DET/2016/0058

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:	EDWARD
Last name:	ROBINSON		
Company (optional):			
Unit:		House number:	House suffix:
House name:	KERRY HILL FARM		
Address 1:	EAVES LANE		
Address 2:	BUCKNALL		
Address 3:			
Town:	STOKE ON TRENT		
County:	STAFFORDSHIRE		
Country:	ENGLAND		
Postcode:	ST2 8NA		

2. Agent Name and Address

Title:	MR	First name:	PAUL
Last name:	BROOK		
Company (optional):	PAUL BROOK SOLICITORS		
Unit:		House number:	77 House suffix:
House name:			
Address 1:	SALTERGATE		
Address 2:			
Address 3:			
Town:	CHESTERFIELD		
County:	DERBYSHIRE		
Country:	ENGLAND		
Postcode:	S40 1JS		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:		Building suffix:	
Building name:	KERRY HILL FARM				
Address 1:	EAVES LANE				
Address 2:	BUCKNALL				
Address 3:					
Town:	STOKE ON TRENT				
County:	STAFFORDSHIRE				
Postcode:	ST2 8NA				

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) N/A

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

DAIRY FARM WITH SINGLE DWELLING AND EXTENSIVE FARM BUILDINGS ALL USED FOR THE PURPOSE OF FARMING SINCE 1972 WITH THE PRESENT OCCUPANT. THERE HAS BEEN CONTINUOUS SUCH USE

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? TWO

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*? THREE

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: 320 m2

Area of land within its curtilage which is proposed to change use: 100 m2

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

CONVERSION OF A SINGLE BARN TO TWO DWELLINGS MAKING USE OF EXISTING OPENINGS AND DOORWAYS

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:

THERE WILL BE NO ADVERSE IMPACT TO THE DEVELOPMENT IN RELATION TO NOISE, TRANSPORT, HIGHWAYS, CONTAMINATION OR FLOODING

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 DESIGN IS SHOWN ON THE PLANS WHICH HAVE BEEN SUBMITTED. AGRICULTURAL BUILDINGS IN THE VICINITY WILL BE DEMOLISHED AS FAR AS IS NECESSARY. EXISTING DOOR AND WINDOW OPENINGS WILL BE USED. EXTERIOR WALLS WILL BE RED BRICK. WATER DRAINAGE AND ELECTRICITY FACILITIES ARE ALL ON SITE

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:

Date (DD/MM/YYYY): 04/10/2016 (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:
	01246 220552	

Country code: | Mobile number (optional): 07970 161737

Country code: | Fax number (optional): 01246 220567

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

paulbrook77@yahoo.com