DELEGATED REPORT

Application Reference: PL/2024/00175

PROPOSAL
Change of use from Agricultural Steel framed Cattle Barns to Carpentry workshop

SITE DESCRIPTION
Wormwood Farm is situated within the open countryside, south-east of Box. The buildings are not listed. The area is not at higher risk of flooding. There are no site specific designations. There are a number of buildings on the wider farmstead.

PLANNING HISTORY
None in relation to the two buildings subject to the prior notification

POLICIES
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 3, Class R

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

ISSUES

- Permitted development criteria

CONSULTATION
Box Parish Council: No objection

Highways: "I refer to the above prior notification planning application dated 08/01/2024 for the change of use from agricultural steel framed cattle barns to carpentry workshop.

It would not appear that any alterations to the existing access with the A365 are proposed, the site is afforded a dual access with a turning circle close to the public highway, this would be suitable for the proposed change of use.

It is clear that the entire site in which the two buildings are for the change of use has space for vehicle parking and as the applicant has stated that there would be minimal increase in vehicular attraction for the site, I would assume that the operation would require use of existing vehicle parking areas. If you are satisfied that vehicle parking can be secured for the change of use within the site, then I would not wish to raise a highway objection."

Public Protection: "There appears to be a residential property adjacent to the farm complex, at approximately 30m from the nearest building of interest, and Wormwood Cottages are situated across the A365 from the site. It is expected there will be an increase in noise associated with the use as a carpentry workshop, but no information has been included with the application so there

is no information to determine whether the proposal is suitable. I would recommend that the applicant engage an Acoustic Consultant. The consultant should carry out a thorough background noise survey and noise assessment in accordance with BS4142:14+ A1:2019. The assessment should cover noise from carpentry and all power tools that will be used plus any fixed air handling or ventilation plant.

Background levels are to be taken as a LA90 1 hour and the ambient noise levels shall be expressed as an LAeq 1 hour during the daytime [07:00- 23:00] at the boundary of the nearest residential noise-sensitive receptors.

The noise assessment must include a scheme of attenuation measures and demonstrate the rated level of noise shall not be above the background sound level at the nearest residential receptors."

ASSESSMENT

The application is put forward in line with Class R of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (GPDO). This is a prior notification application proposing the change the use of buildings at Blacklands Farm from agricultural to a carpentry workshop.

The proposal is for the change of use of two buildings. There are no proposals for physical alterations to the buildings.

Class R is for the change of use of an agricultural building to a flexible use falling within one of the following:
(a) Class B8 (storage or distribution)
(b) Class C1 (hotels) of Schedule 1
(c) Class E (commercial, business or service)

The proposed carpentry workshop may exhibit a level of activity and noise that impacts residential amenity. Due to the nature of this use, this would be categorised as being Use Class B2 general industrial. Whilst Class E as referenced above references "commercial", this only applies to Light Industrial Use, whereas a carpentry workshop would be more intensive and fall within Class B2. As it is not considered a carpentry workshop would fall under Class E, the change of use to a carpentry workshop is not possible through Class R. Planning permission would be required for the change of use.

As the proposal cannot be considered under Clase R, the qualifying criteria of Class R are therefore not relevant to assess. However, it should be noted that the Public Protection Officer raised concerns about the noise. Should a planning application be submitted, this should be accompanied by a noise assessment. The Highways Engineer had no objection subject to parking. Any future planning application should indicate parking arrangements on the site.

CONCLUSION

The proposal is not valid to consider under Class R, as the proposed use is not applicable to Class R. The submitted proposals are not in accordance with Class R, Part 3, Schedule 2 of the GPDO. The proposal is therefore not permitted by the Town and Country Planning (General

Permitted Development) Order 2015 (as amended). Planning permission would be required for a change of use.

RECOMMENDATION: REFUSAL
The proposal is not permitted development. Planning permission is required for a change of use.