval application has been submitted via the online Planning Portal (PP-14000806) and contains the following information: -

- | | | |
|----|--------------------------------------------------------------------------------------------------|---------------------|
| 1. | Completed copy of the 'prior approval: change of use - agriculture to dwelling' application form | |
| 2. | Existing Floor Plans and Elevations | Drg Ref. 2507/ex.01 |
| 3. | Location plan | Drg Ref. 2507/PL0 |
| 4. | Proposed Site Plan | Drg Ref. 2507/PL01 |
| 5. | Proposed Plans and Elevations | Drg Ref. 2507/PL02 |
| 6. | Structural Survey | |
| 7. | Bat Survey | |
| 8. | Supplementary information template | |

This application has been prepared to follow the requirements of Schedule 2, Part 3, Class Q (a) and (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). The order allows for the: -

- (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), and
- (b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses)

For a development to be considered permitted development under Class Q(a) and Class Q(b) it must meet a series of conditions. These are outlined in Section Q1 of the GPDO. The proposed development has been considered against these conditions and is deemed not to conflict with any of the limitations. A summary of compliance is included overleaf.

Section Q1 Conditions

a. The site/building must have been in sole agricultural use on or before the 20th March 2013 or, if brought into use after that date, for a period at least 10 years before the development under Class Q begins.

- *The building this application relates to is an agricultural barn at Fields Farm, Mearley*
- *When marketed the barn subject to this application formed part of a wider agricultural holding which establishes the agricultural use up until the purchase. Satellite imagery and historic maps also confirms that the building was in situ well in advance of March 2013.*

b. In the case of a larger dwellinghouse (i.e. over 100sqm) the cumulative number of separate large dwellinghouses developed under Class Q cannot exceed 3 and the cumulative floor space cannot exceed 465sqm.

- *Proposal includes one larger dwellinghouse with a gross internal area of 394sqm (i.e. not exceeding 3no. dwellings and not exceeding 465sqm).*

c. In the case of a smaller dwellinghouse (i.e. under 100sqm) the cumulative number of separate smaller dwellinghouses developed under Class Q cannot exceed 5.

- *No smaller dwellinghouses form part of this proposal.*

d. Any Class Q development on the agricultural unit (including previous development) cannot result in a larger dwellinghouse(s) exceeding 465sqm or the cumulative number of separate dwellinghouses exceeding 5.

- *Proposal includes one larger dwellinghouse with a gross internal area of 394sqm. No previous Class Q development has been undertaken.*

e. The development site must not be occupied under an agricultural tenancy, unless the express consent of both landlord and tenant has been obtained

- *The site is not occupied under an agricultural tenancy*

f. Less than one year before the date that development begins an agricultural tenancy must not have been terminated for the purpose of carrying out development under Class Q, unless both landlord and tenant agreed in writing that the development site is no longer required for agricultural use.

- *There has been no agricultural tenancy in place in respect of the building so no termination has been necessary*

g. No development under Class A(a) or Class B(a) of Part 6 of the GPDO has been carried out since the 20th March 2013 or for a period at least 10 years before the development under Class Q begins.

- *No extensions or alterations to the building under Class A(a) or Class B(a) have been carried out in the past 10 years*

h. The proposed development does not result in the external dimensions of the existing building being increased/extended.

- *The building does not require extending or cladding in any direction. See existing/proposed plans supporting application.*

i. Any development under Class Q(b) must not consist of building operations other than the installation or replacement of windows, doors, roofs, exterior walls or services to the extent reasonably necessary for the building to function as a dwelling. Partial demolition can be undertaken to the extent reasonably necessary to carry out the aforementioned building operations.

- *Building/operational works and associated demolition of adjoining structures understood to fall within Class Q parameters listed and be reasonably necessary for the conversion. See existing/proposed plans supporting application.*

j. The development site must not be on article 2(3) land which includes conservation areas, AONB's and other designations.

- *The site does not fall within any of the stated designations*

k. The development site must not form part of a site of special scientific interest, a safety hazard area or a military explosive storage area

- *Not applicable to this site*

l. The development site must not be, or contain, a scheduled monument

- *Not applicable to this site*

m. The building must not be a listed building

- *Not applicable to this building*

Through complying with the above conditions, it is concluded as a matter of principle that the proposed change of use would represent permitted development under Class Q. However, Section Q.2 of the GPDO states that when this is the case any development is also subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required for certain material considerations. This forms the premise of this application, and the relevant material considerations are all covered on the accompanying application form.

The applicant is keen to ensure that this application can proceed with the council's support wherever possible. The proposal, as set out in the supporting documentation, has been considered alongside the relevant permitted development rights conditions (Schedule 2 : Part 3 – Class Q). It is our understanding that the proposal constitutes permitted development but once reviewed, and if necessary, we would welcome the opportunity to discuss any matters in more detail during the planning period.

We trust this is to your satisfaction and look forward to receiving confirmation of receipt of the application. Should you have any queries do not hesitate to contact us.

Yours faithfully,

Greta Giannoccaro
for and on behalf of Stanton Andrews Ltd

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