

2023/0288

Mr Scott McDonald

Change of use of agricultural buildings to 5no. dwellinghouses including building operations reasonable necessary for conversion (Prior Approval)

Royd Moor House Farm, Royd Moor Road, Thurlstone, Sheffield, S36 7RD

Description

Royd Moor House Farm consists of a collection of agricultural buildings and structures, including an existing stone built farm house, situated to the south of Royd Moor Road in Thurlstone. The buildings lie within approximately 1.1 ha of land, comprising agricultural buildings and associated hard standing as well as areas of semi-improved grassland, with dry walls forming the sites boundaries. The site is located approximately 1km west of the rural village of Thurlstone and is bordered by extensive agricultural land with Royd Moor Road running along the northern boundary. The site was previously used as a dairy farm, however the majority of the agricultural activities at the site appear to have ceased. There is an existing stone built farmhouse on the site and a separate dwelling set to the east of the site known as Moorland Lea. To the north are further dwellings set as part of Royd Moor Farm, which include a number of barn conversions.

The buildings to be converted are standard single bay framed agricultural buildings constructed of concrete walls with panel sheeting.



Proposed Development

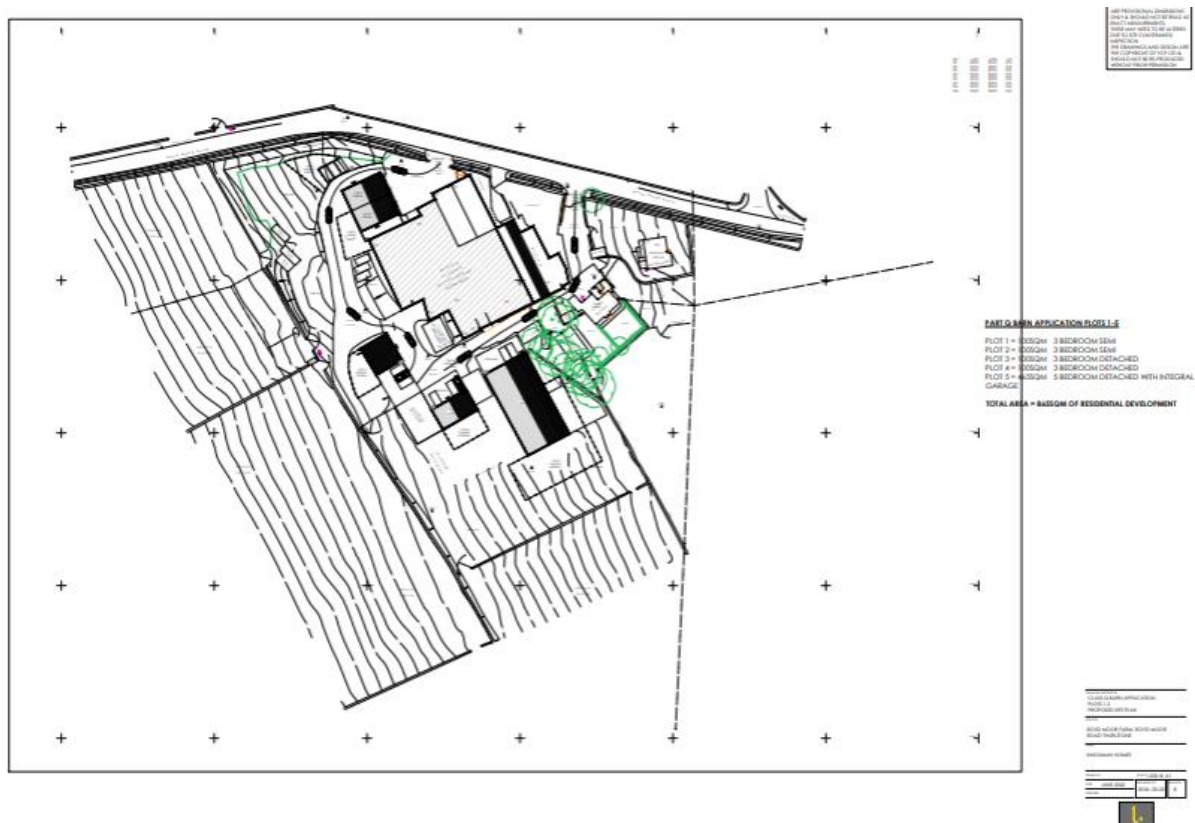
The proposal involves the change of use of existing agricultural buildings to 5no. dwellinghouses including building operations reasonable necessary for conversion (Prior Approval).

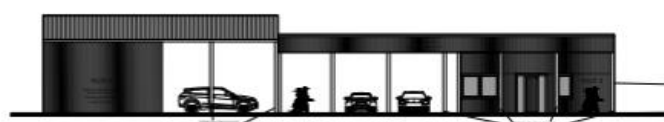
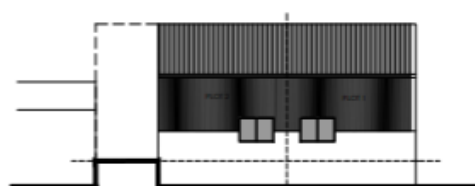
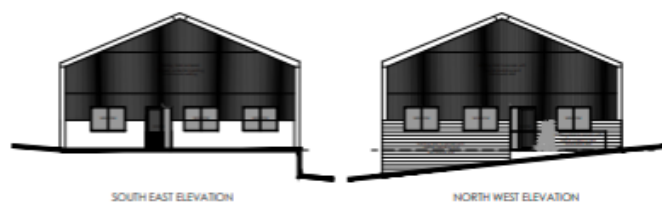
The units consist of:-

- Plot 1 – 100sqm 3 bed semi
- Plot 2 – 100sqm 3 bed semi
- Plot 3 - 100sqm 3 bed detached
- Plot 4 - 100sqm 3 bed detached
- Plot 5 - 465sqm 5 bed detached with integral garage

The application forms states the works to convert would include the following:-

- New windows, and doors and some external walls, and any required repairs to cladding or roof materials.
- All dwellings are served by 2 existing driveways, plot 1, 2 3 are shown to use the top existing entrance way, with bin stores provided by the entrance, Plots 4 & 5 will use the bottom existing entrance way to the site with bin stores provided for refuse collection. The properties are accessed via Royd Moor Road to the north.
- Noise is very limited the dwellings are located in a rural position so noise would not be an issue. The farm is no longer a working dairy farm.





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Abstract

Objectives: To determine the prevalence of self-reported mental health problems among young people aged 16-24 years in England.

Design: Cross-sectional survey.

Setting: National Survey for Children's Mental Health, 2004-2005.

Participants: A representative sample of 7895 young people living in private households in England.

Main results: The prevalence of self-reported mental health problems was 12.5% (95% CI 11.7-13.3%). The most common self-reported mental health problem was anxiety disorders (5.1%), followed by depression (4.0%) and conduct disorder (1.8%).

Conclusions: Self-reported mental health problems are prevalent among young people in England. The findings suggest that there may be a need for more services to address mental health problems in young people.

Keywords: Prevalence, self-reported, mental health problems, young people.

Introduction

Mental health problems are a significant public health issue in England. In 2004, the Department of Health published the findings of the National Survey for Children's Mental Health (NSCMH), which was the first large-scale survey of children's mental health in England since 1999. The NSCMH found that 12.5% of young people aged 16-24 years reported a mental health problem in the previous 12 months. This paper reports the prevalence of self-reported mental health problems among young people aged 16-24 years in England, based on the findings of the NSCMH.

The NSCMH was a cross-sectional survey conducted between 2004 and 2005. It involved a representative sample of 7895 young people living in private households in England. The survey used a series of questions to assess the prevalence of self-reported mental health problems, including anxiety disorders, depression, and conduct disorder. The findings of the NSCMH have been widely cited in the literature, and they provide valuable information about the prevalence of mental health problems in young people in England.

In this paper, we report the prevalence of self-reported mental health problems among young people aged 16-24 years in England, based on the findings of the NSCMH. We also discuss the implications of these findings for policy and practice.

Method

The NSCMH was a cross-sectional survey conducted between 2004 and 2005. It involved a representative sample of 7895 young people living in private households in England. The survey used a series of questions to assess the prevalence of self-reported mental health problems, including anxiety disorders, depression, and conduct disorder. The findings of the NSCMH have been widely cited in the literature, and they provide valuable information about the prevalence of mental health problems in young people in England.

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Results

The prevalence of self-reported mental health problems was 12.5% (95% CI 11.7-13.3%). The most common self-reported mental health problem was anxiety disorders (5.1%), followed by depression (4.0%) and conduct disorder (1.8%).

Discussion

The findings of the NSCMH suggest that there may be a need for more services to address mental health problems in young people. The prevalence of self-reported mental health problems is higher than in previous surveys, and it is similar to the prevalence of self-reported mental health problems in other countries.

Conclusion

Self-reported mental health problems are prevalent among young people in England. The findings suggest that there may be a need for more services to address mental health problems in young people.

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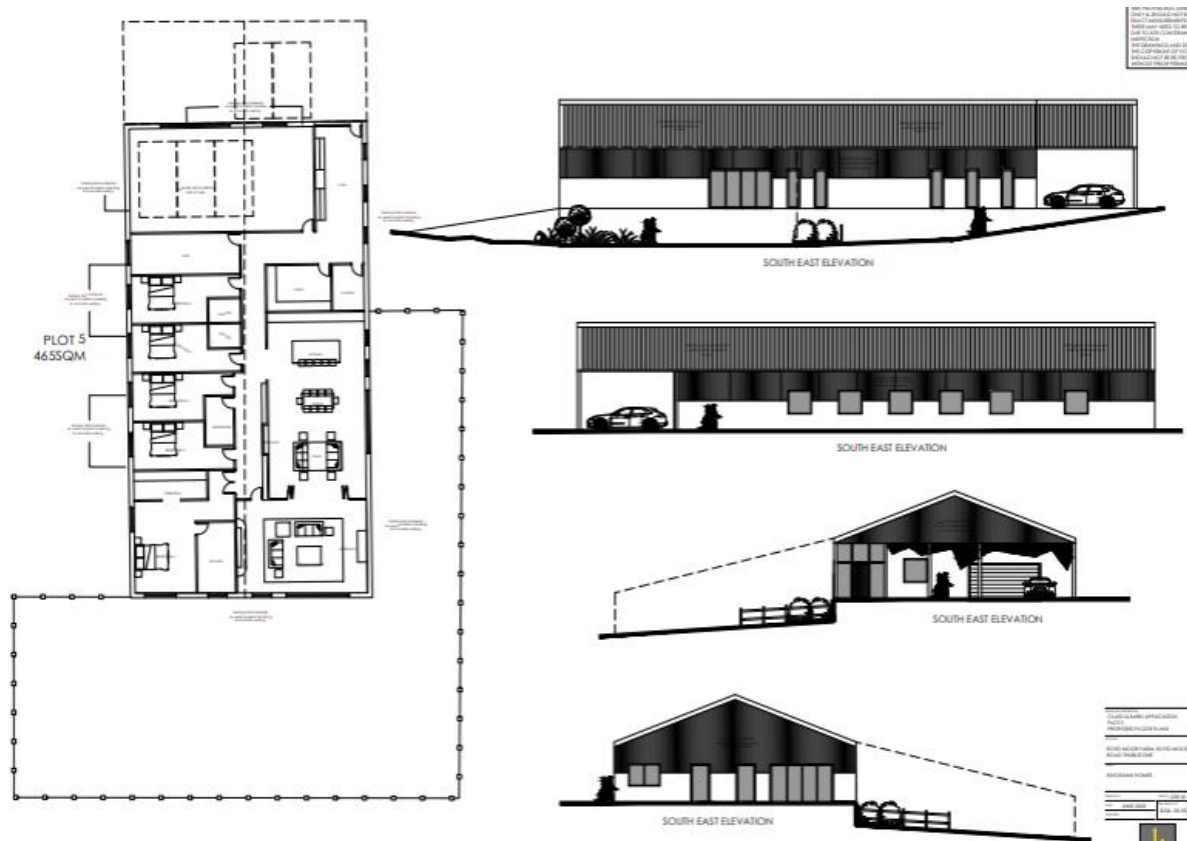
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Policy Context

Local Plan – Green Belt

The proposal has been submitted through the prior notification procedure for agricultural buildings to residential.

Schedule 2, Part 3, Class Q of the Permitted Development Order (GPDO) which permits 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

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.

Class Q allows for the following:-
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;
 - (ba) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order 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 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,
- b. noise impacts of the development,
- c. contamination risks on the site,
- d. flooding risks on the site,
- 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
- f. the design or external appearance of the building,
- g. the provision of adequate natural light in all habitable rooms of the dwellinghouses.

Consultations

Conservation Officer – No comments received but the building is not Listed or in Conservation Area.

Pollution Control – No objections subject to conditions

Highways – Concerns raised with regard to sustainability

Drainage – No objections, can be dealt with through Building Regulations

SYMAS – No objections subject to a condition securing further assessment and potential remediation.

Representations

The application was advertised via site notice and neighbour letter, 2 comments and 2 objections have been received in response:-

- Potential Impact on water supply to Clare Royd and Ramsden House water supply could be affected by this development.
- Concerns regarding the demolition of the Agricultural Buildings.
- Concerns regarding highway safety and construction

- Increased traffic
- Farms should be maintained for agricultural purposes
- Thurlstone is a Conservation Area
- Lack of services in the area
- Proposal would set a precedence for further development

Assessment

The application is for the proposed change of use of existing agricultural buildings to 5no. dwellinghouses including building operations reasonable necessary for conversion.

The proposal complies with the requirements of Schedule 2, Part 3, Class Q of the Permitted Development Order (GPDO) in that the proposal includes the development of a larger dwelling house but does not exceed 465sqm and the number of larger dwellings does not exceed 3. The proposal also includes the development of 4 smaller dwellinghouses but they do not exceed 100 square metre and the number of smaller dwelling houses does not exceed 5. In addition, the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order does not exceed 5 and no other permitted development rights have been used on the farm in the last 10 years.

The site is not on article 2(3) land, is not part of a SSSI, safety hazard area or military explosives storage area and the building is not listed nor is there a scheduled ancient monument on the site.

The site is not in an area at high risk of flooding and the drainage officer has confirmed that drainage can be dealt with by building control. The Pollution Control team have not raised any concerns with regard to contamination or noise issues.

With regards to the alterations proposed to the building and site, the regulations allow “*building operations reasonably necessary to convert the building*”. This includes the installation or replacement of windows and doors as proposed in this application. In addition, walls and roofs can be replaced so long as the works do not go beyond what could be reasonably considered a conversion.

In this case, a structural report has been provided which confirms that the walls and roof areas can largely be retained with small scale repairs. The conversion utilises the existing envelope of the buildings and the structural report states that ‘with the exception of the damage noted within the report, which should be repaired as part of normal ongoing maintenance, the existing building envelopes appear to be free from defects and that the structures are capable of conversion.’ The applicant has provided detailed plans showing the materials proposed and the conversion works required. The structural report also states that: ‘The proposed works therefore constitute permitted development for the following reasons:

New openings can be formed in the existing masonry walls by the addition of lintels over the openings. The existing cement sheeting can be trimmed and framed out locally to create new openings. Any additional liner walls to provide adequate insulation to comply with the Building Regulations are permitted development. Infilling of the open elevations can be done by using a proprietary cladding system in which lateral stability is gained between the existing floor slab and the additional return liner walls within the permitted development.’

The internal rooms will all have natural light and the location/siting of the buildings are not impractical or undesirable for a change of use to residential, as the site has not been used as a dairy farm for some time. The external amenity areas of the dwellings are also sufficient and do not exceed the size of the buildings to be converted.

In terms of transport and highways impacts of the development, the Highways Officer has raised concerns with regard to the sustainability of the site and the lack of public transport and local facilities in the area. No concerns have however been raised with regard to the highway safety in terms of the access proposed, or parking. Given that the site has been previously used for agricultural purposes, the proposed conversion of the buildings into 5 residential units should not cause any significant impact to the highway network in terms of any increased movements. The access is acceptable and has sufficient visibility for the use proposed. Unfortunately the sustainability of the site and access to local facilities/public transport is not a consideration that can be taken into account when assessing a Prior Approval application. Given that there are no significant highway or transport impacts, it is felt that the proposal meets the requirements of Class Q.

Other issues raised by the objectors in terms of the loss of the agricultural unit and potential further development at the site are unfortunately not considerations that can be taken into account when assessing a Prior Approval application under Class Q.

It is therefore concluded that the proposed complies with Class Q.

Recommendation

Based on the above it is recommended that Prior Approval is granted under Schedule 2 Part 3, Class Q.1 (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015.