



Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within General Industrial (Class B2), Storage or Distribution (Class B8), Hotels (Class C1), Commercial/Business/Service (Class E), Outdoor Sport or Recreation (Class F2(c)), or for the provision of agricultural training.

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)

362625

Northing (y)

226565

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Paul

Surname

Adams

Company Name

Pearhill Ltd

### Address

Address line 1

Greywalls

Address line 2

Weston under Penyard

Address line 3

Town/City

Ross On Wye

County

Herefordshire

Country

United Kingdom

Postcode

HR9 7PG

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

### Contact Details

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Eligibility

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.

Is your proposal for a change of use from an agricultural building (and any land within its curtilage) to one of the following uses:

- General Industrial (Use Class B2) for the processing of raw goods, excluding livestock, which are produced on the site and are to be sold on the site (which can also be together with goods ancillary to the processing of those raw goods).
- Storage and Distribution (Use Class B8)
- Hotels (Use Class C1)
- Shops; Financial/Professional services; Restaurants and Cafes; Offices; Business; Indoor Sport; Recreation, or Fitness (Use Class E)
- Outdoor sport or recreation, not involving motorised vehicles or firearms (Use Class F2 (c))
- Use for the purposes of agricultural training

☒ Yes

☐ No

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 in 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 in use under this permitted development right exceed 1000 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 Landowner has already obtained planning permission for the change of use of the adjacent building to stabling, the siting of a static caravan, change of use of the land from agriculture to equine-related use and the construction of an outdoor riding arena. The applicants now wishes to undertake the next stage of the site's transition to commercial equine use, by seeking change of use (agricultural to equine) permission for the remaining steel framed barns on the site, to allow enhanced training of the horses stabled at the site by the equestrian professionals already in situ. The buildings would be used for extra stabling and the construction of an indoor arena. This would have no impact on the character of the existing buildings(currently agricultural livestock buildings), nor on any surrounding habitat, highways, noise or contamination risks.

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

There will be no transport or highways impact of the proposed change

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

There will be no noise implications of the proposed change.

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

There are no contamination risks from the proposed change.

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.

There are no flood risks, the site on top of a hill and there would be no change to the existing run off or drainage by the change of use.

## Declaration

I/We hereby apply for Prior Approval: Change of use - agriculture to flexible commercial use as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Paul Adams

Date

12/11/2024