



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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Prospect Farm"/>
Address line 1	<input type="text" value="C1031 Spond Lane From A4111"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Spond"/>
Postcode	<input type="text" value="HR5 3LD"/>

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

Easting (x)	<input type="text" value="330600"/>
Northing (y)	<input type="text" value="253227"/>

Description	<input type="text"/>
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### 2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="T."/>
Surname	<input type="text" value="Raymond"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="C/O Berrys"/>
Address line 2	<input type="text" value="Shiretown House"/>

## 2. Applicant Details

Address line 3	41-43 Broad Street
Town/city	Hereford
Country	
Postcode	HR4 9AR

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	Graham
Surname	Clark
Company name	Berrys
Address line 1	Shiretown House
Address line 2	41-43 Broad Street
Address line 3	
Town/city	Hereford
Country	
Postcode	HR4 9AR
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?

3

How many larger dwellinghouses will be created by this proposal?

2

What will be the net increase in dwellinghouses?

5

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

5

TOTAL LARGER DWELLINGHOUSES

2

### 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):

Prior Notification Class Q application for the change of use of a three agricultural buildings to provide five dwelling houses and associated works on land at Prospect Farm, Kington, HR5 3LD.

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.

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

See submitted planning statement.

## 7. Description of Proposed Works, Impacts and Risks

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

See submitted planning statement - Access to the site would be via an existing access off the C1031 which can achieve appropriate visibility splays. Historically there has been vehicle movements via this access in association with the agricultural use of the buildings, this use would cease as a result of the conversion of the buildings and the proposed development would not significantly intensify the use of this access.

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

See submitted planning statement - The proposed development would not result in or be affected by any noise impacts. The proposed is for five residential dwellings and therefore no significant amount of noise would be produced by the proposed. As a result of the proposed development the agricultural use of this site would cease and would therefore eliminate any noise which has historically been associated with this use on the site. Some of the existing agricultural buildings located in the group of buildings to be converted will be removed. An application to demolition these buildings has been submitted to the Council.

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

See submitted planning statement - The agricultural buildings have previously been used for the housing of cattle and general agricultural storage which has now ceased. No hazardous substances have been stored in this building. Consequently, there is not considered to be any contamination risk from the site.

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 Zone 1 and is therefore not susceptible to flooding or surface water flooding.

## 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)

07/05/2020