DELEGATED DECISION REPORT

DET/2016/0034 **Valid 21/06/2016**	**MALT HOUSE FARM** **NEW ROAD** **DILHORNE**	**CHANGE OF USE FROM AN AGRICULTURAL BUILDING TO A USE FALLING WITHIN CLASS C3 (DWELLINGHOUSE) FOR UP TO 2NO. DWELLINGS** **(CHANGE OF USE)**

MAIN ISSUES

- Compliance with Class Q and in particular whether the location or siting makes it otherwise impractical or undesirable for the building to change from agricultural use to dwelling house;
- design or external appearance;
- relationship to adjacent Grade II Listed Building, Malt House Farm (farm house) and attached cottage
- space about dwellings / amenity
- application description – includes physical external alterations, not just change of use

DESCRIPTION OF SITE

The building is a detached former barn with a loft floor. The building served most recently as the milking parlour at ground floor with proven store above. The building is set back from the Listed farm house and attached cottage which front the roadside. A farm yard / parking and turning area separate them.

The building retains characteristics of its former use but conversion has begun to take place with new window and door openings being formed to external facing elevations and first floor conversion was well underway a the time of the site visit.

PROPOSAL

Although described solely as change of use (Class Q.(a), in fact external alterations necessitating permission are also involved which would invoke Class Q.(b).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

Terms and conditions of GPDO (2015) Schedule 2 Part 3 Class Q

National Planning Policy Framework

Paragraph(s) *
Section(s)*

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None specific to the property.

CONSULTATIONS

Publicity
Site Notice expiry date: 3rd August 2016
Neighbour consultation period ends: 13th July 2016
Press Advert: N/A

Public Comments
None received

Town / Parish Comments
Objection – due to work having begun; demolitions that have taken place prior; bats; Listed Building adjacent.

Environmental Health
N/A

Staffordshire County Council Highways
No objection subject to conditions.

SMDC Conservation Officer
Former threshing barn to the rear of Malthouse Farm. The farmhouse and attached cottage fronting the road are Grade II Listed Buildings (adjoining agricultural addition is excluded from the Listing).

The barn forms part of the setting of the Listed farmhouse and the retention of its agricultural character is a vital to the historic significance of the farmstead as a whole.

From the site visit it is evident that recent works have been underway to demolish modern agricultural additions to the front and rear. As a result there have been rebuilding works to the outer brickwork of the barn. The building has also had a number of windows and door openings inserted/altered and windows and doors of a domestic design installed. Internally the domestic conversion of the upper floor has commenced with new partitions and insulated boarding. There is no information with

the application as to what the barn looked like prior to these works. It is apparent that these recent works have harmed the agricultural character of the barn.

OFFICER COMMENTS

Principle of Development
Condition Q2 (1) under Class Q of Part 3 (Schedule 2) of the GPDO (2015) states 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…"

Development having evidently begun the application cannot be considered under Class Q due to the above condition of the GPDO (2015). In accordance with section W (4) further consideration of other matters is not applicable at this stage. It will now be necessary to make a full planning application if this proposal is to proceed for further consideration. The advice of he Conservation Officer recorded above will be a significant consideration.

CONCLUSION / PLANNING BALANCE
That the application be refused in accordance with section W (3) (a), that the development does not comply with certain conditions, limitations or restrictions specified for Part 3, Class Q.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Arne Swithenbank
Recommendation Date: 15th August 2016

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council