



Supporting Planning Statement

Development at:

**Anchor Paddock, Batchelors
Lane, Holtwood, Wimborne
BH21 7DS**

Prepared By

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December 2020

Background

Planning Base Ltd are instructed to submit an application under Class Q of The Town & Country Planning (General Permitted Development)(England) Order 2015 for prior approval change of use of an agricultural barn to form 1no. dwelling.

This is a criteria-led form of application and the Regulations are reproduced below for ease of reference.

Q.1 Development is not permitted by Class Q if—

- (a) the site was not used solely for an agricultural use as part of an established agricultural unit—
 - (i) on 20th March 2013, or
 - (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 site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;
- (b) the cumulative floor space of the existing building or buildings changing use under Class Q within an established agricultural unit exceeds 450 square metres;
- (c) the cumulative number of separate dwellinghouses developed under Class Q within an established agricultural unit exceeds 3;
- (d) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;
- (e) less than 1 year before the date development begins—
 - (i) an agricultural tenancy over the site has been terminated, and
 - (ii) the termination was for the purpose of carrying out development under Class Q,
 unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;
- (f) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit—
 - (i) since 20th March 2013; or
 - (ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;
- (g) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;
- (h) the development under Class Q (together with any previous development under Class Q) would result in a building or buildings having more than 450 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;
- (i) the development under Class Q(b) would consist of building operations other than—
 - (i) the installation or replacement of—
 - (aa) windows, doors, roofs, or exterior walls, or
 - (bb) water, drainage, electricity, gas or other services,
 to the extent reasonably necessary for the building to function as a dwellinghouse; and
 - (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);
- (j) the site is on article 2(3) land;
- (k) the site is, or forms part of—
 - (i) a site of special scientific interest;
 - (ii) a safety hazard area;
 - (iii) a military explosives storage area;
- (l) the site is, or contains, a scheduled monument; or
- (m) the building is a listed building.

The first item is to establish whether the subject barn was in agricultural use on 20th March 2013 or whether it was in agricultural use prior to that date. The subject barn was part of a registered smallholding (Reference 11/264/0082) on that date.

A perusal of the planning history of the adjoining land proves that a Lawful Development Certificate was obtained in 2017 for use of the land C1 bed and breakfast accommodation. The red-line application did not include the subject barn and its curtilage as noted below.

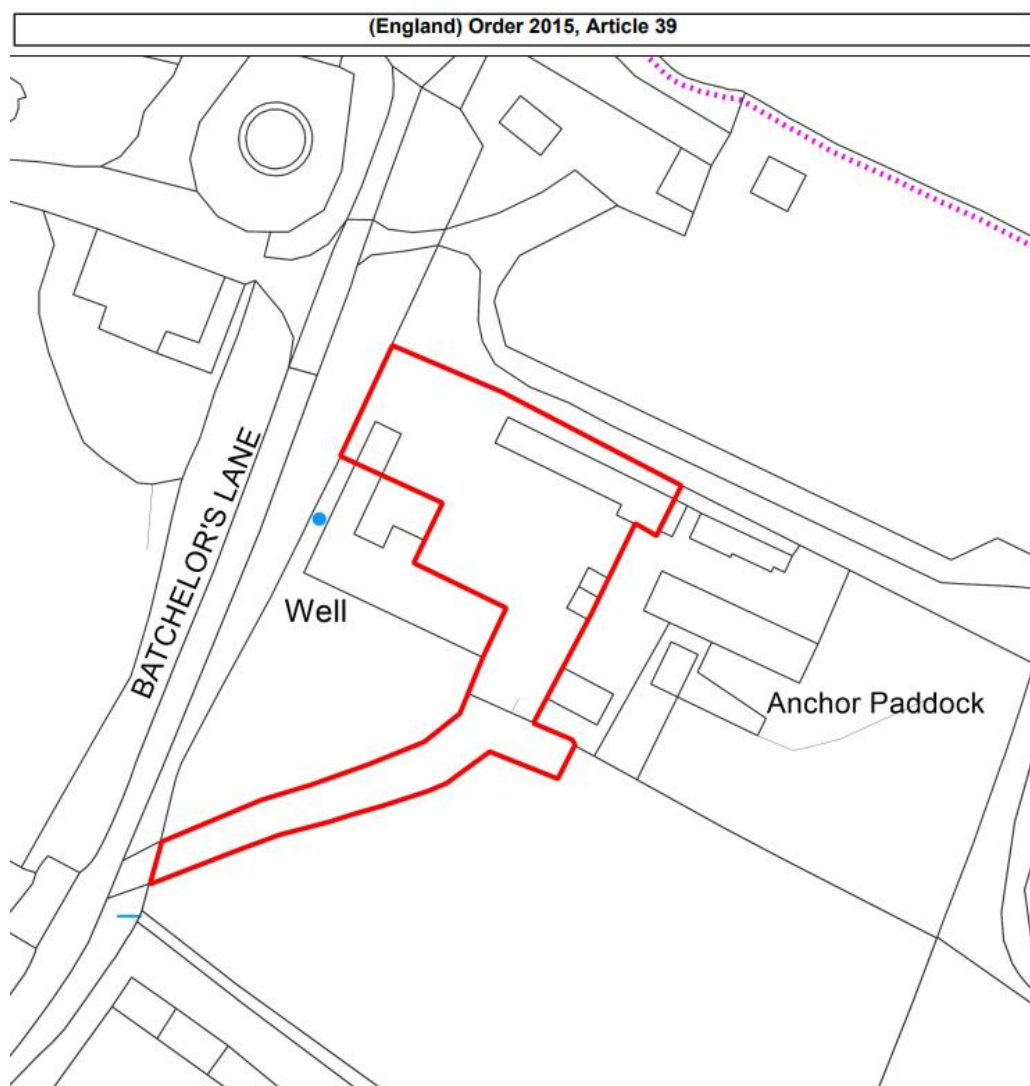


Figure 1 - 2017 CLEUD approval plan

The extant use of the land at Anchor Paddock that is outside of the red-line shown above can therefore only be agricultural as that was the last lawful use and this is proven by the smallholding registration.

There has been no intervening lawful use on the subject land upon which the barn sits other than agricultural. An aerial image from 2002 (below) shows the barn in situ.



Figure 2 - 2002 aerial photo

The nearest aerial photograph prior to the relevant date of March 2013 is one taken in 2009 which is reproduced overleaf. The barn is in situ and there are clearly some areas for the growing of vegetables evident to the south-east of the barn which ties in with the smallholding reference.



Figure 3 - 2009 aerial photo

It is clear that the barn was erected for agricultural purposes and there remains clear evidence of part of the barn (east side) being used to house and service agricultural machinery. There has been no other planning application to change the use of this land and so the extant use continues to be agricultural to this day as per the records of the local planning authority. The applicant submits that the barn was therefore in lawful agricultural use on the relevant date in March 2013.

Moving on through the criteria, the barn is less than 450m² of floorspace and the applicant is only proposing to change the use to form one dwelling. There are no issues with regard to any existing agricultural tenant on the land.

In terms of the building itself, there would be no extension of the footprint and a Structural Survey is submitted as part of this application to confirm that the

conversion to residential can take place without materially changing the built form of the barn.

There would be no requirement for demolition and the only external alterations would consist of replacing windows and doors and other essential works required to convert this into a home.

Furthermore, the site is not on Article 2(3) land or any other of the restrictive land uses under criteria K, L and M of the Regulations.

There are additional conditions under Q2 of the Regulations which are reproduced below.

- (a) transport and highways impacts of the development,
- (b) noise impacts of the development,
- (c) contamination risks on the site,
- (d) flooding risks on the site,
- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and
- (f) the design or external appearance of the building,

The subject site has its own dedicated vehicular and pedestrian access and there are considered no detrimental issues with regards to highway safety on this site. Clearly the use of the barn for agricultural purposes would have generated traffic movements of its own far in excess of that associated with one dwelling. There are no noise issues. The land uses to the west are residential and there are no industrial uses in this part of Holtwood. The land is not subject to any contamination risks and is in Flood Zone 1. The design and appearance of the building will continue in the same shape and form that it is currently.

It is respectfully requested that this application for prior approval be granted.