

Our Ref: CEB/CCG

26th July 2019

Land Agents and Agricultural Valuers
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Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
F.A.O: Planning Officer



Dear Sir / Madam

Proposed change of use of an agricultural building to B1 (workshop and office) under Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Building at Fairmead Farm, Binsted

Please find enclosed an application for the above.

Site Details

Fairmead Farm is located off Binsted Lane which is to the south of the centre of Binsted Village. Binsted Lane runs alongside the western boundary of the farm. To the north of the site is the A27 which can be accessed directly off Binsted Lane.

The application relates to part of a building which has historically been used for agricultural storage. This part extends to 72sqm and is located close to the farm's southern boundary. Access to it is directly off Binsted Lane.

The remainder of the building, which is excluded from the application, has historically been used for the storage of scrap bus parts and tyres.

Proposed Development

The building is proposed to be used for a workshop and office.

Class R Criteria

Class R allows for development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage or distribution), Class C1 (hotels) or Class D2 (assembly and leisure) of the Schedule to the Use Classes Order.

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Development is not permitted by Class R if:

R.1

(a) the building was not used solely for an agricultural use as part of an established agricultural unit—

(i) on 3rd July 2012;

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or

(iii) in the case of a building which was brought into use after 3rd July 2012, for a period of at least 10 years before the date development under Class R begins;

The part of the building to which the application relates was last in use for agriculture. Previous applications on the site acknowledge the agricultural use of the wider site, for example within the officers' reports for planning applications WA/63/16/PL and WA/84/17/PL.

A statutory declaration from the former shepherd, Mr Ian Howlett. Mr Howlett looked after the land and fences between 2002 – 2012 for the then owner in exchange for being able to graze his flock of sheep on the land. The declaration confirms the land around the subject barn was used for grazing sheep under a Grazing Licence up until late summer / early Autumn 2012.

The building is located within part of Fairmeads Farm which has been in existence since at least the 1950s, initially as a turkey and pig farm and more recently sheep. The farm now comprises 6.5 acres of land used mainly for grazing sheep in rotation with hay production.

The subject building was last used for agriculture and still has poultry litter and bedding on the floor.

(b) the cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds 500 square metres; No other buildings on the agricultural unit have changed use under Class R.

(c) the site is, or forms part of, a military explosives storage area; The site is not and does not form part of a military explosives storage area

(d) the site is, or forms part of, a safety hazard area; The site is not and does not lie within a safety hazard area.

(e) the building is a listed building or a scheduled monument. The building is not a listed building or a scheduled monument

As the part of the application building proposed to be converted is under 150sqm we are also required to confirm the following:

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R.3

(i) the date the site will begin to be used for any of the flexible uses 27th August 2019

(ii) the nature of the use or uses; Workshop and Office (Use Class B1)

(iii) a plan indicating the site and which buildings have changed use Please see attached.

We would be grateful for confirmation of safe receipt of this notification.

Yours faithfully

