

DELEGATED REPORT – ATTACH TO FILE

APPLICATION REF:	20/0521
DESCRIPTION OF DEVELOPMENT	Change of use from agricultural building to a Flexible use (business unit x 3)
APPRAISAL	
Site:	<p>The site is an agricultural barn adjacent to Colt Close Farm, Southwaite. The barn is immediately adjacent to the roadside and is currently access by the main farm access. There are no nearby residential properties other than the farm house which is in association with the application.</p> <p>The barn is single storey in nature, it has a low level side extension which would be removed as part of the accompanying application for alterations. A hardstanding area currently surrounds the barn.</p>
Relevant Site History:	<p>No works to extend or alter the building, or the installation of additional or replacement plant or machinery for the purposes of agriculture under the existing agricultural permitted development, have been carried out on the established agricultural unit since 20 March 2013, or within 10 years before exercising the change to the flexible business use.</p> <p>The site has been used solely for an agricultural use, as part of an established agricultural unit since 20 March 2013.</p>
Policy:	<p>NPPG – paragraphs 101 - 109 NPPF - to the extent that it is relevant to the subject matter on which prior approval is sought, for example, transport, highways, noise etc.</p>
CONSULTATION RESPONSES	
Highway Authority:	Originally objected on the basis of highway safety over the achievement of visibility splays. A speed survey has since been carried out and the appropriate visibility splays can be achieved. The accompanying application provides for an improved access which has been confirmed as acceptable by the Highway Authority in their response of 16 November 2020.
Environmental Health	No objection
Environment Agency	N/a
NOTIFICATION RESPONSES	
Application advertised by site notice posted:	No letters/emails of response have been received.
OBSERVATIONS	
Main Issues	In accordance with the conditions under paragraph R of The Town and Country Planning (General Permitted Development) (England) Order 2015, the Local Planning Authority must determine whether prior approval of the Authority is required with regards to the following subject matters:

(a) transport and highways impacts of the development	No adverse impacts on transport and highways have been identified.
(b) noise impacts of the development	No adverse noise impacts have been identified
(c) The cumulative floor space of building converted to a flexible use does not exceed 500sqm	The floor space is under 500sqm and the building is on an agricultural unit
(d) flooding risks on the site	No flood risk has been identified
(e) The site is not or does not form part of a military explosives area, a safety hazard area nor is it a listed building or scheduled monument	The building is not affected by any of these designations
(f) contamination risks	There are no identified contamination risks.
RECOMMENDATION	The Local Planning Authority has concluded that prior approval is required and is hereby GRANTED subject to the following condition(s):
CONDITIONS	<p>Time limit for commencement</p> <p>1. The development permitted shall be commenced within three years starting with the date of this approval. Reason: In accordance with the provisions of Part 3, Class R.3 (2) of The Town and Country Planning (General Permitted Development) (England) Order 2015.</p> <p>Approved Plans</p> <p>2. The development hereby granted shall be carried out strictly in accordance with the drawings hereby approved:</p> <ul style="list-style-type: none"> i. Amended Site Plan received 13 November 2020 ii. Visibility Splay Dimensions received 13 November 2020 <p>Reason: In accordance with the provisions of Paragraph W.12 of The Town and Country Planning (General Permitted Development) (England) Order 2015.</p>
Note to developer:	Please note that the building operations associated with the change of use may require separate prior approval. If you are uncertain about this requirement please contact the local planning authority.

Please be advised that a change of the building to any other flexible use will require a further application to determine if Prior Notification is necessary

BATS and BARN OWLS - All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41(1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ