You can use the Planning Portal to find the correct email address for your local planning authority.
www.planningportal.co.uk/localauthoritysearch

Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3), and for Associated Operational Development

Town and Country Planning (General Permitted Development) Order 2015
Schedule 2, Part 3, Class Q

Development is not permitted where the proposed change of use would result in more than 3 dwellinghouses that have a cumulative floor space of more than 450 square metres being created within an "established agricultural unit" (which means agricultural land occupied as a unit for the purposes of agriculture on or before 20 March 2013, or for ten years before the date the proposed development will begin).

Development is not permitted where the building is a listed building, the site is or contains a scheduled monument, is located on Article 2 (3) land, or the site is, or forms part of a site of special scientific interest, a safety hazard area or a military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	MR	First name:	DAMIEN		
Last name:	HANDLEY				
Company (optional):					
Unit:		House number:		House suffix:	
House name:	BIRCHENFIELDS FARM				
Address 1:	BIRCHENFIELDS LANE				
Address 2:	DILHORNE				
Address 3:					
Town:	STOKE ON TRENT				
County:	STAFFORDSHIRE				
Country:	UK				
Postcode:	ST10 2PX				

2. Agent Name and Address

Title:		First name:			
Last name:					
Company (optional):					
Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:		Building suffix:	
Building name:	Birchenfields Farm				
Address 1:	Birchenfields Lane				
Address 2:	Dilhorne				
Address 3:					
Town:	Stoke on Trent				
County:	Staffordshire				
Postcode:	ST10 2PX				

4. Description of proposal

If the building was not in use on 20th March 2013, what date was it last in use? (DD/MM/YY) 8 November 2012

What was the use of the building on 20th March 2013 or the last use before that date?

Animal stalls

If the building was brought into use after the 20th March 2013, what date was it brought into use? (DD/MM/YY)

Please provide details of its use since it was brought into use:

Is the site currently occupied under an agricultural tenancy agreement? Yes ☐ No ☒

If yes, I/we confirm that both parties to that agreement have consented to the change of use: ☐

Please attach written confirmation from the landlord and tenant confirming they both agree to the change of use.

Has an agricultural tenancy agreement been terminated in the year before development is proposed to begin for the purpose of carrying out the change of use? Yes ☐ No ☒

If yes, I/we confirm that both parties have agreed that the site is no longer required for agricultural use: ☐

Please attach written confirmation from the landlord and tenant confirming they both agree that the site is no longer required for agricultural use.

What is the net increase in dwellinghouses proposed by the development? One

The number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

4. Description of proposal (Continued)

What is the cumulative number of proposed dwellinghouses that will be developed within the established agricultural unit (*including the number of dwellinghouses already developed under Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 2015*?

1

Please specify (*including any floor space that has already changed use to a dwellinghouse under Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 2015) the cumulative*:

Floor space of the existing building or buildings which is proposed to change use: 129.4 SQ.M

Area of land within its curtilage which is proposed to change use: 100.7 SQ.M

Please describe the proposed development, including relevant information on the siting and location of the building:

THE PROPOSED DEVELOPMENT COMPRISES THE CONVERSION OF AN EXISTING REDUNDANT BARN SITUATED TO THE NORTHWEST OF BIRCHENFIELDS FARM INTO A 3 BEDROOM DWELLING REQUIRING NO EXTENSIONS. EXISTING OPENINGS WILL BE USED FOR ALL DOORS AND WINDOWS WITH THE EXCEPTION OF A NEW DOOR TO THE SIDE OF THE BARN AND THE INTRODUCTION OF ESSENTIAL OPENINGS ON THE REAR ELEVATION. ACCESS TO THE BARN IS VIA AN EXISTING TAR MACADAM ROAD WITHIN THE FARM FOR WHICH ENDURING RIGHT OF WAY IS GRANTED BY THE SITE OWNER. THE DEVELOPMENT OF THE EXISTING BARN WILL NOT INFRINGE UPON THE PRIVACY OR NATURAL LIGHT OF NEIGHBOURING DWELLINGS WHICH INCLUDE BIRCHENFIELDS FARM FARMHOUSE AND ORCHARD END, BOTH OF WHICH ARE SCREENED FROM THE PROPOSED DEVELOPMENT BY EITHER EXISTING STRUCTURES OR NATURAL FOLIAGE.

Please provide any relevant information on noise, transport and highways impacts of the development and contamination and flooding risks on site. A flood risk assessment should be provided with the application in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

TRANSPORT AND HIGHWAYS - THE PROPOSED DWELLING WILL BE ACCESSED VIA THE EXISTING PRIVATE ROAD THAT SERVES THE SITE OFF BIRCHENFIELDS LANE/TRIMPOS/PERKINS LANE. SUFFICIENT OFF ROAD PARKING WILL BE PROVIDED WITHIN THE CURTILAGE OF THE DEVELOPMENT. AS THE APPLICANT AND HIS FAMILY ALREADY RESIDE WITHIN THE EXISTING FARMHOUSE, THERE WILL BE NO INCREASE IN THE AMOUNT OF SITE TRAFFIC.
NOISE - NO SIGNIFICANT ADVERSE NOISE LIKELY.
CONTAMINATION - FORMER AGRICULTURAL BARN. CONTAMINATION UNLIKELY.
FLOOD RISK - BARN LIES AT 184M ABOVE SEA LEVEL AND IS NOT WITHIN FLOOD ZONE 2 OR 3 OR LISTED AS AT RISK WITH THE ENVIRONMENT AGENCY.

Please provide a description of the design and any exterior alterations which are proposed to the building including information of any intended partial demolition reasonably necessary to carry out these works, work involving the installation or replacement of windows, doors, roofs, exterior walls and work involving the installation or replacement of water, drainage, electricity, gas or other services.

THE EXISTING BRICK AND CONCRETE BLOCK STRUCTURE IS IN GOOD CONDITION AND HAS A LARGE NUMBER OF DOOR AND WINDOW OPENINGS WHICH WILL BE RE-USED WHERE POSSIBLE. THE PROPOSED ALTERATIONS ARE DETAILED IN THE SUPPORTING PLANNING STATEMENT AND CONSIST OF A REPLACEMENT ROOF COVERING, THE ADDITION OF NECESSARY OPENINGS TO THE SIDE AND REAR ELEVATIONS, THE TIMBER CLADDING OF THE FRONT ELEVATION AND THE REMOVAL OF A SMALL SECTION OF BARN TO CREATE NECESSARY SEPARATION FROM THE ADJACENT PORTAL FRAMED BARN. THE DEVELOPMENT WILL UTILISE EXISTING SERVICES INCLUDING WATER AND ELECTRICITY WITH DRAINAGE PROVIDED BY THE INSTALLATION OF AN ADDITIONAL RESIDENTIAL SEWAGE TREATMENT PLANT.

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically). ☒

A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. ☒

The correct fee. ☒

Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.co.uk/buyaplan)

6. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Developer:	Or signed - Agent:	Date (DD/MM/YYYY):
		12/06/2016 (date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

8. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.