



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement / Evidence to verify application for:

**Class Q Statement - Prior Notification for Change of
Use of Former Agricultural Building To 1 No. Dwelling
at: Thorney Edge Farm, Bagnall, Stoke on Trent, ST9
9LD**

Constructed by Planning By Design on behalf of Thomas Brindley

Version	Date	Prepared by
2	25/02/2026	KE

1. The Application

Planning By Design (The agent) has been instructed to act on behalf of Mr. Thomas Brindley (the applicant) to submit an application to Staffordshire Moorlands District Council (the Local Planning Authority) for a: Prior notification application relating to the change of use of an existing former agricultural building to a single residential dwelling under Class Q of the Town and Country Planning (General Permitted Development Order) (England) 2015 (as amended) at: Thorney Edge Farm, Bagnall, Stoke on Trent, ST9 9LD (the site).

In support of this application, the following Planning Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning legislation.

2. Site Location

The former agrarian barn at Thorney Edge Farm is a 2 story stone structure, attached to the farmstead. It was previously used to house animals (livestock), but has not been used as such for many years (current owner states not since the 1970s) and has since just been used for storage in association with the wider farmstead. There is also a concrete animal trough in what will be the kitchen.

It sits in a rural position off Thorney Edge Road in Bagnall, within the wider countryside between the settlements of Bagnall, Brown Edge and Stockton Brook, located approximately 7 miles from Stoke-On-Trent. Although the farm occupies an agricultural setting, it remains within practical reach of nearby cities and villages via the surrounding lane network. The cluster of rural dwellings shown on the location plan, such as Thorney Edge House, William Croft and Longshutts, demonstrates that the site is not remote, but instead forms part of a small but established rural community on the edge of Bagnall parish.

The structural report confirms that the former barn is a traditional stone-built agricultural-style building with substantial 400mm-thick walls and typical age-related defects, including fractures, open joints and some deteriorated lintels. Despite this, the survey concludes that the building is fundamentally sound and suitable for conversion once the recommended strengthening, crack repairs and reinforcement works are undertaken. The roof structure is largely intact, with slate coverings in generally good condition and no active leaks recorded. Internal timbers, including purlins and floor joists, are mostly serviceable, with some elements requiring upgrading as part of the conversion process.

Taken together, the structure, while being rurally located, is accessible to nearby settlements, and structurally capable of being brought into safe residential use through a defined minor programme of repairs and reinforcement.

3. Planning History

- SMD/2015/0597 - Installation of two air-to-water heat pumps to the outside wall. (Pump dimensions: width 940mm Height 1420mm Depth 33mm) – Approved 26/01/2016



4. The Proposal

The proposed development will involve the sensitive conversion of the stone barn at Thorney Edge Farm into a two-bedroom dwelling, with the design approach focused on retaining the building's traditional agricultural character and ensuring that all alterations remain minimal and sympathetic. Externally, the original stone walls and clay tiled roof will be retained, with the roof repaired and the existing tiles reused wherever possible. The only external changes

will comprise the installation of new timber-framed windows and doors, together with the reinstatement of a previously bricked-up first-floor window opening, as shown on the submitted elevations. No extensions or increases to the building's external dimensions will be introduced.

Internally, the conversion will create a total internal floor area of 150sqm, arranged across the ground floor and a first-floor mezzanine. The ground floor will accommodate a 35sqm kitchen, a 23sqm living area, and a 16sqm bathroom, with a log burner installed within the living space as indicated on the plans. A new staircase will lead to the first floor, where Bedroom 1 (31sqm) will be located. The mezzanine will also contain Bedroom 2 (16sqm), overlooking the living area below, with a safety balustrade of approximately one metre in height installed along the mezzanine edge. Also, the interior doors will be sliding doors to maximise space throughout the home.

The conversion will retain and preserve as much of the building's original character as possible, including leaving internal beams exposed wherever feasible. Insulated internal stud walls will be installed to improve thermal performance, and an air-source heat pump will provide efficient, low-carbon heating. The reinstated window, exposed structural elements, and careful reuse of original materials will ensure that the building's agricultural identity is preserved while enabling a functional and energy-efficient residential layout.

Overall, the proposed development will deliver a high-quality and sustainable reuse of the former agricultural barn, securing its long-term future and providing a well-designed rural home within the existing building envelope.

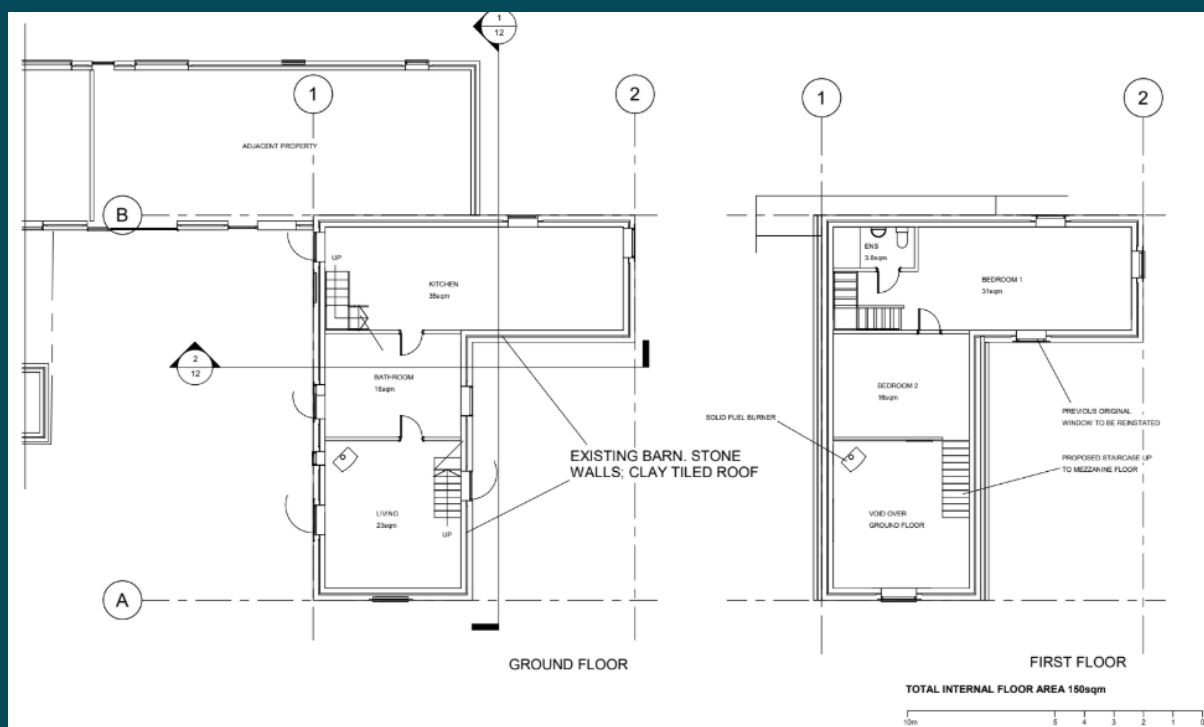
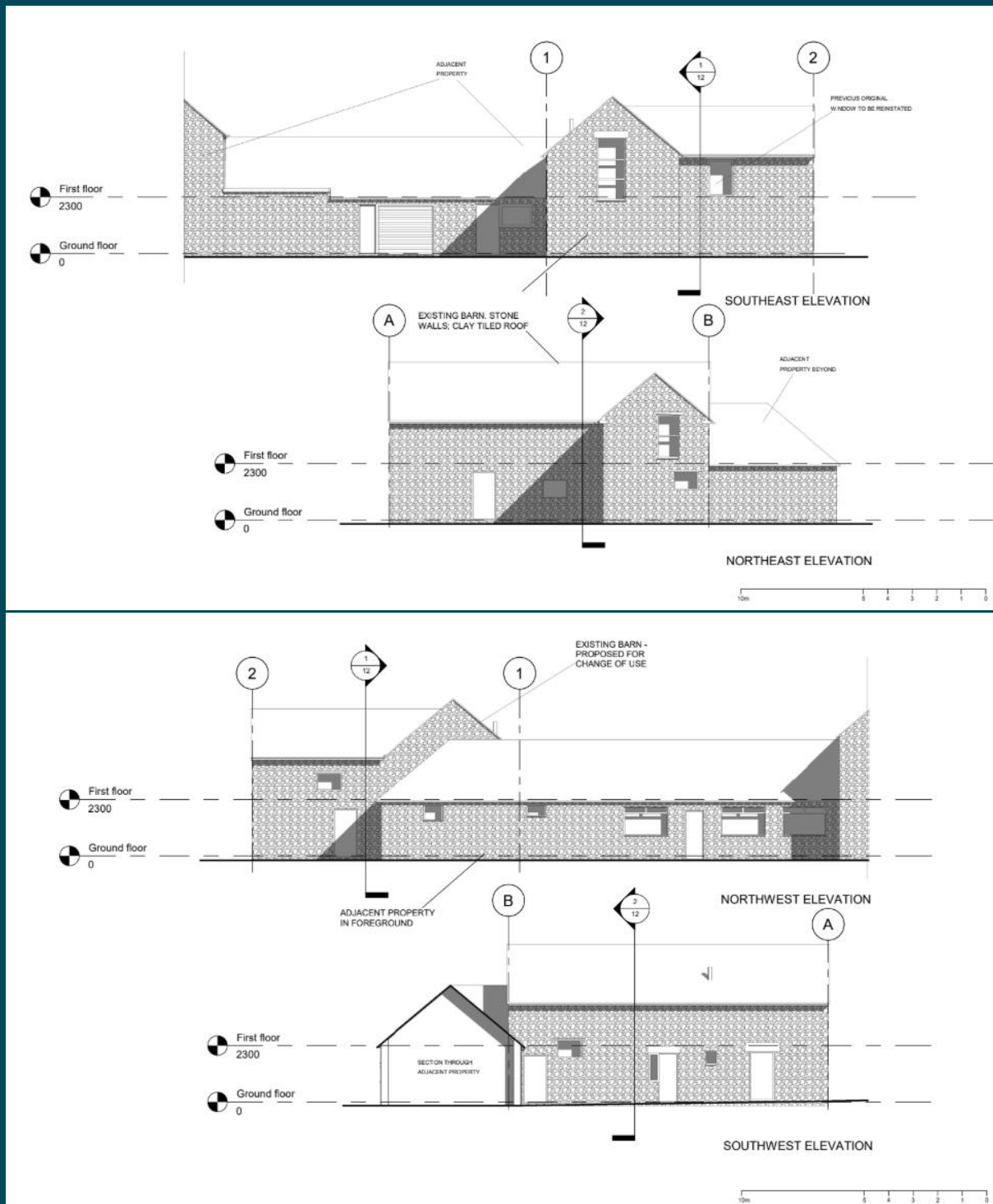


Fig.2 – Proposed Floor Plans



Figs. 3 & 4 – Proposed Elevations

5. Background

The barn was designed for agricultural purposes and historically was used to house animals; however, the current owner confirms that this ceased in the 1970s. Since that time, the building has not been used for livestock and has instead been used solely for storage ancillary to the wider farmstead. The applicant has considered a range of potential future uses,

including both commercial and residential options, but on balance, residential conversion represents the most appropriate and sustainable outcome given the long-term decline in agricultural need and the building's current underutilisation. There is no longer sufficient justification to warrant the building's continued upkeep for storage purposes. Its conversion to a dwelling will therefore secure a viable long-term use for an existing rural structure, making a small but meaningful contribution to the district's rural housing supply.

6. Assessment

In preparing this prior approval submission, regard has been given to Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 2024).

Here, it is stated that development consists of:

(a) a change of use of—

(i) a building that is part of an established agricultural unit and any land within that building's curtilage, or

(ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage,

to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.

The proposed conversion and adaptation of the buildings, as detailed in this application, constitutes permitted development in this regard as set out by Class Q. However, under the class, the permitted development rights are subject to a series of conditions, which are discussed and responded to as follows:

Q1 Conditions

Q1. Development is not permitted by Class Q if—

Requirement	Response
<i>(a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit— (i) on 24th July 2023, or (ii) where the site became part of the established agricultural unit after 24th July</i>	In this case, the barn formed part of the established agricultural unit at Thorney Edge Farmstead. Although livestock had not been housed within the building since the 1970s, it continued to be used solely for storage associated with the day-to-day functioning of the wider farmstead and ancillary to the

2023, for a period of at least 10 years before the date development under Class Q begins, (b)in the case of a site that was (but is no longer) part of an established agricultural unit— (i)the site was part of an established agricultural unit on 24th July 2023, (ii)where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or (iii)since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,	agricultural use of the farm and farmhouse. This pattern of use remained in place up to and including 24 July 2023 and is consistent with the recognised agricultural purposes relevant to Class Q. At no point has the building been used for any non-agriculturally associated activity, nor for any purpose unconnected with the established agricultural unit. Its role has remained entirely aligned with, and subordinate to, the operation of the farmstead throughout the relevant period. Accordingly, the building satisfies the requirements of Q.1(a) and (b), as it was part of an established agricultural unit on 24 July 2023 and has never been used for any non-agricultural purpose since that date.
(c)the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,	The proposal is for 1 dwelling house with a floor space of no more than 150 square metres. The proposed dwelling has a GIFA of 150sqm.
(d)the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in— (i)the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or (ii)the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,	The proposal involves the creation of a single dwellinghouse under Class Q. There has been no previous development under Class Q within the original limits of the established agricultural unit. As such, the development would not result in the cumulative number of C3 dwellinghouses exceeding 10, nor would it result in the cumulative C3 floorspace exceeding 1,000 square metres. The proposal therefore complies with the limitation set out in Q.1(d).

(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;	The building is not occupied by an agricultural tenancy.
(f) less than 1 year before the date development begins— (i) an agricultural tenancy over the site has been terminated, and (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;	There has not been an agricultural tenancy over the site terminated during the last year.
(g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,	No development under Class A(a) or Class B(a) of Part 6 has been carried out on the established agricultural unit within the 10 years preceding the date on which development under Class Q would begin.
(h)the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than— (i)extension of the building allowed by paragraph Q.1(i); (ii)protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),	The development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.
(i)the development under Class Q(b) would result in an extension that— (i)has more than one storey, (ii)is sited anywhere other than to the rear of the existing building, (iii)extends beyond the rear wall of the existing building by more than 4 metres, (iv)has eaves the height of which exceed the height of the eaves of the existing building,	There will be no extension to the building

(v) is higher than whichever is the lower of— (aa) the highest part of the roof of the existing building, or (bb) a height of 4 metres above the ground, (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and— (aa) the hard surface was not provided on the land on or before 24th July 2023, or (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,	
(i) the development under Class Q(b) would consist of building operations other than— (i) the installation or replacement of— (aa) windows, doors, roofs, or exterior walls, or (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i);	The proposed works fall entirely within the building operations permitted under Class Q(b). As shown in the accompanying drawings, the development will involve only the installation or replacement of windows, doors, roof repairs using the existing tiles, and the reinstatement of a historic window opening, together with the installation of necessary services. These works are expressly allowed under paragraph Q.1(i)(i) as they are reasonably necessary for the building to function as a dwellinghouse. The structural report confirms that the building is structurally sound and capable of conversion without any rebuilding or external enlargement. All alterations will take place within the existing envelope, and no works are proposed that would go beyond what Class Q permits.

	The proposal also includes renovation of the existing internal floor and the creation of internal partitions and a mezzanine. These works are internal only and therefore do not constitute development under section 55(2)(a) of the Town and Country Planning Act 1990. Paragraph 105 of the PPG further confirms that internal works, including inserting floors, mezzanines or internal walls are not generally development and are not prohibited by Class Q. No demolition is proposed other than what is reasonably necessary to carry out the permitted works. The proposal therefore complies with Q.1(i) in full.
(k) the site is on article 2(3) land;	The site is not on Article 2(3) land.
(l) the site is, or forms part of— (i) a site of special scientific interest; (ii) a safety hazard area; (iii) a military explosives storage area;	The site is not and does not form part of the areas listed.
(m) the site is, or contains, a scheduled monument; or	The site is not a scheduled monument, and does not contain a scheduled monument.
(n) the building is a listed building.	The existing building is not listed, nor is its curtilage listed.
(o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or	The proposed dwelling will comply with nationally described space standards
(p) the building does not have suitable existing access to a public highway.	The building benefits from an established access to the public highway.

Q2 Conditions

Q2.—(1) Where the development proposed is development under Class Q(a) together with development under Class Q(c), development is permitted subject to the condition that 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,

(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 use to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(f) the design or external appearance of the building, and

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses,

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

The following text addresses the proposal's compliance with the requirements of Q.2 (1):

Amenity Space and Parking

Parking and amenity land is available adjacent to the curtilage. Parking for two spaces can be provided in line with the Local Plan Standards.

Transport and Highways

The farmstead within which the barn is located benefits from an existing vehicular access from the public highway via a direct driveway, which serves all the buildings on site. The vehicular access joins a section of the public highway (Thorney Edge Road), which has historically provided access to the farmstead for both small vehicles and larger farm vehicles. It provides safe ingress and egress from the public highway, with good visibility in either direction and has sufficient capacity to safely accommodate the five dwellings proposed, with the permanent loss of agricultural traffic. Minimal traffic will be generated by the development, and traffic movements will not be to any sort of degree that would likely give rise to a material increase or change in the character of traffic using the driveway or local road network. The proposal will not, therefore, give rise to implications for highway safety or amenity. Furthermore, there is ample room for the parking of vehicles within the Class Q curtilage adjacent to the application building.

Noise Impacts of the Development

The building is located within a rural environment where the general level of amenity is high and where the types of noise typically experienced are consistent with a countryside setting.

While occasional agricultural or environmental noise may occur in the wider area, none of it is of a nature or intensity that would be incompatible with residential occupation. The building is not used for intensive agricultural activity, and there are no on-site operations that would generate noise levels likely to cause conflict with the proposed residential use.

The conversion itself will introduce a low-impact residential use that is entirely appropriate in this context. It will not generate noise beyond that normally associated with a single dwelling, and there is no realistic prospect of the development giving rise to adverse effects on neighbouring properties. Equally, the surrounding environment does not contain noise sources that would undermine the amenity of future occupiers or render the building unsuitable for habitation.

For these reasons, the proposal will maintain acceptable levels of residential amenity for both future residents and those living nearby, and there is no evidence to suggest that noise impacts would present any constraint to the development.

Land Contamination Risks of the Site

The building has historically been used for general agricultural livestock/ storage purposes in association with the Thorney Edge Farmstead. To the Applicant's knowledge, there have been no previous uses of the site which would lead to any contamination concerns or issues. Suitable planning conditions could be applied to a decision notice.

Flood Risk

The building in question is located within Flood Zone 1 and is not in an area that has a critical drainage issue. A flood risk assessment is therefore not required.

Whether The Location Or Siting Of The Development Is Impractical Or Undesirable

The proposed change of use of the barn to a single dwelling is both practical and desirable. The building sits within a typical rural setting for an agricultural structure, and its conversion represents a sustainable and efficient reuse of an existing resource. National planning policy supports the re-use of redundant rural buildings, and Paragraph 84 of the National Planning Policy Framework confirms that such re-use can enhance the immediate setting.

Government guidance in the Planning Practice Guidance makes clear that prior approval applications under Class Q should not be assessed on the basis of wider sustainability principles. This position has been reinforced through appeal decisions, including the Uttlesford District Council case (APP/C1570/W/21/3282677), where the Inspector confirmed that sustainability considerations should not be used to resist Class Q proposals. The correct test is whether the location or siting of the building makes it impractical or undesirable for a dwelling.

In this case, the site is readily accessible, can be served by a practical parking area, and is positioned in a location where a residential use can operate without conflict with surrounding land uses, especially given that there are existing residential properties in the vicinity. The building is no longer used for intensive agricultural purposes, and its conversion will not sit alongside any intensive farming activity beyond that which would be detrimental to living

conditions. As a result, there are no noise, odour or vehicle-movement impacts that would make the location unsuitable for residential occupation. Equally, the introduction of a single dwelling will not generate any effects that would harm the amenity of neighbouring properties.

The building is structurally sound and capable of conversion without requiring rebuilding or significant structural intervention. The existing stone walls, roof structure and overall form will be retained, with repairs undertaken only where necessary. Internally, insulation and other works required to meet building regulations can be accommodated within the existing envelope. The resultant dwelling will remain similar in appearance to the agrarian barn's style and character.

For these reasons, the location and siting of the development cannot reasonably be considered impractical or undesirable. The proposal aligns with the intention of Class Q, which is to facilitate the re-use of suitable rural buildings without the need for a full planning application.

The Design Or External Appearance Of The Building

The proposed design provides a sensitive and traditional approach that respects the agricultural character of the existing building. The scheme avoids introducing a conventional domestic appearance and instead retains the simple, functional qualities that define the building. The pattern and scale of the proposed openings have been carefully considered so that the fenestration remains appropriate to a former agricultural structure while still providing a high standard of internal for future occupiers.

Only minimal external alterations are required to facilitate the conversion, and these are confined to the installation of new windows and doors within existing or historic openings, along with essential repairs to the roof and stonework. The overall form, massing and external envelope of the structure will remain unchanged, ensuring that the building continues to read as part of the rural setting.

The existing stone walls, timber structure and general appearance of the barn will be retained, repaired where necessary, and preserved as key features of the design. As a result, the converted building will maintain the established character of the site while providing a dwelling that is both functional and visually appropriate in its context.

Provision of Adequate Natural Light in all Habitable Rooms of the dwelling house

A detailed scaled floor plan accompanies this application, which clearly demonstrates that the use of fenestration in the proposed design allows excellent levels of natural light into all habitable rooms on each of the dwellings, i.e. the main open plan living and dining area and all three bedrooms. In this sense, the proposed dwelling will provide a very high standard of accommodation. It benefits from existing access, and it is possible to connect to all services. Therefore, the location and siting of the building do not make it undesirable or impractical for its use to be changed and are fully compliant with the Class Q criteria.

Q2.—(2) Where the development proposed is development under Class Q(a) only, development is permitted subject to the condition that 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 the items referred to in sub-paragraphs (1)(a) to (e) and (g), and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(3) Where the development proposed includes development under Class Q(b), the developer must also apply, as part of the application under sub-paragraph (1) or (2) (as the case may be), for a determination as to whether the prior approval of the authority will be required as to the impact of the proposed extension on the amenity of any adjoining premises.

(4) Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) or (c), if any, must be completed within a period of 3 years starting with the prior approval date.

The proposal complies with Q.2 (2). As the development is under Class Q(a), this application is submitted to the local planning authority to determine whether prior approval is required for the relevant matters. No works under Class Q(b) are proposed, so Q.2(3) does not apply. The applicant also acknowledges the requirement for any approved development to be completed within three years of the prior approval date.

Interpretation of Class Q

Q3.—(1) For the purposes of Class Q, “curtilage” means the lesser of—

(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the building on an established agricultural unit or former agricultural building (as the case may be), closely associated with and serving the purposes of that building, and

(b) an area of land immediately beside or around the building on an established agricultural unit or former agricultural building (as the case may be) no larger than the land area occupied by that building.

(2) For the purposes of Class Q.1(d), “the original limits of an established agricultural unit” means—

(a) in the case of an established agricultural unit which ceased to exist prior to 24th July 2023, all the land which comprised the established agricultural unit at the time it came into existence;

(b) in the case of an established agricultural unit which exists on 24th July 2023, all the land which comprised the established agricultural unit at the time it came into existence;

(c) in any other case, all the land which comprises the established agricultural unit at the time it comes into existence.

A curtilage plan has been provided with the application which shows that the proposed curtilage area does not exceed the footprint of the existing agricultural building.

7. Other Considerations

- As set out in section 1 of this report, the proposed development relates to the conversion of one agricultural building into one dwelling (Class C3)
- The attached site location plan, block plan, floor plans and elevation drawings identify the site and illustrate the proposed development.

8. Conclusion

In light of the above, this proposed change of use satisfies all the conditions set out within Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 2024) and therefore constitutes permitted development. No prior approval is required, given that there will be no material highway impacts, noise, contamination or flooding issues, and the barn is suitable for residential use, subject to the building operations permitted under the Order.

The proposal will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the area's surrounding environment. It will also be well designed and provide ancillary living, kitchen bathroom and dining space to the occupants, contributing to the residential amenity of the dwelling. In light of the evidence provided, there is no basis for the Council to withhold prior approval. The proposal accords with the purpose and scope of Class Q and reflects the Government's clear intention to support the re-use of suitable rural buildings through the General Permitted Development Order. The submission demonstrates full compliance with the relevant criteria, and it is therefore reasonable for the Council to issue a favourable decision within the statutory timescales set out in national policy.

Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.

Appendix 1 – Evidence of prior agricultural use of the site

