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

www.planningportal.gov.uk/localauthoritysearch

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:	
First name:	
Last name:	
Company (optional):	B.M.F. DEVELOPMENTS LTD.
Unit:	
House number:	
House suffix:	
House name:	MARLAND HOUSE
Address 1:	13 HUDDERSFIELD ROAD.
Address 2:	
Address 3:	
Town:	BARNSLEY
County:	SOUTH YORKSHIRE
Country:	
Postcode:	S 70 2 LW

2. Agent Name and Address

Title:	MRS
First name:	RACHEL
Last name:	BERRY
Company (optional):	
Unit:	
House number:	6
House suffix:	
House name:	
Address 1:	TRINITY MEADOWS
Address 2:	
Address 3:	
Town:	THURGOLAND
County:	SOUTH YORKSHIRE
Country:	
Postcode:	S 35 7BZ

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3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:		Building suffix:	
Building name:	BLACKMOOR FARM				
Address 1:	BLACKMOOR . SNOWDEN HILL				
Address 2:					
Address 3:					
Town:	OXSPRING				
County:	SOUTH YORKSHIRE				
Postcode:	S36 8YR.				

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?

CATTLE HOUSING, EQUIPMENT STORAGE & WORKSHOP

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 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*? 3

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: 442 sq.m.

Area of land within its curtilage which is proposed to change use: 414 sq.m.

4. Description of proposal (Continued)

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

Change of use of existing redundant agricultural buildings to 3 No residential units totalling 414 sq m of residential floor space.
The siting lies within the farm complex and would have a common courtyard area and each unit would have 2 No car park spaces and amenity space.
Access will be via the existing farm access road

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:

The development would have no noise or highway impact and cause no contamination or flooding risk.
Drainage would be taken to a new Klargester system of adequate capacity to service multiple dwellings.
Existing water & electricity supply exists. No gas supply in vicinity

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.

The existing stone buildings are to be sympathetically altered by the provision of window & door openings having stone heads, mullions & cills
Existing concrete block dairy building to be demolished (Unit 2)
Building adjoining (Unit 1) to be partly demolished to provide clear space
The cattlehousing building (Unit 3) which has a conc block rear wall to be faced in coursed stone. The sheet roof replaced with artificial stone slates

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 Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)