

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within Storage or Distribution (Use Class B8), Hotels (Use Class C1), Commercial/Business/Service (Use Class E), or until the end of July 2022, uses previously classified as Assembly and Leisure (Use Class D2)

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

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

364399

Northing (y)

235358

Description

Applicant Details

Name/Company

Title

Mr

First name

Robin

Surname

Harcourt-Smith

Company Name

Address

Address line 1

Hall Court Farm

Address line 2

Kynaston

Address line 3

Herefordshire

Town/City

Kynaston

Country

Postcode

HR8 2PD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Hannah

Surname

Weatherall

Company Name

Weatherall Brown Rural Consultancy

Address

Address line 1

Cow Pasture House

Address line 2

Sutton Court Farm

Address line 3

Town/City

Tenbury Wells

Country

United Kingdom

Postcode

WR15 8RJ

Contact Details

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

This permitted development right was amended on 1 August 2021 to no longer include changes of use to those previously classified as 'assembly and leisure' that are not now included in Use Class E (commercial/business/service).

If your proposed change of use is to a Hotel, Storage and Distribution, or Use Class E (e.g. shops; financial/professional services; restaurants and cafes; offices; business; indoor sport, recreation, or fitness) then this type of application is still valid for eligible proposals.

If your proposed change of use is to a Local Community or Sui Generis use previously classified as 'assembly and leisure' (e.g. cinemas; concert halls; bingo halls; or dance halls) such changes of use are no longer considered to be permitted development. However, until the end of July 2022, it is considered to be 'protected development' and this type of application is still valid for eligible proposals.

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

☒ Yes

☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 150 square metres?

☒ Yes

☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 500 square metres?

☐ Yes

☒ No

Is any part of the land, site or building:

- 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)

☐ Yes

☒ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

The development seeks to change part of an old chicken shed to a storage facility. There are no proposed changes to the scale or design of the building.

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

There are no negative transport and highways impacts from this proposed change of use.

It is anticipated that the facility will be used for longer term storage rather than short term storage and as such there will be relatively few traffic movements associated with the change of use. It is also considered that the movements associated with this change of use will be a reduction to the movements seen when a commercial egg unit was being run from the site.

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

There will be no negative noise impacts associated with this change of use.

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

No contamination risks are associated with this proposed change of use.

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.

The site is in Flood Risk Zone 1. There are no proposed changes to the areas of hard standing and as such there is no increase in flood risk from the change of use.

Declaration

I / We hereby apply for Prior Approval: Change of use - agriculture to flexible commercial use as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Hannah Weatherall

Date

17/08/2022