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

www.planningportal.co.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

*Agricultural buildings are permitted to change to C3 use (dwellinghouses) together with some building operations reasonably necessary to facilitate the conversion, subject to meeting certain criteria.

Read the criteria

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:	Mr	First name:	H		
Last name:	Lidster				
Company (optional):					
Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

2. Agent Name and Address

Title:	Mr	First name:	Tom		
Last name:	Warren				
Company (optional):	Prism Agriculture Ltd				
Unit:		House number:		House suffix:	
House name:					
Address 1:	PO Box 208				
Address 2:					
Address 3:					
Town:	Castleford				
County:	West Yorkshire				
Country:					
Postcode:	WF10 9EA				

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:		Building suffix:	

Building name:	Traditional Agricultural Building at:-
Address 1:	Sunny Bank Farm
Address 2:	Sunny Bank
Address 3:	Lund Lane
Town:	Barnsley
County:	South Yorkshire
Postcode:	S71 5PA

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) 2012

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

Traditional Agricultural building - Dairy Parlour, Agricultural Storage, Threshing Barn, Livestock Housing, Calf Rearing, Fold Yard. Poultry housing.

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

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*? ONE

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:	453 sq m
Area of land within its curtilage which is proposed to change use:	798 sq m (399 + 399)

4. Description of proposal (Continued)

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

The proposal is to create a single dwelling from the building.
The footprint of the building amounts to 399 sq metres with floor space amounting to 453 sq metres. The dwelling will be partly single storey and partly double storey with a vaulted ceiling from the first floor to the roof of the poultry housing/livestock barn.

See the submitted plans - existing & proposed plans, block plan, location plan.
Also see the photographs of the building.
The building is a traditional stone agricultural building with oak timber truss and stone/slate roof, the rear lean-to of the building is built with bricks and a corrugated profile steel roof.

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:

Transport and highways - the access to the building is via the existing lane off Sunny Bank which follows on from Lund Lane off the (A628) - there are not seen to be any issues regarding access.

Noise - there are not seen to be any issues regarding noise.

Contamination - a Phase 1 Contamination report is submitted with this application.

Flood Risk - the land/building is not within a flood risk area.

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 Traditional Agricultural building was built mainly with course stone, and brick & block in places. The two storey sections have a slate roof to be replaced with slate. The lean-to has a steel profile roof. The lean-to & single storey roof cladding will be replaced with a lightweight standing seam Aluminium roof.
Works involve using existing openings/opening up blocked up openings, i.e. for windows and doors - these will be grey hardwood timber/composite. Exposed brick & block to be rendered externally - See design scheme drawings for the conversion.
All building work will be undertaken to meet domestic Building Regulations standards.

The installation of services for the dwelling will be required.

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 planning map (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:

be
n)

7. Developer Contact Det

Telephone numbers

n
:

Country code: National numb

Country code: Mobile numbe

Country code: Fax number (o

Email Address - If this is given th
applicant consents to all corresp
electronically.

[redacted]