

An application to determine if prior approval is required for a proposed:

Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Ryebank Lodge
Address line 1	Gravetts Lane
Address line 2	
Address line 3	
Town/city	Climping
Postcode	BN17 5RF
Description of site location must be completed if postcode is not known:	
Easting (x)	499789
Northing (y)	101277
Description	

2. Applicant Details

Title	Mr
First name	James
Surname	Baird
Company name	The Baird Farming Partnership
Address line 1	Home Farm
Address line 2	Climping

2. Applicant Details

Address line 3	
Town/city	
Country	
Postcode	BN17 5RQ

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Joe
Surname	Pretorius
Company name	John Brown Architecture Ltd
Address line 1	John Brown Architecture Ltd
Address line 2	The Bricks, Manor Farm Barns
Address line 3	Selsey Road, Donnington
Town/city	Chichester
Country	
Postcode	PO20 7PL
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

☒ Yes
☐ No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit since 20 March 2013?

☐ Yes ☒ No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point?

☐ Yes ☒ No

4. Eligibility

Is any part of the land, site or building:

☐ Yes ☐ No

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

5. Agricultural tenants

Is the site currently occupied under any agricultural tenancy agreements?

☐ Yes ☐ No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

☐ Yes ☐ No

6. Dwellinghouses and floor space

How many smaller dwellinghouses will be created by this proposal?

1

How many larger dwellinghouses will be created by this proposal?

0

What will be the net increase in dwellinghouses?

1

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

Previous Development

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

TOTAL
DWELLINGHOUSES

1

TOTAL LARGER
DWELLINGHOUSES

0

Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres? (Select 'No' if no larger dwellinghouses have been or will be created).

☐ Yes ☐ No

7. Description of Proposed Works, Impacts and Risks

Please describe the proposed development including the siting and location of the building(s):

The building was originally erected to house a petrol tank and pump by Lord Moyne when he constructed Bailiffs Court in the 1930's. The underground tank was used up until the 1980's when it was decommissioned and filled with concrete. It remains in situ underground in an inert and stable condition. Since the 1980's the building has been used for storage of farm spares and hay and straw and is now largely redundant.

Are any associated building works or other operations required to make this change?

☐ Yes ☐ No

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:

- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

Please provide details of any transport and highways impacts and how these will be mitigated:

7. Description of Proposed Works, Impacts and Risks

The proposal to change the Farm Store from agricultural to residential has been considered by ourselves; There is an existing access onto A259 main road. Agricultural use requires large vehicles at differing times of the day, there will be a net reduction in the movements and vehicle form and acoustics associated with an agricultural use. The existing entrance has a visibility splay in excess of 300 metres in either direction and there are no records of any accidents from the southern side of the road. The car parking arrangements will be as shown on the attached plan, taking place to the north of the building within the site's existing curtilage. Our desktop study of the site showed there to be sufficient space within the site which could be used for parking and turning, there will be no detrimental impact on the highway network.

Please provide details of any noise impacts and how these will be mitigated:

The site has evolved with a single farm residence and a farm track nearby. The cottage to the north the occupant is supportive and well accustomed to the comings and goings of farm traffic that will reduce. At its closest point the Farm Store is around 40 metres distant from this residence. We consider if any minimal noise is produced it will be immaterial.

As part of the process of the LPA determining this prior approval application, they will need to consider 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. The building has existed in its current form for many years alongside a residence; this is perfectly normal in rural villages; many people find this particular arrangement highly desirable as it brings them closer to understanding and experiencing rural living. The local residences are very desirable due to their rural location and being in close proximity to low key agricultural buildings has not led to any complaints being received by the applicant nor is the applicant aware of any complaints being taken to the LPA's own environmental health dept. In fact the reverse is often stated in passing as residents offer praise for living so well connected to the agricultural area. The building is sited in a totally practical location for change of use, blending in perfectly well with the existing mixed use that has evolved in immediate proximity over a number of decades. A low wall is proposed to split the new residence back from the passing farm track.

Please provide details of any contamination risks and how these will be mitigated:

The building was originally erected to house a petrol tank and pump by Lord Moyne when he constructed Bailiffscourt in the 1930's. The underground tank was used up until the 1980's when it was decommissioned and filled with concrete, it remains in situ underground in an inert and stable condition. Since the 1980's the building has been used for storage of farm spares and hay and straw and is now largely redundant.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

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

Check if your site location is in Flood Zone 2 or 3 online

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Application site is located within a Flood Zone 1, an area of low probability to flooding, therefore no Flood Risk Assessment is required.

Please see attached accompanying "Flood Map For Planning" report.

8. Declaration

I/we hereby apply for prior approval as described in this form 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. 

Date (cannot be pre-application) 06/04/2020