

HSCPS

PLANNING STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR A DETERMINATION UNDER
THE PROVISIONS OF THE GENERAL PERMITTED DEVELOPMENT ORDER IN RESPECT OF A CLASS Q
CONVERSION AND CHANGE OF USE OF AN AGRICULTURAL BUILDING TO A SINGLE DWELLING HOUSE
AT

HONEY HOLE FARM

STONEY LANE CAULDON STAFFORDSHIRE ST10 3EP

OCT 2021

The building to be converted is of traditional construction and appearance and of some vernacular merit being thus worthy of preservation for our future British cultural heritage.

It appears in its current plan form on the earliest available Ordnance Survey maps c. 1885. The main part clearly dates from this period or well before.

It has been in sole use up to the present as cattle and sheep housing and associated storage.

The buildings are structurally sound and can be converted without fabric repair.



THE BUILDING FROM THE SOUTH EAST



THE BUILDING FROM THE NORTH



INTERNALLY LOOKING TOWARDS THE PROPOSED DINING / KITCHEN END

PROTECTED SPECIES SURVEY /BIODIVERSITY

Notwithstanding para. 12 of appeal decision dated 13 Sept 2019 ref: APP/B3438/W/19/3230017 pertaining to a GPDO Class Q notification LPA ref: DET/2018/0043 (the Inspector held that ecological concerns were dealt with under legislation other than Planning considerations); a bat and bird survey is not considered necessary for this building. The roof coverings have been re-laid within the last 10 years and in will not need to be replaced as part of the conversion; in consequence, the roof will remain a safe summer roost for smaller bats species. There are similarly no externally accessed cavities in the stone walls.

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