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Horley
Surrey
RH6 7PR

Our ref: DC/18/2716
Your ref:
Email: planning@horsham.gov.uk
Direct Line: 01403 215238
If Calling Please ask for: Nicola Pettifer
Date: 13th February 2019

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2016
Application for Prior Approval under Schedule 2, Part 3, Class Q**

Prior Approval for a proposed change of use of agricultural building to a dwellinghouse with associated alterations, residential curtilage and parking

Barn Brookdale Farm West Chiltington Lane Broadford Bridge

Further to the above prior notification which was received on 19 December 2018, I am writing to confirm that **prior approval is required and granted**. The proposal can now proceed subject to the following conditions:

- 1 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) The intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The development shall thereafter be carried out in accordance with the approved details. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with the National Planning Policy Framework (2018).

Schedule of plans/documents.

The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Location plan		Q 0815/07	19.12.2018
Block plan		Q 0815/08	19.12.2018
Elevation plan		Q 0815/05	19.12.2018
Floor plan		Q 0815/03	19.12.2018
Photos		Q 0815/01	19.12.2018
Floor plan		Q 0815/04	19.12.2018
Roof plan		Q 0815/06	19.12.2018
Section plan		Q 0815/02	19.12.2018
Supporting Statement		NONE	19.12.2018

Notes to Applicant:

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Prior to the commencement of any works of demolition or refurbishment all asbestos containing materials should be identified in accordance with the guidance given in HSG264 Asbestos: The Survey Guide.

All confirmed or suspected asbestos containing materials shall be removed by an appropriately licensed and competent contractor. A written report detailing these works shall be submitted to and approved in writing by the local planning authority. The report shall include details of validation measures undertaken to ensure the all areas where works have been undertaken are free from asbestos.

All Site clearance debris and construction waste shall be removed from site by an appropriately licensed waste removal contractor, including all asbestos waste.

Yours faithfully



Barbara Childs
Director of Place
NOTIFICATION

Appeals to the Secretary of State

1. If this decision aggrieves you then you can appeal to the Secretary of State for the Environment under section 78 (1) of the Town & Country Planning Act 1990.
2. If you want to appeal, you can do so to The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (<http://www.planningportal.gov.uk/planning/planninginspectorate>). **Please note, only the applicant possesses the right of appeal.**
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances.
4. The Secretary of State need not consider an appeal if he feels that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/18/2716

Barn, Brookdale Farm, West Chiltington Lane, Broadford Bridge, Billingshurst, West Sussex, RH14 9EA

DESCRIPTION:

Prior Approval for a proposed change of use of agricultural building to a dwellinghouse with associated alterations, residential curtilage and parking

RELEVANT PLANNING HISTORY:

DC/16/1999

Notification for prior approval for conversion of agricultural building to a two bedroom dwelling

Prior Approval Required and REFUSED on 21.10.2016

The wider site is subject to an extensive planning history which is outlined elsewhere within this report.

SITE AND SURROUNDINGS:

The application site comprises a modestly proportioned building used to store agricultural machinery in support of the associated / wider land use of the farm as an agricultural holding of around 40ha (100 acres). The site visit confirmed that land within the wider holding was currently being used for pasture by a flock of some 100 sheep, currently in lamb, with the wider fields used in rotation for hay and grass. The flock numbers would naturally fluctuate given the surviving progeny in any year. In a good year, the applicant revealed that the land can produce two crops. Much of the end product of the crops was stated as being sold to market for animal feed, with some being retained on the farm for livestock. At the time of the site visit in Jan 2019, a hay barn was around 50% full with hay bales. The farm produced some 400 bales last year. There are currently grazing paddocks marked out on the farm, which the sheep graze and which are used as part of the crop rotation system. The applicants are currently investing in a more flexible approach to field demarcations by way of timber poles and electric tape, as these offer a temporary yet robust way of demarcating grazing fields across the land when needed and then removed to accommodate the farm machinery, which then sow and harvest the fields.

The applicants are also currently investigating the potential of an oil-based crop, which might be more suited to the terrain, having previously ruled out grape vines on account of the clay soil type.

There is still a small equestrian element, which subsists around the main dwellings at the farm, located some 100m north of the application building, including a sandschool. This element currently consists of 3 DIY liveries and 2 'pet' horses which are ridden by family. The horses appear to graze the land as part of the wider land management and rotation.

It would appear that in the past, the equine element formed a larger part of the farm, which operated alongside the agricultural element, which is certainly backed up by aerial photographs that show arable fields within the holding as well as grazing 'paddocks'. It also appears that the equine element was managed and developed by Mr Hewson's wife until they moved away from the farm in 2011 for a number of years. The equine element was confined to the northern part of the site. Under permission DC/06/0675, which consented the conversion of store building to a florist workshop and the equestrian use, the commercial element of the stables was limited to no more than 6 commercial liveries. Mr Hewson's wife previously looked after the equine element on the farm, but owing to the amount of work

involved, the equestrian side of the farm has been greatly reduced, particularly during Mr and Mrs Hewson's absence from the family farm for a time after 2011.

The farm is currently managed by Mr Hewson and his sister, and their respective families.

Aerial photos dated 2001, 2007 and 2012 confirm the land has been used for the growing of crops with some fields laying fallow at times. Supporting statements noted in previous planning applications indicate that the agricultural lands have been rented or managed by neighbouring and nearby farmers, with arable crops having been grown on the land and/ or crops of silage and hay being produced whilst also accommodating grazing of the land by sheep and horses. Overall, the land use is considered to remain agricultural.

The building subject to the application includes general storage materials and equipment used to maintain and run the wider landholding, including a harrower and some large tractor wheels, fencing and posts and other machinery being repaired and stored. It is a utilitarian style building which appears to be of post-war origins.

A prior notification application forms part of the planning history on this part of the site, determined by the Council in October 2016 (DC/16/1999). The application was refused owing to concern that insufficient information had been provided to demonstrate that the site was used solely for agricultural use part of an established agricultural unit.

A subsequent appeal on the Prior Notification decision was dismissed with the Inspector noting the agricultural thrust of the land, including sheep grazing and crops being grown, with the building having been used, and continuing to be used, for the storage of machinery and equipment used to maintain the land holding. However, the Inspector was not satisfied that the details provided by the applicants at the time, demonstrated sufficiently that the agricultural holding formed a business or trade activity. The Inspector considered:

"In this particular case, although the appellant contends it has been in sole agricultural use I am not satisfied that this is borne out by the evidence before me. Consequently, on the balance of the evidence, it is my view that it has not been adequately demonstrated that the appeal building has been used solely for an agricultural use as part of an established agricultural unit in accordance with the time periods specified within Paragraph Q.1 of the GDPO."

Representations made by a neighbouring occupant cast doubt over the agricultural nature of the land, with reference to the applications in 2011 (DC/11/1462 and DC/11/2109), where an agricultural occupancy condition on the original farm dwelling was successfully removed, and where a further dwelling was considered to have been lawfully occupied in connection with the stables. In 2015, permission for a replacement dwelling was refused (DC/15/2763), and later approved under DC/17/0196.

Permission was also granted in June 2018 for an indoor sandschool over the existing all-weather sand-school arena (DC/18/0200). This planning application concerned only the area of the wider farmlands where the existing stables and sand-school are located and a low-number of horses were noted when officers carried out a site visit in Summer 2018. At the time, the waterlogged conditions of the grazing paddocks were noted, along with the wider rotation system employed at the farm which used the fields in the manner most appropriate for the ground conditions throughout the year.

Again, consideration over the prevailing land use was that the mere grazing of horses on the land did not amount to a material change of use of the land, and that the wider land holding remained agricultural in nature

DETAILED DESCRIPTION:

This notification seeks prior approval under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 to form a single residential unit, comprising a 2-bed unit of some 93sq.m with an area shown to form residential curtilage of some 90sq.m.

External elevations are shown to include new door and windows to approximately the same locations as existing openings and proportions, new roof-lights and waveney-edge timber cladding, but retaining the expressed brick columns.

A supporting letter from NFU Mutual confirms the land holding to be agricultural with the insurance covering the agricultural building and agricultural implements and machinery. DEFRA numbers are provided, along with Statutory Declarations from the applicant Mr Hewson, and his wife, Mrs Hewson, which state that they moved to New Zealand in 2011. Mr and Mrs Hewson have since returned and currently occupy a mobile home on the farm.

Further detail was provided during the site visit which included the land maintenance and management was largely looked after by Mr Hewsons's sister and her family. A walk over the wider farm lands was undertaken.

RELEVANT PLANNING POLICIES

National Planning Policy Framework

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Environmental Health: No objections in principle to the application. However no preliminary contamination risk assessment including a site walkover has been provided.

The presence of asbestos containing materials has been identified by the structural survey and other asbestos containing materials may also be present.

Commercial or agricultural buildings can be subject to significant contamination risks arising from their use and construction and the storage of machinery equipment fuels or other chemicals. Potentially hazardous materials may also be incorporated in made ground, yards and hard standings.

If permission is to be granted, then it is recommended that the following conditions are attached In order to ensure the development is safe and suitable for use: Contaminated Land verification and remediation condition. No use of imported soils until verification provided, Asbestos identification, removal and disposal details, demolition / construction hours and external lighting.

WSCC Highways: West Sussex County Council was consulted previously on Highway Matters for this location under planning application DC/1999/16; seeking prior approval for conversion of agricultural building to a two bedroom dwelling. No highways concerns were raised. The notification was not approved and a subsequent Appeal Dismissed by the Planning Inspectorate. The strength of evidence provided to demonstrate the existing agricultural use the reason for this decision.

The latest application seeks Prior Approval for a proposed change of use of agricultural building to a dwelling house with associated alterations, residential curtilage and parking.

In highways terms this application is the same as that previously sought. As such comments provided on 26/09/2016 in relation to DC/1999/16 would still be considered relevant.

It would be accepted that an appropriate parking provision could be accommodated on site to meet the needs of the development. It would be requested that such a provision be secure via planning condition, this may require modification to the proposed red edge to ensure providing the provision is achievable.

HDC Drainage Engineer: No Comment

Southern Water: No Comment

Parish Comments: Objection. West Chiltington Parish Council object to the application as the 'residential conversion is not tied to an 'existing business on the same land' as stated in our draft Neighbourhood Plan, Policy EE6.

Representations:
None received

Member Comments:
None received

HUMAN RIGHTS

Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

PLANNING ASSESSMENT

The main issue is whether prior approval is required for the proposed change of use and conversion of the existing agricultural building to provide a single dwelling under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Permitted development

Q. Development consisting of—

- (a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or**
- (b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.**

Development not permitted

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;**

Paragraph X of Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 ('interpretation of Part 3') states that 'agricultural building' means a building used for agriculture and which is so used for the purposes of a trade or business, and excludes any dwellinghouses, and 'agriculture use' refers to such uses.'

Section 336(1) of the Town and Country Planning Act 1990 states that 'agriculture' includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where the use is ancillary to the farming of land for other agricultural purposes, and 'agricultural' shall be construed accordingly.

Reference has been made to the previously refused Prior Notification submitted in 2016, and the subsequently dismissed appeal, whereby the Inspector did not consider the agricultural side of the business to amount to a trade or business, particularly given the details previously submitted in respect of the agricultural side of the business.

It is clear at this time, that the Hewson family have run and owned the wider land holding since 2001. While there may have been some diversifications undertaken in the past, including an equestrian interest explored by Mr Hewson's wife before they moved away from the farm for a time, and the office uses which operate from a very defined parcel of land at the entrance to the farm site, the main element of the site remains the agricultural use of the land with the equine element being ancillary to the wider agricultural use, and being contained within a very defined area of the wider site. Brookdale Farm therefore is considered to amount to an agricultural business and provides the family with a form of income. Whilst the Hewson family may have surrendered the actual farming practice and land management duties to neighbouring and nearby farmers in the past, this would not undermine the agricultural use of the land.

Having returned to the family farm recently, Mr and Mrs Hewson no longer pursue the commercial equine element, and as a result, this is now only a very minor component of the wider land holding, amounting to some 3 DIY liverys on site currently, with 2 of the family's horses kept on the land also. Of the 100 acres, some 60 acres are part of the cropped land, with the sheep used to graze the land and paddocks so crop rotation can take place across the lands. The farmlands also include a woodland area.

It is Mr & Mrs Hewson who own the land title (and have done since 2001), with Mr Hewson's sister taking on a more managerial role in the land management.

- b) in the case of—**
 - (i) a larger dwellinghouse, within an established agricultural unit—**
 - (aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or**
 - (bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;**
- (c) in the case of—**
 - (i) a smaller dwellinghouse, within an established agricultural unit—**
 - (aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or**
 - (bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;**
- (d) the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following—**
 - (i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;**
 - (ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;**

The prior approval entails a single residential dwellinghouse and would meet the requirements of (b), (c) and (d).

- (e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;**
- (f) 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;**

The proposal is considered to meet the requirements of (e) and (f).

- (g) 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;**

There are no records of agricultural prior notifications being submitted elsewhere with the unit.

- (h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;"**;
- (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);**

Paragraph 105 of the Planning Practice Guidance in relation to building operations states the following:

'Building works are allowed under the change to residential use. The permitted development right under Class Q assumes that the agricultural building is capable of functioning as a dwelling. However, it recognises that for the building to function as a dwelling some building operations which would affect the external appearance of the building, which would otherwise require planning permission, should be permitted. The right allows for the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to include the construction of new structural elements for the building. Therefore it is only where the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use that the building would be considered to have the permitted development right.'

The structure is a robust block-built building with roof trusses which appear to be in a good condition. single-glazed Crittal-type windows are still in place, although covered externally by way of corrugated panels. The structure therefore remains suitable for conversion with only limited external changes and alterations necessary to render it habitable. Those proposed would not extend beyond that permitted by the above limitation.

- (j) the site is on article 2(3) land;**

The site is not 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;**

The site is not within any of these areas.

- (l) the site is, or contains, a scheduled monument; or**

The site is not and does not contain a scheduled monument.

(m) the building is a listed building

The building is not a listed building

Conditions

Q.2—(1) Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport and highways impacts of the development,

No highways based objections are noted. The wider land holding provides adequate parking and hard-standing areas for any prospective parking requirements which may fall outside of the submitted red line, but within the wider ownership of the holding, and served by the existing vehicular access off West Chilington Lane.

(b) noise impacts of the development,

Paragraph 123 of the NPPF states that 'planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.'

The site would not be affected by any undue noise arising from the proximity with the associated pasture lands or the business and residential uses of adjacent lands.

(c) Contamination risks on the site,

It is suggested that any grant of approval be subject to a contaminated land condition and requirement covering the asbestos removal and disposal.

(d) flooding risks on the site,

The site is not located within a designated flood zone

(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

The location of the structure is close to existing farm buildings which are served by vehicular access directly off West Chilington Lane, and abuts the residential boundary of Rockdale House Farm to the west. By virtue of this, the resulting dwelling would be neither isolated nor impractically located in terms of services and utilities.

(f) the design or external appearance of the building, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

The building currently appears as a robust, yet utilitarian storage building, with a low-pitched roof and block walls. The overall appearance of which would remain almost unchanged by way of the proposed conversion. Existing door and window positions would largely be retained.

Recommendation: Prior Approval Required and PERMITTED

Conditions:

1 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) The intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The development shall thereafter be carried out in accordance with the approved details. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with the National Planning Policy Framework (2018).

NOTE TO APPLICANT

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

NOTE TO APPLICANT

Prior to the commencement of any works of demolition or refurbishment all asbestos containing materials should be identified in accordance with the guidance given in HSG264 Asbestos: The Survey Guide.

All confirmed or suspected asbestos containing materials shall be removed by an appropriately licensed and competent contractor. A written report detailing these works shall be submitted to and approved in writing by the local planning authority. The report shall include details of validation measures undertaken to ensure the all areas where works have been undertaken are free from asbestos.

All Site clearance debris and construction waste shall be removed from site by an appropriately licensed waste removal contractor, including all asbestos waste.

Plans list for: DC/18/2716

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

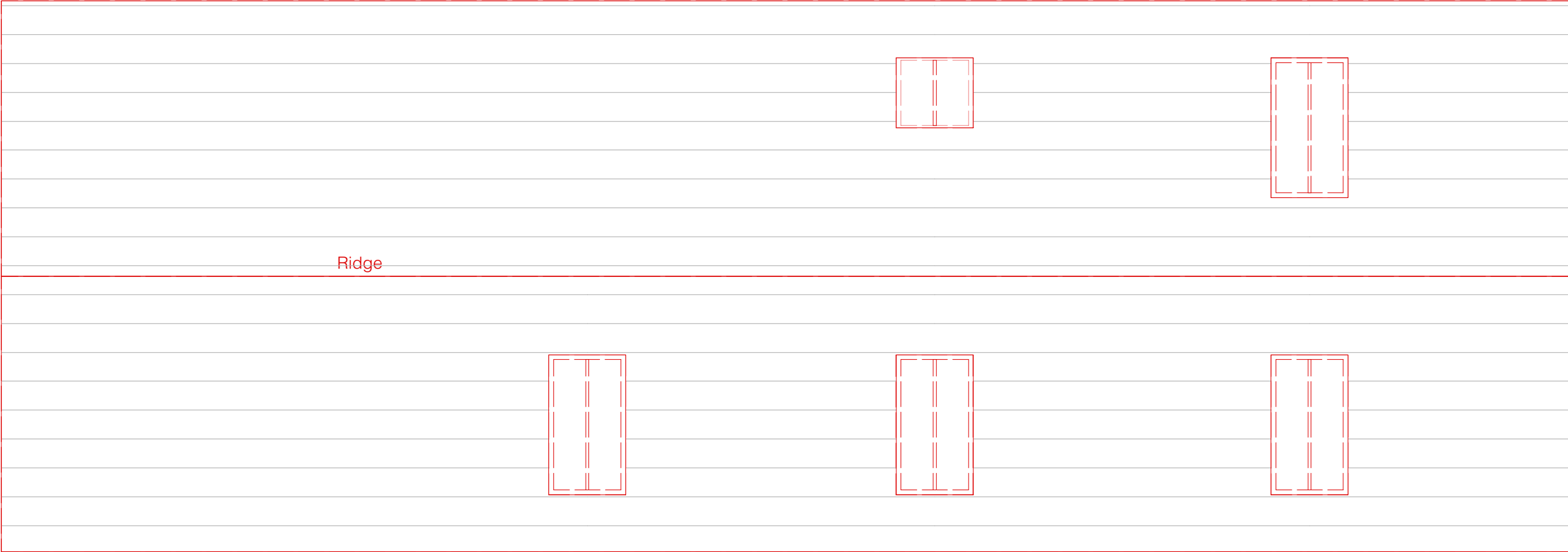
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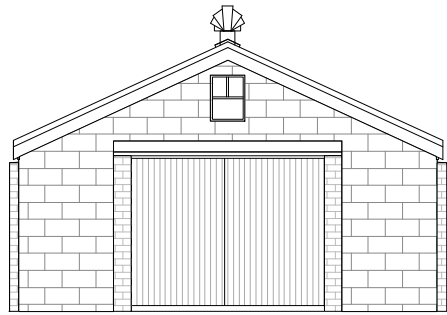
Plan Type	Description	Drawing Number	Received Date
Location plan		Q 0815/07	19.12.2018
Block plan		Q 0815/08	19.12.2018
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Roof plan		Q 0815/06	19.12.2018
Section plan		Q 0815/02	19.12.2018
Supporting Statement		NONE	19.12.2018

DELEGATED

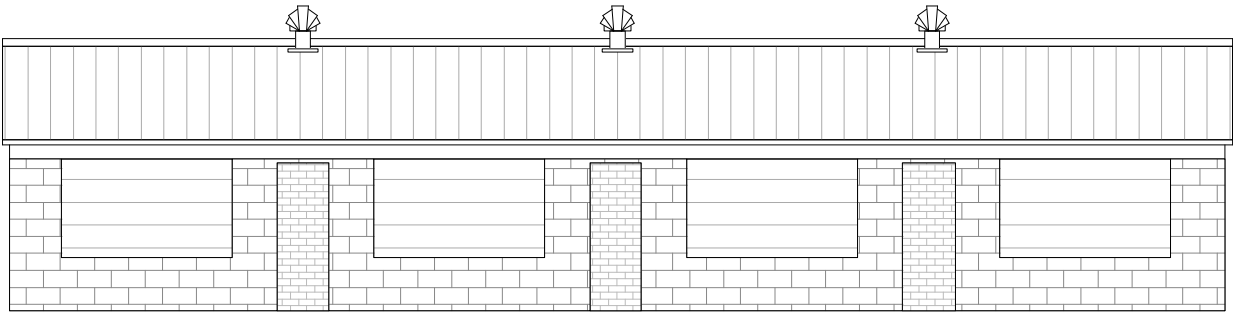
Case Officer sign/initial Nicola Pettifer Date: 01.02.19

Authorising Officer sign/initial Guy Everest Date: 13.02.2019

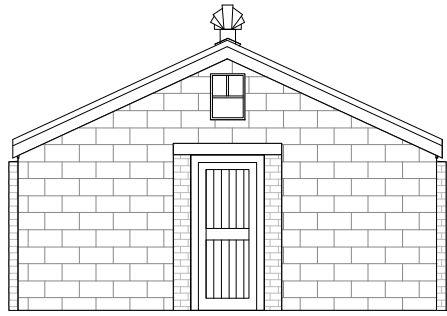




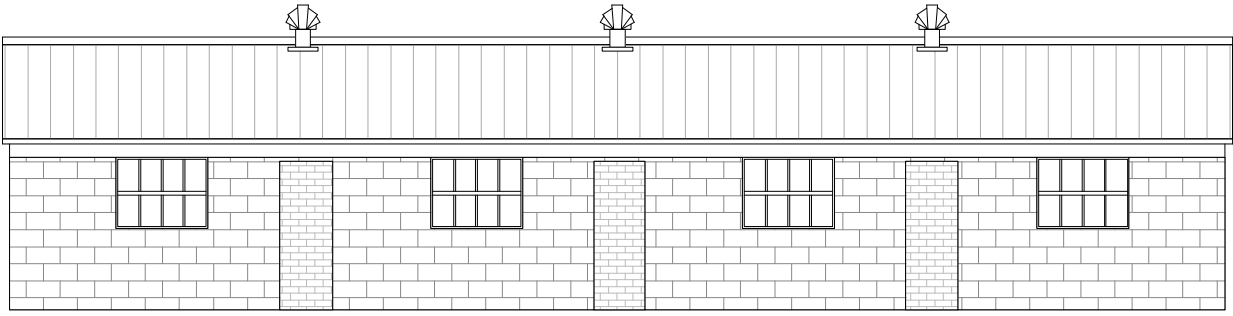
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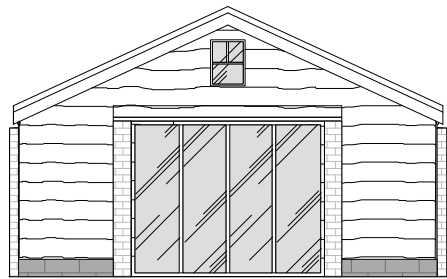
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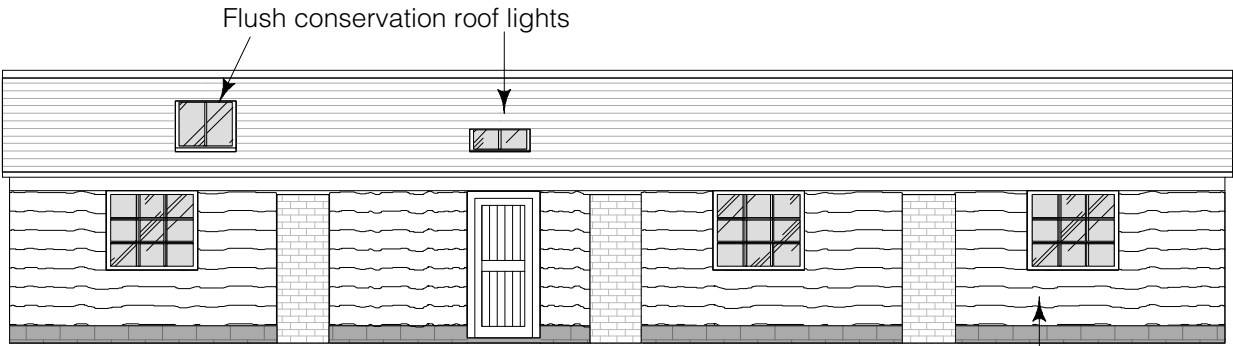
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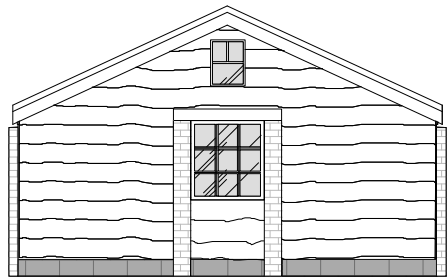
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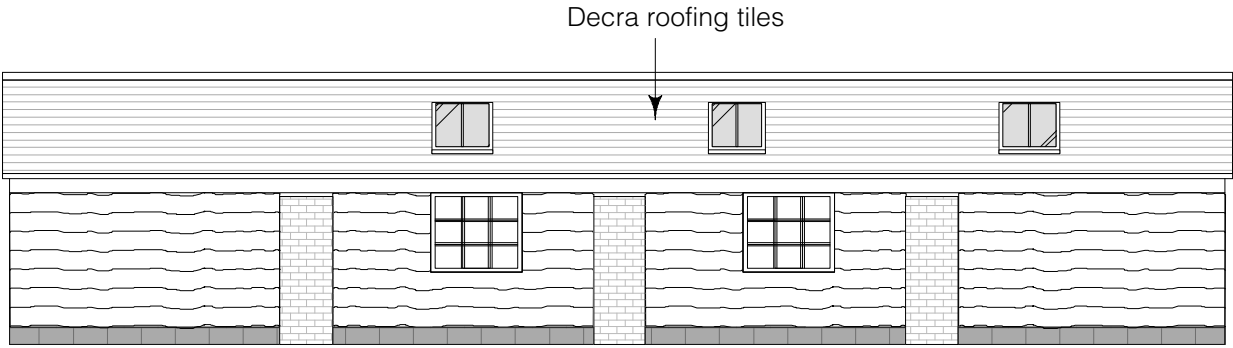
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East



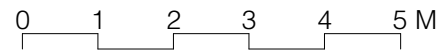
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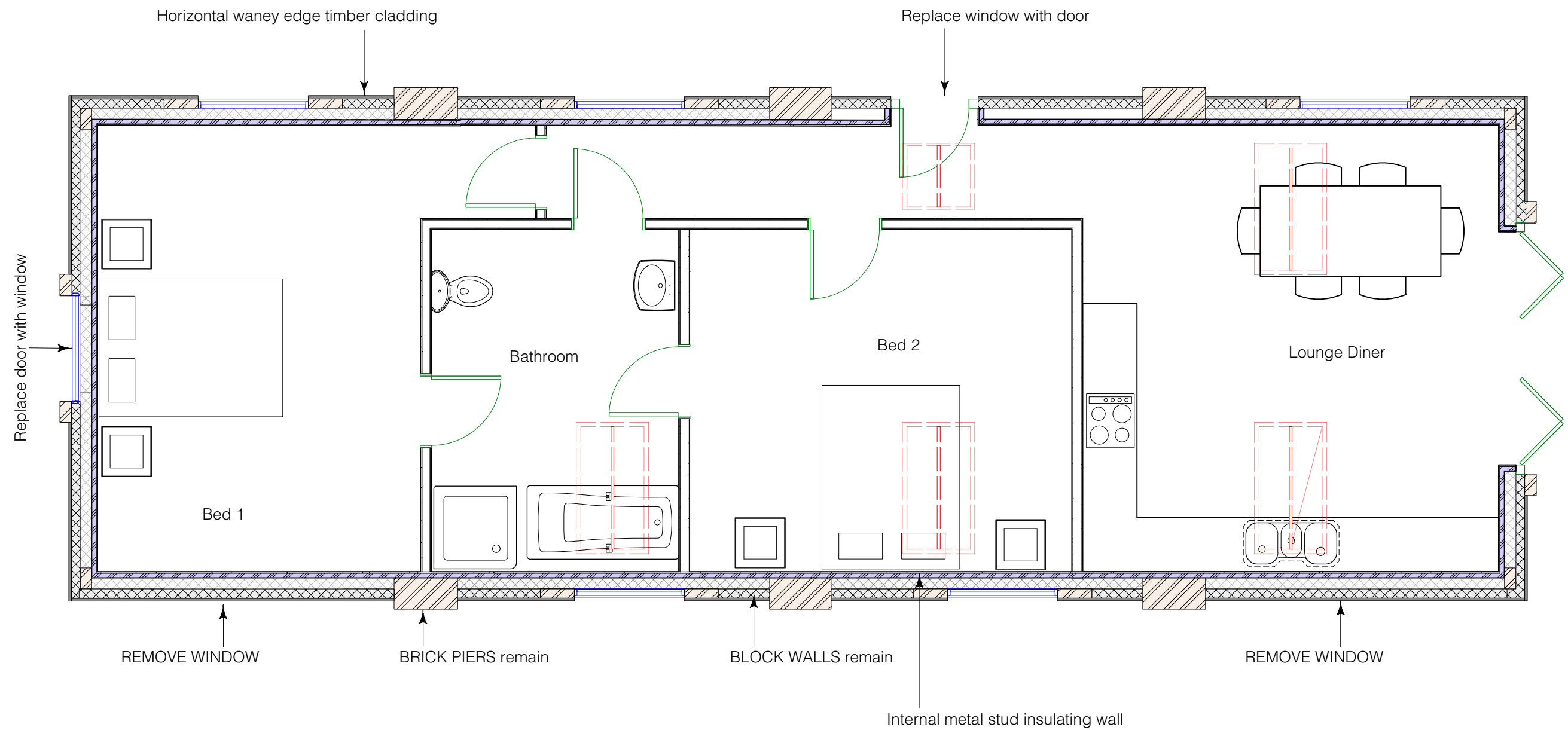
West

EXISTING ELEVATIONS

PROPOSED ELEVATIONS



				<p>Paul Maggs MCIAT Hazelwood, Harboretts Road, West Chilmington RH20 2LG Tel: 01798 813298 paul@pbproperties.co.uk www.pbproperties.co.uk</p>		<p>Client: Mr S Hewson</p> <p>Site Address: Brookdale Farm West Chilmington Lane Broadbridge Heath RH14 9EA</p>		<p>Project Title: Conversion of Redundant farm building to residential</p> <p>Date: August 2015</p>		<p>Scales: 1:100</p> <p>Plan No. Q 0815/05</p> <p>Drawings produced using Vectorworks CAD. Only written dimensions to be respected. Copyright protected to PB Properties</p>	
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PROPOSED GROUND FLOOR

0 1 2 3 4 5 M



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Tel: 01798 813298
paul@pbproperties.co.uk
www.pbproperties.co.uk

Client: Mr S Hewson

Site Address:
Brookdale Farm
West Chilmington Lane
Broadbridge Heath
RH14 9EA

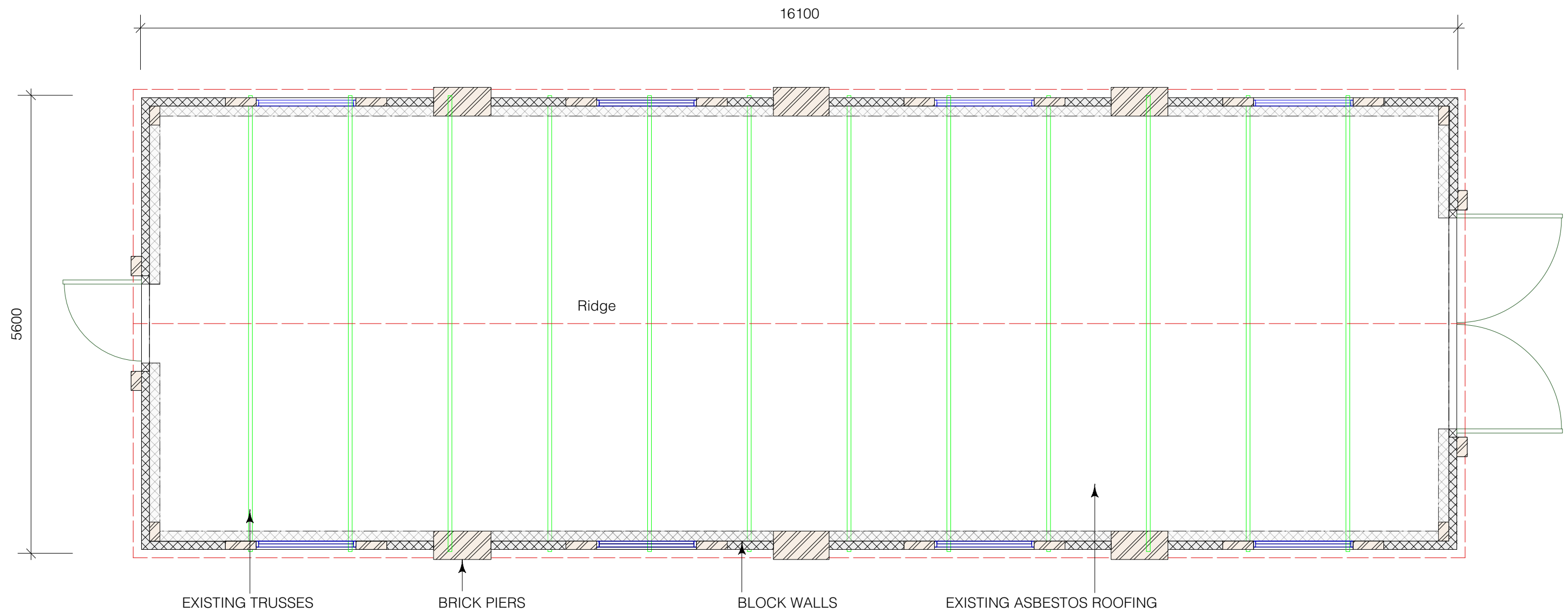
Project Title:
Conversion of Redundant farm
building to residential

Date: August 2015

Scales:
1:50

Plan No. Q 0815/04

Drawings produced using Vectorworks CAD. Only
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EXISTING FLOOR PLAN SHOWING ROOF TRUSSES.



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Site Address:

Brookdale Farm
West Chilmington Lane
Broadbridge Heath
RH14 9EA

Project Title:

Conversion of Redundant farm
building to residential

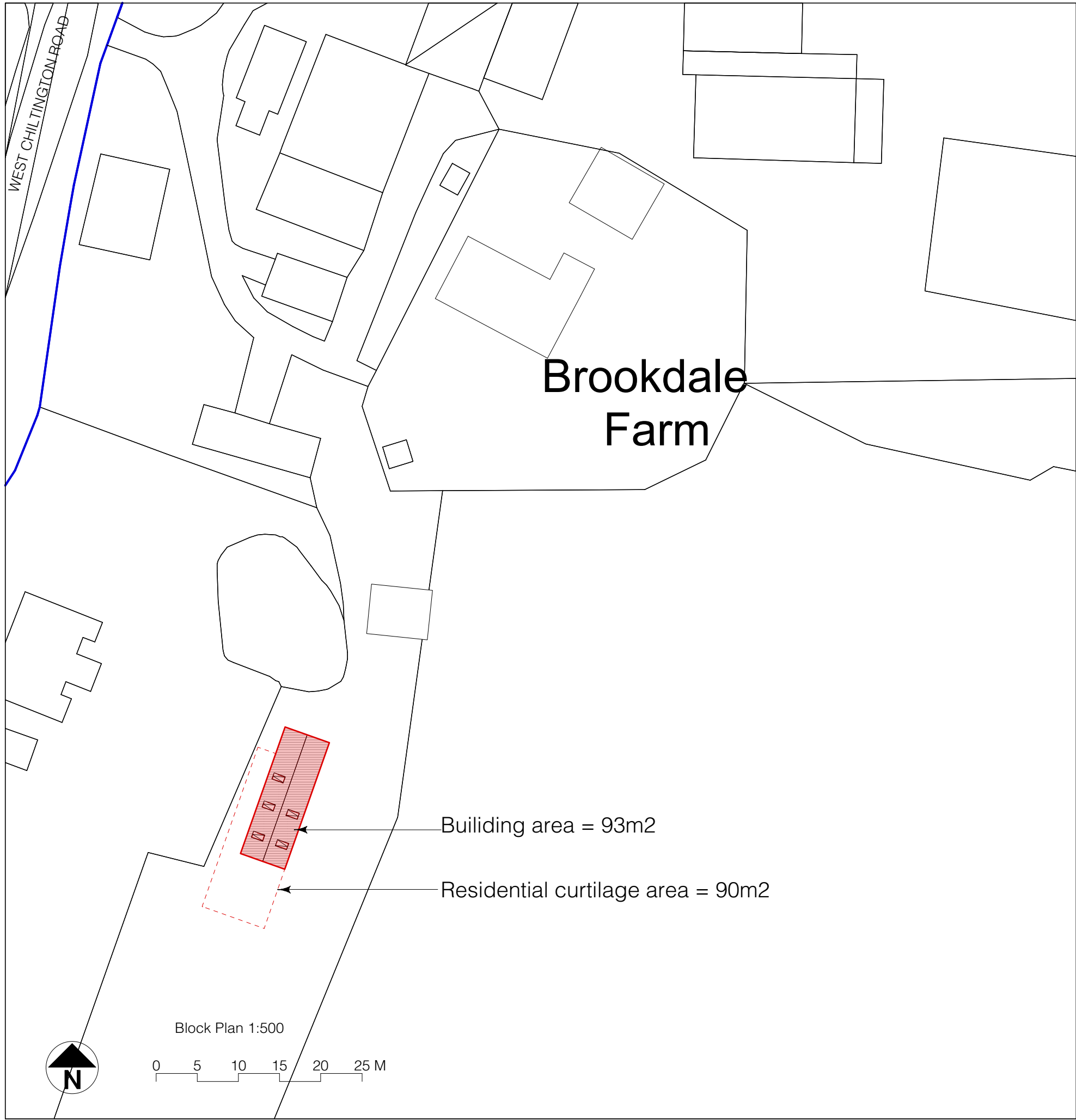
Date: August 2015

Scales:

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Plan No. Q 0815/03

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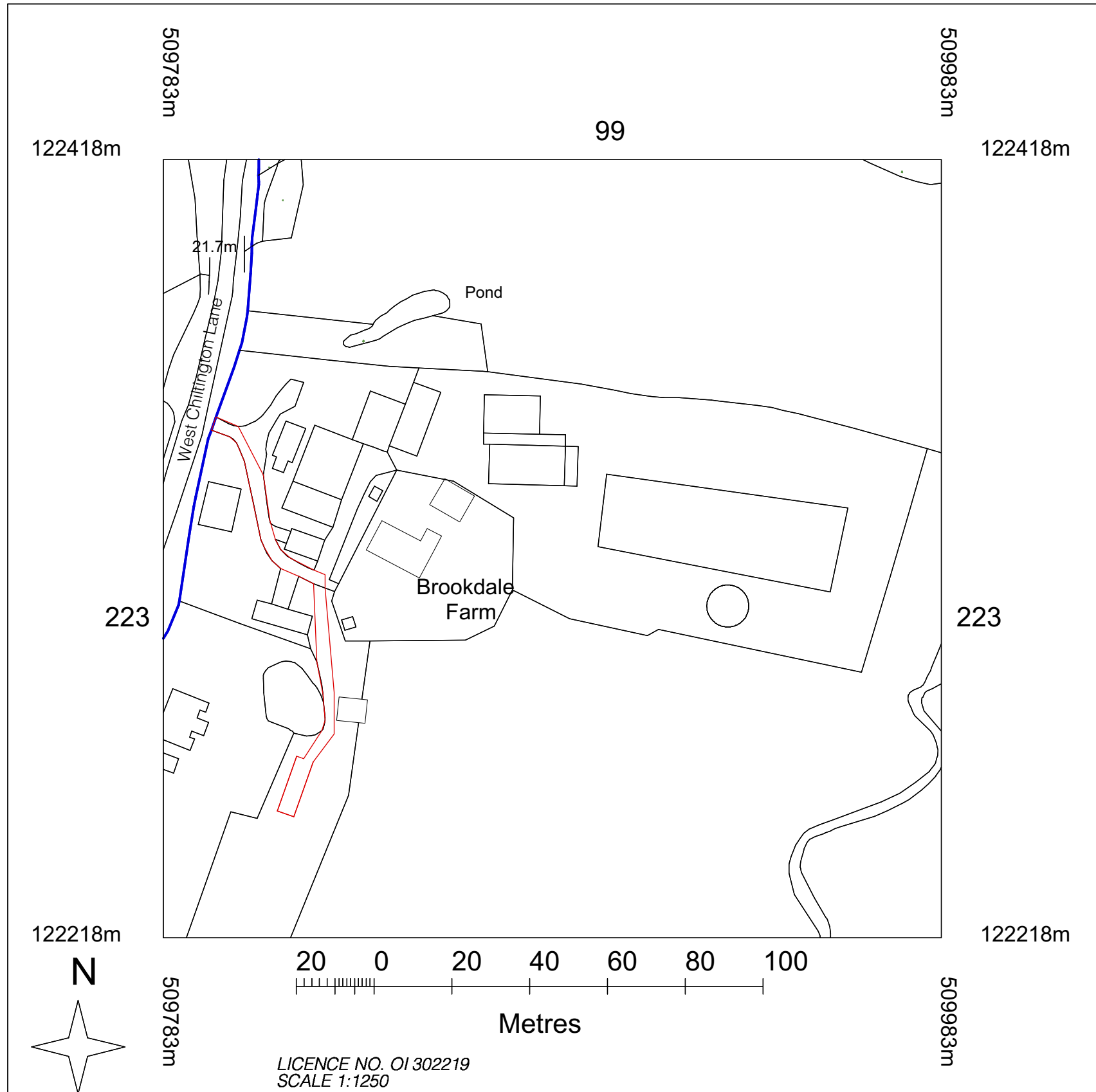




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Client: **Mr S Hewson**
Site Address:
**Brookdale Farm
West Chilmington Lane
Broadbridge Heath
RH14 9EA**

Project Title:
**Conversion of Redundant farm
building to residential**
Date: **August 2015**

Scales:
1:500
Plan No. **Q 0815/08**
Drawings produced using Vectorworks CAD. Only
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		Paul Maggs MCIAT Hazelwood, Harbolets Road, West Chilington RH20 2LG Tel: 01798 813298 paul@pbproperties.co.uk www.pbproperties.co.uk	Client: Mr S Hewson	Project Title: Conversion of Redundant farm building to residential	Scales: 1:1250
			Site Address: Brookdale Farm West Chilington Lane Broadbridge Heath RH14 9EA		Plan No. Q 0815/07
				Date: August 2015	Drawings produced using Vectorworks CAD. Only written dimensions to be respected. Copyright protected to PB Properties



SOUTH EAST VIEW EXISTING BUILDING





PICTURE SHOWING EXTERNAL WALL STRUCTURE

USING STANDARD LOADINGS Existing roof has a loading capacity of **0.156kN/m2**

Proposed new loading using Decra lightweight tiles, foil insulation& rafter line plasterboard

Decra tiles @ 6.8kg/m2
 9.5mm Plasterboard from British Gypsum White Book = 6.3 kg/m2
 New loading = **0.127kN/m2** thus lighter than existing roof loading and no alteration to the structure will be required.
 Existing structure and roofing is all in good structural order

		Paul Maggs MCIAT Hazelwood, Harbolets Road, West Chiltoning RH20 2LG Tel: 01798 813298 paul@pbproperties.co.uk www.pbproperties.co.uk	Client: Mr S Hewson	Project Title: Conversion of Redundant farm building to residential	Scales: 0
			Site Address: Brookdale Farm West Chiltoning Lane Broadbridge Heath RH14 9EA	Date: August 2015	Plan No. Q 0815/01 Drawings produced using Vectorworks CAD. Only written dimensions to be respected. Copyright protected to PB Properties



You can use the Planning Portal to find the correct email address for your local planning authority.

Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3), and for Associated Operational Development

Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class Q

Development is not permitted where the proposed change of use would result in more than 3 dwellinghouses that have a cumulative floor space of more than 450 square metres being created within an "established agricultural unit" (which means agricultural land occupied as a unit for the purposes of agriculture on or before 20 March 2013, or for ten years before the date the proposed development will begin).

Development is not permitted where the building is a listed building, the site is or contains a scheduled monument, is located on Article 2 (3) land, or the site is, or forms part of a site of special scientific interest, a safety hazard area or a military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification 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.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	<input type="text"/>	First name:	<input type="text"/>
Last name:	<input type="text"/>		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	House number:	<input type="text"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text"/>		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text"/>		

2. Agent Name and Address

Title:	<input type="text"/>	First name:	<input type="text"/>
Last name:	<input type="text"/>		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	House number:	<input type="text"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text"/>		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text"/>		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Building number:	<input type="text"/>	Building suffix:	<input type="text"/>
Building name:	<input type="text"/>				
Address 1:	<input type="text"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text"/>				
County:	<input type="text"/>				
Postcode:	<input type="text"/>				

4. Description of proposal

If the building was not in use on 20th March 2013, what date was it last in use? (DD/MM/YY)

What was the use of the building on 20th March 2013 or the last use before that date?

If the building was brought into use after the 20th March 2013, what date was it brought into use? (DD/MM/YY)

Please provide details of its use since it was brought into use:

Is the site currently occupied under an agricultural tenancy agreement?

Yes ☐ No ☐

If yes, I/we confirm that both parties to that agreement have consented to the change of use:

☐

Please attach written confirmation from the landlord and tenant confirming they both agree to the change of use.

Has an agricultural tenancy agreement been terminated in the year before development is proposed to begin for the purpose of carrying out the change of use?

Yes ☐ No ☐

If yes, I/we confirm that both parties have agreed that the site is no longer required for agricultural use:

☐

Please attach written confirmation from the landlord and tenant confirming they both agree that the site is no longer required for agricultural use.

What is the net increase in dwellinghouses proposed by the development?

The number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

4. Description of proposal (Continued)

What is the cumulative number of proposed dwellinghouses that will be developed within the established agricultural unit (including the number of dwellinghouses already developed under Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 2015)?

Please specify (including any floor space that has already changed use to a dwellinghouse under Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 2015) the cumulative:

Floor space of the existing building or buildings which is proposed to change use:

Area of land within its curtilage which is proposed to change use:

Please describe the proposed development, including relevant information on the siting and location of the building:

Please provide any relevant information on noise, transport and highways impacts of the development and contamination and flooding risks on site. A flood risk assessment should be provided with the application in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

Please provide a description of the design and any exterior alterations which are proposed to the building including information of any intended partial demolition reasonably necessary to carry out these works, work involving the installation or replacement of windows, doors, roofs, exterior walls and work involving the installation or replacement of water, drainage, electricity, gas or other services.

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically).

☐

A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal.

☐

The correct fee.

☐

Plans can be bought from one of our accredited suppliers using our www.planningportal.co.uk/buyaplan

6. Declaration

I/we hereby apply for prior approval as described in this notification 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.

Signed - Developer:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	<input type="text"/>

Country code:	Fax number (optional):
<input type="text"/>	<input type="text"/>

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

8. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	<input type="text"/>

Country code:	Fax number (optional):
<input type="text"/>	<input type="text"/>

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.