

DELEGATED DECISION REPORT

DET/2025/0002
Valid 10/02/2025

TOMPKIN HEAD FARM
TOMPKIN ROAD
STANLEY

**APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
NEEDED FOR A PROPOSED
CHANGE OF USE OF
AGRICULTURAL BUILDING TO
FORM 1NO. DWELLINGHOUSE
AND ASSOCIATED BUILDING
OPERATIONS**

**(NOTIFICATION - CHANGE OF
USE PRIOR APPROVAL)**

MAIN ISSUES

Applicant seeks a determination as to whether the prior approval is required for details relating to the change of use of a building to a dwellinghouse, and if so, the prior approval of those details, relevant to Class Q, Part 3, Schedule 2 of the GPDO. As a starting point there must be consideration for whether the development would comply with the limitations and conditions at Class Q and whether the development would be permitted at all.

DESCRIPTION OF SITE

The existing building comprises a portal framed agricultural building, with a solid concrete floor, corrugated steel sheeting to its elevations, and a corrugated cement sheeted roof. The application proposes the change of use of the building to form a larger dwellinghouse.

PROPOSAL

The application is submitted pursuant to the transitional arrangements set out in Article 10 of the Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024, which allows for the application to be considered under the previous provisions of Class Q, provided that the submission has been lodged before the 21st May 2025.

The proposed single dwelling would have a gross internal floor area of 385 square metres, with an area of amenity space provided to its south, along with an off-street parking area to its east with space for the parking of at least three vehicles. Vehicular access will be taken via the existing access off Tompkin Road to the southeast of the building.

Associated with the proposal is operational development in the form of replacement cladding to its elevations, a new zinc clad roof to replace the existing fibre cement sheeting, along with the insertion of new windows and doors. Works of demolition are also proposed to remove sections of the existing building in order to facilitate the conversion of the remainder to residential use.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
H1 New Housing Development
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

03/00026/FUL Agricultural building (implement building). APPROVED.
03/00027/FUL Agricultural building(haybarn and lean-to stock housing).
APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 28th March 2025
Neighbour consultation period ends: 28th March 2025
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Bagnall PC: Awaited/not received with consultation period

Environmental Health

No objection subject to suggested conditions relative to unexpected contamination.

Staffordshire County Council Highways

No objection subject to suggested conditions to require the parking provision and bound hard surfacing rear of access.

OFFICER COMMENTS

Is the development permitted?

The application proposes the provision of a large single dwelling and so must rely on the old provisions under the transitional arrangements included with the amendment to the GPDO.

Class Q was refreshed on 30th April 2024, with the changes taking effect from the 21st May 2024. Any application on or after this date, are subject to the new rules as laid out, notably the floor area of a new dwelling is capped at 150sq m. However, this application was submitted before 21st May, and therefore, under the transitional

provisions made in the amendment, the development can rely on the 'old rules', which importantly for this scheme provided for more floor area.

This proposal meets all the criteria/tests under Class Q (1) for applying for a conversion under Class Q of the GPDO. The building is located on a small farmstead, one of two adjacent sheds. The previous use of the building was apparently agricultural. There is no evidence to suggest there has been any intervening uses since its last use. The building appears to overall be in reasonable substantial condition. It can be converted into residential use with operations to convert the building that would be permitted as conversion scheme allowed to be implemented under Class Q.

Consideration of the Issues

Before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (a) transport and highways impacts of the development – **discussed below**
- (b) noise impacts of the development – **no issues arise**
- (c) contamination risks on the site – **discussed below**
- (d) flooding risks on the site – **no issues arise**
- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a dwellinghouse – **discussed below**
- (f) the design or external appearance of the building – **discussed below**
- (g) the provision of adequate natural light in all habitable rooms of the dwellinghouses – **no issues arise**

(a) transport and highways impacts of the development

The highway authority acknowledges that the dwelling would make use of a highway access to the east of the building where there is a concrete drive to the building and that plans demonstrate the provision of up to 4, standard complaint, spaces. The authority suggest a condition requiring a bound surface to the rear of the carriageway.

Overall, with controls and conditions, the development would not have an adverse impact on the transport and highway network. Prior approval is required and could be granted subject to such conditions.

(c) contamination risks on the site

Historically the site has been used as an agricultural building / hardstanding. There may, therefore, be some associated ground contamination. Environmental Health suggest conditions relative to the discovery of unexpected contamination.

Prior approval is required and could be granted subject to such conditions.

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

The building is in a discrete area separate from the remainder of the farmstead by ground levels and enclosure. The area to the front and side of the building can provide parking and amenity space.

(f) the design or external appearance of the building

The existing farm building is of functional and utilitarian character and appearance that has common agrarian character. The building is set back from the roadside and an adjacent stone building to the west. The development would include the demolition of an

adjacent shed and this would improve separation from and setting of the older more traditional stone barn adjacent. The proposed alterations would not significantly alter the character and appearance of the building or its impact on the character and appearance of the area. Window openings and arrangement would be kept simple and to a minimum. No detail is provided of the proposed zinc cladding, including colour. Whilst metal cladding is common on agricultural buildings, zinc is not a typical material and highly reflective colours would not be appropriate. No detail is provided of the colour of the timber boarding. However, these details can be secured by condition. The development would not be harmful to the landscape and the character and appearance of the area. There would be no conflict with Policy DC1 and DC3 of the adopted Local Plan and the design provisions of the NPPF.

OFFICER RECOMMENDATION: PRIOR APPROVAL REQUIRED AND GRANTED

Case Officer: Ben Hurst

Recommendation Date: 03/04/2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council