PLANNING PORTAL

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

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

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) Order 1995 (as amended)

'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 listed, the site is or contains a scheduled monument, is located on Article 1(5) land, or in 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:	MR
First name:	WILLIAM
Last name:	BOOTH
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	HAZELHEAD FARM
Address 1:	LEE LANE , MILLHOUSE GREEN
Address 2:	
Address 3:	
Town:	PENISTONE
County:	
Country:	
Postcode:	S36 9NN

2. Agent Name and Address

Title:	
First name:	
Last name:	MICHAEL A GRUNDY Dip. Arch. Dip. T. P. A.R.I.B.A. Architect & Town Planner
Company (optional):	14 Huddersfield Road, Ingbirchworth Sheffield S36 7GF Tel: 01226 766302
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	
Address 2:	
Address 3:	
Town:	
County:	
Country:	
Postcode:	

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11 DEC 2015
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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:	AGRICULTURAL BARN
Address 1:	HAZELHEAD FARM, MILLHOUSE GREEN LEE LANE
Address 2:	
Address 3:	
Town:	PENISTONE
County:	
Postcode:	S36 9NN

4. Description of proposal

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

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

AGRICULTURAL BARN

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 total number of proposed dwellinghouses that will be developed within the established agricultural unit (*including the number of dwellinghouses already developed under Class MB of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564)*? 3

Please specify (*including any floor space that has already changed use to a dwellinghouse under Class MB of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564)*:

The cumulative floor area of building which is proposed to change use:	336 sq M.
The cumulative area of land within its curtilage which is proposed to change use:	0·1 ha

4. Description of proposal (Continued)

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

THE DEVELOPMENT IS THE CONVERSION OF AN AGRICULTURAL STORAGE BUILDING AND ANIMAL HOUSING BEHIND A FURTHER EXISTING BARN APPROVED FOR B1 USES. IT IS NORTH OF HAZELHEAD HALL WITH EXISTING ACCESS DIRECTLY FROM LEE LANE. PARKING FOR THE HOUSES IS AMPLE AND AVAILABLE IN FRONT OF THE REAR ELEVATION (WEST).
THE UNITS ARE INTENDED FOR COUPLES OR SINGLE PROFESSIONALS WITH GOOD QUALITY SPACES AND PRIVATE PATIO GARDENS TO THE FRONT (EAST) ELEVATION

Please give any relevant information on transport and highways, noise, 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:

THERE ARE NO ENVIRONMENTAL ISSUES WHICH EFFECT THE BUILDING BECAUSE OF ITS SHELTERED POSITION.. THE SITE IS NOT IN A FLOOD RISK POSITION.

Please give a description of 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.

AN EXISTING CONCRETE BARN TO THE WEST ELEVATION IS REMOVED. ALL EXTERNAL OPENINGS ARE REUSED WITH NEW CASEMENTS AND DOORS. NEW OPENING ARE FORMED TO THE WESTERN ELEVATION, MINIMAL IN NUMBER, TO ALLOW INDIVIDUAL ACCESS AND FOR SERVICE ROOMS
THE ROOF WILL REMAIN UNALTERED EXTERNALLY BUT ROOFLIGHTS WILL BE INCORPORATED
ALL SERVICES EXIST IN THE BUILDING OR CLOSE VICINITY. A NEW DRAINAGE SYSTEM WILL BE PROVIDED USING AN APPROVED PACKAGE SYSTEM. WITH SURFACE WATER DEALT WITH BY SOAKAWAY SYSTEMS.

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.gov.uk/buyaplan)	