



PLANNING, DESIGN AND ACCESS STATEMENT

IN RELATION TO

PRIOR NOTIFICATION APPLICATION (CLASS S) FOR THE PROPOSED CHANGE
OF USE OF PART OF AN AGRICULTURAL BUILDING TO A REGISTERED
CHILDRENS DAY NURSERY

ON LAND AT

UPPER BUSKWOOD FARM, HOPE-UNDER-DINMORE,
HEREFORDSHIRE, HR6 0PX

ON BEHALF OF

B & A WYNNE



RTPI
mediation of space · making of place



PLANNING, DESIGN AND ACCESS STATEMENT

APPLICANT'S DETAILS

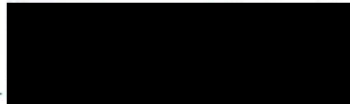
Mr & Mrs Wynne
Upper Buskwood Farm
Hope-under-Dinmore
Herefordshire
HR6 0PX

PROJECT

Prior Notification application (Class S) for the proposed change of use of part of an agricultural building for use as a registered children's day nursery on land at Upper Buskwood Farm.

ISSUED BY

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INTRODUCTION

- 1.0** This Planning Statement supports the Prior Notification application for the change of use of part of an agricultural building (former poultry unit) to a registered children's day nursery by virtue of Class S, Part 3 of Schedule 2 of the Town and Country Planning (GPDO) 2015.

The agricultural building, subject of this application, was last used as a free range poultry unit. The site forms part of the 130 acre agricultural holding of Upper Buskwood Farm.

A separate but related application has been submitted for the change of use of the remainder of the agricultural building for flexible uses as per Class R, Part 3 of Schedule 2 of the Town and Country Planning (GPDO) 2015.

It should also be noted that that a Prior Approval application was determined by the Council on 24 June 2014 as prior Approval is not required for the change of use of a different agricultural building at Upper Buskwood Farm for use as a sales and distribution premises (Ref:140525) under Class M of the Town and Country Planning (GPDO) 2013. This change of use involved 243sqm of floor space.

2.0 THE PROPOSED DEVELOPMENT

The existing agricultural building (former poultry unit) proposed to change use to part registered children's day nursery (Class S) and part flexible uses (Class R) is located on the southern side of the existing farm yard complex of buildings. The farm access road runs on the eastern side of the building.

There is existing vehicular access off the farm access road into the plot where the former poultry unit is located.

The building is structural sound and in good condition being of steeled framed construction. It was constructed in 2000 and ceased operating as a commercial poultry unit in early 2014, although it is still used as a holding area for birds. The building has a floor area of 457sqm.

The proposal is for change of use to a registered children's day nursery. The area of floor space to be changed would be 250sqm. Class S also allows for the change of use of any land within the curtilage of the building. It is therefore proposed to use an area of 90sqm adjacent to the building, as shown on the block plan, as an outdoor play area.

It is considered that the proposals are in accordance with the criteria set-out in Class S, Part 3 of Schedule 2 of the Town and Country Planning (GPDO) 2015 and the updated guidance in Planning Practice Guidance dated 5 March 2015.

3.0 ASSESSMENT AGAINST CLASS S CRITERIA

S.1

a) Established Agricultural Unit

The site forms part of a 130 acre agricultural holding owned and operated by the applicant.

b) Cumulative Floor Space

The existing floor space of the agricultural building proposed to change use is 450sqm. It is proposed to only change 250sqm of the building for use as a registered children's day nursery. No other agricultural buildings have changed used under Class S of the GPDO 2015 or Class MA of the GPDO 1995.

c) Agricultural Tenancy

The site is not occupied under an agricultural tenancy.

d) Termination of Agricultural Tenancy

The site has not been subject to an agricultural tenancy during the applicants' ownership of the established agricultural unit.

e) Other Development under Class A or B of Part 6 of the Schedule

No development under Class A or B of Part 6 of the Schedule has taken place on the established agricultural unit since 20th March 2013 or within 10 years before the date development under Class S begins.

f) Sensitive Sites

The site is not or forms part of a SSSI, a safety hazard area or military explosive storage area.

g) Scheduled Ancient Monuments

There are no scheduled ancient monuments on the site.

h) Listed Buildings

The building is not listed.

S.2 b)

i. Transport and Highway Impacts of the Development

As previously mentioned the agricultural building was previously in use as a free range poultry unit. The farm had a total of four poultry units, with approximately 18,000 birds. They also had a large pig growing business with 3,000 pigs. These operations ceased over a two year period coming to a completed end in early 2014.

These uses generated a significant number of vehicle movements which were mainly HGV's. The road leading from the A49 through Hope-under-Dinmore village

and up to Upper Buskwood Farm was able to safely accommodate these vehicle movements. The road leading up to the farm has good visibility along its route and a number of passing spaces.

The use of part of the building as a registered children's day nursery will provide space for up to 25 children plus staff. It is considered that vehicle movements associated with this proposed use, the proposed use of the remaining part of the building as flexible uses (shop, office) and existing vehicle movements to and from the site can be safely accommodated on the local highway network. These movements will be almost exclusively cars and therefore will represent an improvement on the recent traffic movements generated from the farm.

There are sufficient areas to provide parking and manoeuvring at the farm.

ii) Noise Impacts of the Development

The proposed use would not generate any noise impacts. There are no residential properties, not associated with the farm, in close proximity to the site.

iii) Contamination Risks of the Site

As previously advised the agricultural building was previously used as a poultry unit. The unit has been thoroughly cleaned since it was last occupied. It is not considered that the former use presents any contamination risks from the site.

iv) Flood Risk

According to the Environment Agency website the site is in Flood Zone 1 and is not susceptible to surface water flooding.

v) Location or Siting of the Building is Impractical or Undesirable

The agricultural building is located directly off the farm access road and has vehicular access into the site where the building is located.

The building is positioned away from the other existing farm building and occupies its own discrete plot.

4. SUMMARY AND CONCLUSIONS

It is considered that this application complies with the regulations of Class S and supplementary advice contained in Planning Practice Guidance. Consequently it is considered that Prior Approval is not required.

LOCATION AND BLOCK PLAN

Block Plan - Nursery Use

