Your Appeal Ref: APP/Z3825/W/25/3369471 (DC/25/0093)

Comments on the points raised in the LPA's Statement on the above appeal received from the Planning Inspectorate on 10 September 2025

The Appellant has in fact submitted a Statement of Case. Please see the Appellant's Full Statement of Case which was included and attached (File name: Planning Statement (DC-25-0093) .pdf, under the 'Appeal Case Documents' Section N of the Appeal Form (page's 3 and 7 refer) dated 18 July 2025 which was copied to and auto acknowledged by the LPA (by email at 11.17) later that day showing the above appeal case reference number provided by the Planning Inspectorate earlier.

The photographs numbered 1-4 included in the LPA's report were not all taken in 2025. Photo's 1 and 2 taken from the West side of the building shows the Farm Office window on first floor and Mess Room/Kitchen window on ground floor approved under DC/20/0549 (Lean-to agricultural storage building) dated 13/05/2020. Photo 3 shows the previously consented concrete access and area of metalled yard surface. Photo 4 was probably taken in 2018 looking in a northerly direction by the replacement grain store adjoining the appeal site lean-to building and shows a rainwater storage tank salvaged from one of the agricultural buildings that was demolished to make way for the mixed-use development to the West of the site. The old piggery building can be seen in the background.

As regards the photographs 5-9 taken in 2018, for the avoidance of doubt, photos 6-9 were not in fact taken within the appeal site lean-to building proposed for a change of use building. They were taken inside the replacement grain store adjoining the lean-to building and show the temporary use at that time for sorting the assorted contents of the various former agricultural buildings that were demolished on the old farm site to make way for the mixed-use development. Since completion the grain store building has to date been lawfully used for its intended purpose.

To date there has not been any record of enforcement actions by the LPA associated with either the lean-to agricultural storage building approved under DC/20/0549 or indeed the adjoining grain store.

In conclusion the Appellant remains of the view that the proposed development submission has demonstrated that the proposed development would be in accordance with Class Q of Part 3 within Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

GJA/September 2025



View inside the grain store adjoining the lean-to building



Harvesting grain 2025



View to the South of the lean-to building 2025