Supporting Document with Respect to a

Prior Approval for Change of Use from Agricultural Milking Parlour/Dairy

to a Single Dwelling under Class Q(a) of the

General Permitted Development Order



At

Shepherds Stand Farm
Cheadle Road
Alton
Staffordshire
ST10 4DH

Introduction

This document is in support of a class Q application to Staffordshire Moorlands District Council for change of use of an agricultural Parlour/dairy building. This document is written in accordance with the Town and Country Planning (General Permitted Development) Order 2015 Number 596.

As part of Class Q (a) there is a requirement that a determination as to whether the prior approval of the local authority will be required as to—

(a)transport and highways impacts of the development,

(b)noise impacts of the development,

(c)contamination risks on the site,

(d)flooding risks on the site,

(e)whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural uses to a dwelling.

The Site

- The building is a former milking parlour and dairy of concrete block construction with box profile roof above.
- This building is redundant as an agricultural building as milking cows are no longer kept at Shepherds Stand Farm. There are other suitable buildings to house the beef suckler herd currently kept at the farm, therefore leading to this application for change of use.
- With change of use of this building the footprint will not be altered. The existing window and door openings will not change.
- The building will be accessed using the existing driveway which currently serves Shepherds Stand Farm. There is adequate parking to satisfy any increase required by the conversion





Photographs showing cattle stalls and feed trough with vacuum milking lines above, and rear view of the Building

Criteria in Class Q(a)

Transport and Highways Impact

- The access currently serves Shepherds Stand Farm house and agricultural buildings. It is not envisaged that traffic will increase significantly.

Noise impacts

- The building is adjacent to the existing farmhouse. The other agricultural buildings do not create any unworkable ramifications. No noise impact is envisaged.

Contamination Risk

- There is no foreseen risk that any contamination issues will occur on the site.

Flood Risk

- There are no flooding problems envisaged on the site.

Location of the Building

- The site is in a rural location, but is located in close proximity to a public highway
- The running of the farms beef herd enterprise does not create any undesirable circumstances with respect to the change of use.
- It is likely that the building will be used as a Holiday Let once conversion is complete, as part of a diversification plan to subsidise income for the farm.

Conclusion

- It is considered that the proposed change of use satisfies the criteria set out in part Q1 of the Town and Country Planning (General Permitted Development) Order 2015 Number 596.
- The building is of substantial construction and lends itself to conversion to a residential use.
- As the buildings external appearance and construction will not change from the existing a separate application for Class Q(b) is not thought to be required.