

## 3706 Cloud Wood End Farm

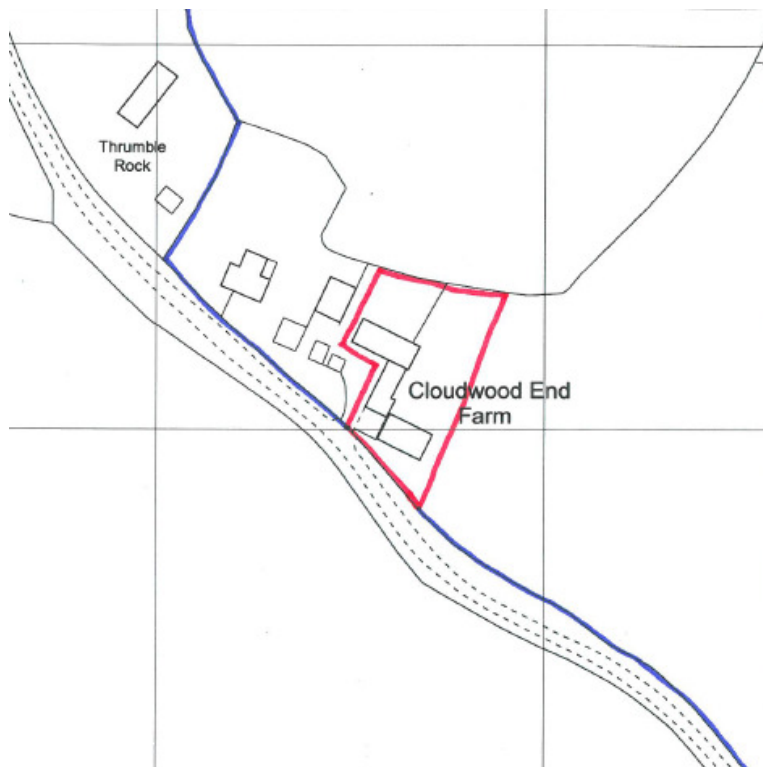
### Prior Approval Statement

This report has been prepared to support of application for Prior Approval of Proposed Change of Use of Agricultural Building to Dwellinghouses (Use Class C3), and Associated Operational Development at Cloud Wood End Farm, Toft Green Lane, Toft Green, Congleton CW12 3QF.

#### Location

The site is in Toft Green, near the village of Bosley. The barn is part of the buildings associated with the established agricultural unit at Cloudwood Farm, which operated as a dairy farm, but latterly for arable farming.

There are no listed buildings on the site. The site is not in a conservation area or national park.



Site Location

#### Site - Use

The site has been owned by the Coates family for generations. Active farming ceased in the 1980s on the retirement of Mr Coates (senior); the farm buildings are redundant. The applicant is the daughter of Mr Coates.

The building's last use was agricultural as a tied shippon for dairy cows, milking parlour, feed store and a store for farm machinery. There is also a workshop which was used for the maintenance of the farm machinery and buildings.

The site is not occupied under an agricultural tenancy. Nor has an agricultural tenancy been terminated within the last 12 months for the purpose of carrying out development under class MB.

Cloud Wood Barns are next to the farmhouse. There are residential properties on Toft Green Lane. The conversion of the building would not create isolated dwellings.



The barns are built in stone with tiled roofs

## Existing Building

### Site

The existing buildings comprise is a run of joined barns, constructed in local stone with Staffordshire blue clay tile roofs, a timber framed shed and a pre-fabricated single storey shed. The floor space within the existing buildings totals 430sqm, across two storeys.

The buildings are capable of conversion within the existing envelope.

## Proposals

### Dwellings

The total number of units to be developed within the established agricultural unit is 3.

The proposals comprise three residential units within the existing buildings. The floor space being changed under Class MB is 430sqm. The cumulative area of land within its residential curtilage will be equal to the existing building footprints, i.e. 215sqm.

### Exterior Alterations

The new dwelling will be accommodated within the existing building, using the existing structure.

- The walls and roofs of the stone buildings will be refurbished and insulated.
- A small number of new openings and rooflights will be added where required to light internal spaces.
- The timber framed buildings will be refurbished and clad in insulated timber panels. An oak glazed screen inserted in the existing opening.
- The prefabricated concrete structure will be refurbished, insulated and rendered. A new insulated roof covering will be applied to the existing roof structure.
- The windows and doors will be aluminium clad softwood composite, to provide a contrast to the timber cladding.

## Installation of Services

The site is connected to existing services, mains water, electricity and telecoms, which connect to the main house. These services will be extended to connect to the converted buildings. There is no mains sewerage on the site; the foul drainage will be directed to a new sewage treatment plant. The surface water will be directed to new soakaways. There is no mains gas in the area; LPG or oil tanks will be installed on site to serve the new heating system.

## Transport and Highways

The farmhouse is served by an access leading from Toft Green Lane; the existing barns are accessed on both sides from the farmyard and an existing agricultural track beyond the barns. Toft Green Lane is an unclassified road, which serves other residential properties and farms.

The converted dwellings will be accessed using the existing track. No change to the existing roads is proposed.

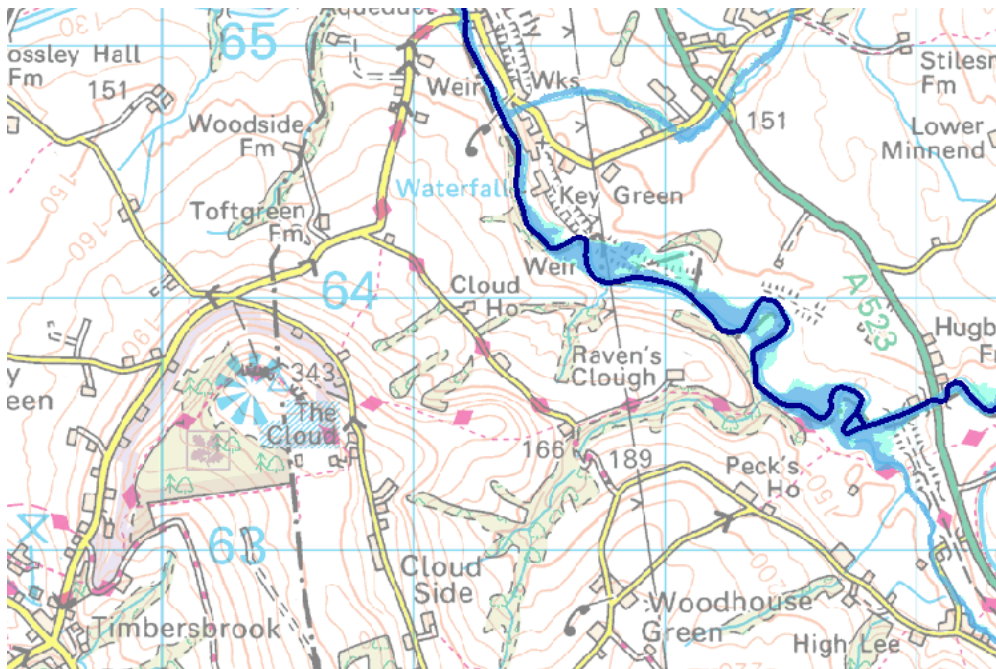
Any vehicle movements generated by the new dwellings should have very little impact on Toft Green Lane.

## Noise

There are no noise issues on or near the site which would have a negative impact on residential use of the building. The proposed change of use should have no negative impact on the adjacent residential buildings.

## Contamination

The barn has been used for storage of feed and farm machinery. No special contamination risks are anticipated.



## Flood Risk

The site is not in a flood zone or in an area identified as at risk of flooding.

## Compliance with Class MB

It is considered that the proposed change of use would be 'Permitted Development' by reference to Class MB of the Town and Country Planning (General Permitted Development) (Amendments) (no.2) (England) Order 2008, as follows:

- (a) the site **was** used solely for an agricultural use, as part of an established agricultural unit—
  - (i) on 20th March 2013;
  - (ii) if the site was not in use on that date, when it was last in use; or
  - (iii) if the site was brought into use after that date, for ten years before the date the development begins;
- (b) the cumulative floor space of the existing building or buildings changing use under Class MB within an established agricultural unit **does not exceed** 450 square metres;
- (c) the cumulative number of separate dwellinghouses developed within an established agricultural unit **does not exceed** three;
- (d) the site is **not** occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;
- (e) less than one year before the date development begins—
  - (i) an agricultural tenancy over the site has **not** been terminated, and
  - (ii) the termination was **not** for the purpose of carrying out development under Class MB,unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;
- (f) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has **not** been carried out on the established agricultural unit since 20th March 2013, or within 10 years before the date development under Class MB begins, whichever is the lesser;
- (g) 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;
- (h) the development (together with any previous development under Class MB) would **not** result in more than 450 square metres of floor space of building or buildings within an established agricultural unit having changed use under Class MB;
- (i) the development under Class MB(b) would **not** consist of any 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 MB.1(i)(i);
- (j) the site is **not** on article 1(5) land;
- (k) the site is **not** or **does not** forms part of—

- (i) a site of special scientific interest;*
- (ii) a safety hazard area;*
- (iii) a military explosives storage area;*
- (l) the site is **not**, or **does not contain**, a scheduled monument;*
- (m) the building is **not** a listed building.*

## **Conclusion**

The proposed dwellings conform to the criteria set out within Class MB of the Town and Country Planning (General Permitted Development) (Amendments) (no.2) (England) Order 2013 and 2014, Prior Approval should be granted.