This form should be saved to your device and then completed using the free Adobe Acrobat Reader application or full version of Adobe Acrobat. Many internet browsers and other applications can display PDF files, but we cannot guarantee their compatibility in regard to these forms. We specifically advise users of Apple devices not to use 'Preview' because of known issues.

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

*Agricultural buildings are permitted to change to C3 use (dwellinghouses) together with some building operations reasonably necessary to facilitate the conversion, subject to meeting certain criteria.

Read the criteria

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.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: https://www.planningportal.co.uk/lpasearch

If printed, please complete using block capitals and black ink.

1. Developer Name and Address

Title:	Mr & Mrs
First name:	
Last name:	Shenton
Company (optional):	
Unit:	
House number:	5
House suffix:	
House name:	
Address 1:	Quarry Close
Address 2:	Werrington
Address 3:	
Town:	Stoke-on-Trent
County:	Staffs
Country:	
Postcode:	

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	Sammons Architectural Ltd
Unit:	
House number:	10
House suffix:	
House name:	Cawdry Buildings
Address 1:	Fountain Street
Address 2:	
Address 3:	
Town:	Leek
County:	Staffs
Country:	
Postcode:	ST13 6JP

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:					
Postcode:	ST2 8NA				

4. Current and Previous Use

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 Extensive Farm Buildings which have been in continuous use since 1972.

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.

5. Description of Proposal

Please specify:

- The proposed net increase in the total number of dwellinghouses (the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development) 2
- The number of dwellinghouses proposed by the development:
  - Smaller dwellinghouses (no more than 100 square metres of floor space) 1
  - Larger dwellinghouses (more than 100 but no more than 465 square metres of floor space) 1

5. Description of Proposal (Continued)

If relevant, the number of dwellinghouses previously developed under this permitted development right within the established agricultural unit:

- Smaller dwellinghouses (no more than 100 square metres of floor space)
- Larger dwellinghouses (more than 100 but no more than 465 square metres of floor space)

Please describe the proposed development, including the design and external appearance; and the siting and location of the building(s)

The application site forms part of a former successful dairy farm. It is located in a rural area, with the nearest urban areas being at Abbey Hulton and Bucknall, both about 2km away.
The site is located in the former farmyard and sits within an area of other farm buildings and unattached dwellings.
The application building is two storeys in height and is constructed in local brick with a clay tiled roof. A lean-to addition on the rear of the building is to be removed exposing the original barn. The space created will be used as garden.
The walls of the application building are considered to be sound apart from the lower section of part of the south east elevation.
The roof will be stripped, the metal roof trusses removed and replaced with steel beams to support the existing purlins, re-felted, battened and re-tiled. The roof will be insulated to current Building Regulation standards. The design incorporates 9 velux conservation rooflights.

If proposed, please provide details of any building or other operations relevant to the development. Note that to qualify for permitted development, these should only include:

- the installation or replacement of:
  - windows, doors, roofs, or exterior walls, or
  - water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and
- partial demolition to the extent reasonably necessary to carry out types of building operations listed above.

Walls to be repaired where necessary. A section of front wall to be rebuilt as shown on drawing 2019-2431-04A as agreed with the Council prior to submission. Walls are to be thermally upgraded to meet current Building Regulations.
New openings formed or existing altered where shown on drawing 2019-2431-04A with new flush fitting upvc casement windows installed in grey, doors to be powder coated aluminium in grey.
Ground floors to be grubbed up and replaced with insulated concrete floor.
New stairs and repair/replace timber upper floor.

Please provide any relevant information on the impacts of the development in regard to noise and/or transport and highways; and risks on the site in regards to contamination and flooding.
A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in a area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if you site location is in Flood Zone 2 or 3 online: https://flood-map-for-planning.service.gov.uk/
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Noise; No impact to or from neighboring buildings.
Traffic and Highways; Existing farm access to be used with satisfactory parking provided to each proposed dwelling.
Drainage; No problems envisaged. New treatment tank for foul sited where shown, rainwater to discharge into soakaway.
A bat report supports this application.

6. 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 planning map (www.planningportal.co.uk/buyaplan)	

7. 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):	
	Sammons Architectural Ltd	05/09/2019	(date cannot be pre-application)

8. 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.

9. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01538	386002	

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.

info@sammonsltd.co.uk