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:	Mrs	First name:	Samantha
Last name:	Williams		
Company (optional):			
Unit:		House number:	House suffix:
House name:	Bentley House Farm		
Address 1:	Newtown Road		
Address 2:	Newtown		
Address 3:			
Town:	Biddulph		
County:	Staffordshire		
Country:	England		
Postcode:	ST8 7SW		

2. Agent Name and Address

Title:	Mr	First name:	Robert
Last name:	Berry		
Company (optional):			
Unit:		House number:	10 House suffix:
House name:			
Address 1:	Truro Close		
Address 2:			
Address 3:			
Town:	Congleton		
County:	Cheshire		
Country:	England		
Postcode:	CW12 3BD		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:		Building suffix:	
Building name:	Bentley House Farm				
Address 1:	Newtown Road				
Address 2:	Newtown				
Address 3:					
Town:	Biddulph				
County:	Staffordshire				
Postcode:	ST8 7SW				

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)

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

Barn/ shippon/Store

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:

Not applicable

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? 1

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*?

2

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: 68sqm

Area of land within its curtilage which is proposed to change use: 228sqm

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

The proposal is a simple traditional 2 storey stone built structure set below a tiled roof and is situated adjacent to and in the yard of Bentley House Farm, Newtown Road, Newtown Biddulph Park,
The building would have been the main shippon for the farm with the first floor being for hay storage
The building is sited with one elevation directly on the boundary facing the road and is within 10minutes drive of both Biddulph and Congleton,
The proposal will utilise one of 2no existing accesses that serve Bentley House Farm and the existing hardcored drive and yard would enable sufficient independent parking / turning area to be formed within the curtilage of the site,

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:

The building is set in the countryside on a reasonably quiet country lane well away from any other buildings and so there should be not be any noise concerns,
There are 2no existing accesses into the site which will be retained and there is sufficient area within the site to provide adequate turning and parking facilities within the curtilage of the site,
The site is situated approximately 10mins drive from both Biddulph and Congleton.
The site is not set within a flood zone

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 structure is a typical agricultural farm building found in the area comprising 2 storey high natural stone walls set below a 'Staffordshire Blue' clay tiled roof ,
There is an attached single storey stone and tiled outbuilding which will be retained as a utility/office for the main dwelling,
There is a more modern green metal cladded lean to structure on the eastern elevation which has previously been used as a hay store/ implement store which will be removed.
The building has a number of existing door and window openings which will be retained with the door openings on the farm house side partially built up in timber framing incorporating obscure glazing in the upper section .
All other openings will remain with purpose made windows and doors fitted, New velux rooflights will be provided to both roofslopes.

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):	
	R Berry	13/07/2017	(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:
	01260 279098	

Country code:	Mobile number (optional):
	07790 179093

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.

robert.berry10@yahoo.co.uk