

**Our ref:** OT/Baker/Home Farm

10<sup>th</sup> February 2026

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Dear Sir or Madam

**Town and Country Planning Act 1990**  
**Permission in Principle for the development of up to 4 no dwellings**  
**Home Farm, Corston, Malmesbury, SN16 0EW**

We are instructed by the applicant, Mr Stephen Baker, to prepare and submit this application seeking **Permission in Principle** (PiP) for the development of up to four dwellings, perhaps including the conversion of an existing barn into a single dwelling.

This application is submitted in accordance with the PiP regime, under which consideration is limited to the matters of **location, land use, and the amount of development**. All other matters will be submitted for consideration at the Technical Design Consent (TDC) stage.

Notwithstanding the above, an illustrative proposed block plan is submitted alongside this application to demonstrate the potential site layout, including the indicative location of the access, dwellings, garages, parking spaces, and manoeuvring area.

Please find enclosed in support of this application:

- The completed planning application form;
- Design, Access and Planning Statement (this letter);
- The location plan numbered 131-L-001;
- Existing block plan numbered 131-L-002;
- Proposed block plan numbered 131-L-003 (for illustrative purposes)
- Visibility splay and site lines for site entrance numbered 131-L-004;
- The application fee of £1,024 (£512 per 0.1ha or part thereof).

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**Design, Access and Planning Statement**

**Introduction**

1. This Statement has been prepared in support of an application for Permission in Principle (PiP) for the development of up to four dwellings at Home Farm, including the potential conversion of an existing barn to a single dwelling, following the removal of two other agricultural buildings. A new vehicular access is proposed in close proximity to the existing access. It is envisaged that the proposed dwellings would be provided as open-market housing, self-build dwellings, or a combination of both.

**Site Description and Constraints**

2. Home Farm is located on the western side of the A429, to the south of Malmesbury. The site comprises a parcel of land, approximately 0.19 hectares / 0.47 acres, located within the open countryside. It contains a large agricultural building and two single-storey barns – one constructed from a combination of blockwork and stone, and the other primarily of natural stone construction.
3. A public bridleway (MALW91) connects the agricultural gates outside the western corner of the site to the wider area. The site is not situated within or close to any sensitive land-use, landscape, or ecological designations.
4. None of the buildings within the site are statutorily listed, and the site is situated outside any conservation area. To the north of the site, beyond Avalon, lies the Grade II listed building, Pike House. A Grade II listed milestone is also located near the entrance to this listed building.
5. According to the Environment Agency Flood Map for Planning, the site is not located within Flood Zone 2 or 3. It is however indicated that some parts of the site is subject to occasional risk of groundwater flooding.

**Background**

6. The site has previously been the subject of planning applications and prior approval applications under Class Q (agricultural to residential conversion) and Class R (agricultural to flexible commercial use) of the General Permitted Development Order. These applications are listed in Appendix A.

**Permission in Principle criteria**

7. The PiP consent route is an alternative way of obtaining planning permission for a housing-led development which separates the consideration of matters of principle for the proposed development from the technical details of the

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development. The route has 2 stages: the first stage (PiP stage) establishes whether the site is suitable in-principle, and the second stage (TDC stage) is when the detailed development proposals are assessed.

8. The National Planning Practice Guidance explains that the scope of PiP is limited to:
  - Location;
  - Land Use; and
  - Amount of development.
9. The guidance explains that issues relevant to these 'in principle' matter should be considered at the PiP stage. Other matters should be considered at the TDC stage. It further explains that local authorities cannot list the information they require for applications for Permission in Principle in the same way they can for applications for planning permission.
10. The National Planning Practice Guidance advises that it is not possible to attach conditions to a grant of Permission in Principle. However, the Council may indicate the type of information it expects to see at the TDC stage. The Council may also attach planning conditions at that stage, provided they comply with the statutory requirements for the use of conditions.

**Policy considerations**

11. Under the provision of Section 70(1) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The statutory development plan in respect of this application comprises the Wiltshire Core Strategy (adopted January 2015) and the Malmesbury Neighbourhood Plan Made February 2015 Draft Revision April 2022 (MNP).
12. The Wiltshire Core Strategy (WCS), Core Policies 1 and 2 are the Settlement and Delivery Strategies for the Wiltshire Area. Outside the defined limits of development, proposals will only be supported in circumstances permitted by other policies in the WCS.
13. The WCS Core Policy 13: Spatial Strategy for the Malmesbury Community Area identifies Malmesbury as a Market Town, while Corston as a Small Village.
14. The WCS Core Policy 48 states that Conversion and re-use of rural buildings. Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

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- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.*
- ii. The use would not detract from the character or appearance of landscape or settlement and would not be detrimental to amenities of residential areas.*
- iii. The building can be served by adequate access and infrastructure.*
- iv. The site has reasonable access to local services.*
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.*

*Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy.*

- 15. The WCS Core Policy 50 - Biodiversity and Geodiversity, states that *All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.*
- 16. The WCS Core Policy 67 - Flood Risk, states that; *All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.*
- 17. The MNP Policy 3 - *Housing development in each of the two designated small villages within the Plan Area (Milbourne and Corston) shall be on 'windfall' sites outside the zone of influence around the North Meadow and Clattinger Farm SAC and the number of dwellings should ideally not exceed single figures in order to preserve the rural character of the villages.*
- 18. The MNP Policy 4 - *Planning applications for new housing, including conversions, must be tested against the current evidence of local demand and supply from sources including Wiltshire Council population forecasts, the Social Housing Register, the Strategic Housing Market Assessment and the most recent Neighbourhood Survey. Tables 2.1.1 and 2.1.2, above, are derived from this evidence.*
- 19. The MNP Policy 5 - *Planning applications for new housing, including conversions, should be assessed against the demand net of cumulative consents given in the period, not the gross demand identified at the beginning of the period.*

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20. The MNP Policy 14 - *Housing Needs in the Malmesbury Neighbourhood Plan Area will be met by: -Existing planning permissions and plan allocations that have not yet been implemented.*
- *Small sites and infill within settlement boundaries*
  - *Exception and Community-led Schemes accordance with Core Policy 44*
  - *Site allocations in the development plan*
  - *There is general presumption against all other housing proposals outside settlement boundary that would not represent sustainable development.*

## **Planning Considerations**

### *Location*

21. The site has previously been the subject of a number of planning applications, including proposals for the conversion of buildings to residential and flexible commercial uses. While these earlier schemes were not supported, they have provided valuable insight into the site's characteristics and constraints. This has informed the preparation of the current scheme, which has been designed to be more responsive to the site context, local policy and planning considerations.
22. To accord with Core Policy 48, a number of alternative options were considered prior to proposing the conversion of existing stone barn to residential use. The assessment of the site's previous planning history indicates that there were concerns relating to highways and the character of the area which limited the suitability of the barns for commercial uses.
23. Conversion to cultural or community uses was also considered, however there are already existing facilities within Malmesbury, such as Assembly Room, Wesleyan Hall, Old School Room, Malting Hall, Hobbes Parlour and John Bowen Gallery<sup>1</sup>, which provide similar services and are located in more accessible locations for public use.
24. Tourism uses were also considered. There are a number of existing tourist accommodations nearby, including The Stables at the Rookery, which is approximately 5 minutes' drive from the application site. There are also several other tourist accommodations within or near the town centre of Malmesbury. As such, it is unlikely to be financially viable to convert the existing stone barn into another tourist accommodation at this location.
25. The application site is located to the south of Malmesbury, which is identified as a Market Town in the Wiltshire Core Strategy. In terms of accessibility to services and facilities, the site is approximately 0.8 miles (around 17 minutes

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<sup>1</sup> These facilities are advertised in the Malmesbury Town Council's website.

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walking distance) from Waitrose supermarket. in town area, which provides additional convenient access to shops, services and facilities.

26. The route benefits from a well-maintained footway. Malmesbury can also be reached by bicycle in approximately 6 minutes. In addition, there is a bus stop located this footpath, approximately 70 metres from the existing access to the site, providing regular services to Malmesbury. A second bus stop, located opposite the site, offers services to Chippenham. These bus services operate on an hourly basis.
27. Therefore, while the site is situated in the open countryside, it is within a reasonable travel distance to essential services and facilities, either on foot, by bicycle, or via public transport. This supports occupants of the proposed dwellings to access necessary services without relying solely on private vehicles.

### Material Considerations

#### *Highway safety*

28. A new vehicular access is proposed in close proximity to the existing access. As shown on the submitted plans, the required visibility splays can be achieved in both directions.
29. In terms of parking provision, each of the new-build dwellings would be provided with a garage, and the converted barn would also benefit from dedicated parking spaces. A manoeuvring area would also be provided within the site to ensure that vehicles can enter, exit and park safely. This arrangement provides adequate off-street parking for all dwellings in accordance with the required standards.
30. Whilst the provided plans are illustrative only, they demonstrate that the site is sufficiently large to accommodate the proposed development without causing any unacceptable impacts on the highway. The residual cumulative impact on the local road network is therefore not considered to be severe, in accordance with the requirements of the National Planning Policy Framework (the Framework).
31. In terms of traffic volume, the existing agricultural use of the site generates a very low number of daily vehicle movements, primarily associated with farm operations. The proposed residential development of up to four dwellings is expected to generate approximately 2-3 vehicle trips per dwelling during peak periods. Even with these additional movements, the overall impact on the local highway network would remain minimal and is not considered severe. As such, it is consistent with paragraph 111 of the Framework.

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*Drainage and Flood Risk*

32. This PiP application seeks to establish the acceptability of the site for residential development in principle, and detailed technical matters, including drainage, are to be considered at the TDC stage.
33. The site is not located within Flood Zone 2 or 3, although parts of the site are indicated to be at occasional risk of groundwater flooding. Any future development, including the forthcoming scheme at the TDC stage will incorporate appropriate surface water management measures, including sustainable drainage systems (SuDs), to ensure that runoff is effectively managed within the site and does not increase flood risk elsewhere.
34. It is noted that the Council did not raise any drainage-related objections to previous planning proposals at this site. Whilst the existing site conditions indicate that surface water drainage within the site may require careful management, this matter will be fully assessed and addressed as part of the TDC submission, through detailed drainage design to ensure that surface water is managed within the site boundary and that there is no adverse effect on neighbouring land.
35. The proposal would also present an opportunity for drainage betterment. The scheme involves the removal of the existing large agricultural building, one of the existing barns, and associated hardstanding areas, and their replacement with three dwellings with private gardens. The total roof area of the existing buildings is approximately 680 square metres, while the total roof area of the proposed new dwellings (excluding the barn conversion) would be approximately 506 square metres. As a result, the proposal would lead to a reduction in impermeable roof coverage. In addition, all new parking and turning areas would be constructed using permeable surfacing, further assisting in the control of surface water runoff.
36. In addition, sustainable drainage system (SuDS) will be incorporated as part of the detailed design at the TDC stage, following the drainage hierarchy as far as practical on site, to accord with the Framework.
37. Overall, the proposed development would likely result in net improvement to surface water management across the site.

*Character and Appearance*

38. WCS Core Policy 57 requires development to ensure high quality design and place shaping. Point iii expresses, *responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.*

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39. The application site forms part of an existing farmstead. It is bounded by open agricultural fields to the south, east and west, with a small cluster of residential properties located to the north. A low stone wall runs along the eastern boundary and part of the southern boundary, contributing to the rural enclosure of the site and reinforcing its agricultural character. The presence of existing farm buildings, open fields and stone boundary walls, highlights that the site is agricultural in nature, while also demonstrating a degree of containment that can accommodate a small-scale development.
40. The existing stone barn also appears to be structurally sound and capable of conversion; a structural survey can also be undertaken to confirm this as part of the TDC stage.
41. Although the detailed design of the scheme will be submitted at the TDC stage, the illustrative layout demonstrates that a sympathetic and context-responsive development can be accommodated on this site. A well-designed landscaping and planting scheme, together with appropriate boundary treatments, can be incorporated to reflect and reinforce the rural and agricultural character of the site and the wider area to accord with Policy 57 of the Core Strategy.

*Residential Amenity*

42. The illustrative layout demonstrates that the proposed dwellings can be positioned at some reasonable separation distances from neighbouring properties, ensuring that residential amenity can be adequately safeguarded. Whilst the final layout and detailed design will be submitted to at the TDC stage, the illustrative layout shows adequate flexibility for the orientation of buildings. In addition, the appropriate fenestration design can also be incorporated to protect the privacy and outlook of both neighbouring residents and future occupiers of the proposed dwellings.
43. In addition, as shown on the illustrative layout, adequately sized private outdoor amenity space can be provided for each dwelling, supporting a good standard of living accommodation for both existing and future occupiers in accordance with relevant planning policy.

*Ecology and Biodiversity*

44. It is noted that ecological issues have not been raised in connection with previous applications on this site. Nonetheless, an ecological survey will also be carried out during the appropriate survey season, prior to the submission of the TDC application, to identify whether any protected species are present

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within the buildings and the site. Where necessary, the survey will cover the adjoining land to ensure a comprehensive assessment.

45. It is anticipated that the ecological survey will include appropriate mitigation and enhancement measures, where required. These may include, for example, a sensitive external lighting strategy, provision of bat roosting features and bird boxes, hedgehog corridors, and native hedge planting. These measures would be secured through the TDC process and would ensure that any ecological interests are adequately protected and enhanced in accordance with the relevant national and local planning policy.
46. Given that the site is currently comprised of hard-standing area and agricultural barns, biodiversity Net Gain (BNG) therefore would not be required.

### *Arboricultural Matters*

47. The site is not subject to any Tree Preservation Orders (TPOs). Notably, there are a couple of small trees located near the south-eastern corner of the site.
48. The detailed proposals, to be submitted at the TDC stage, will seek to retain existing trees wherever possible. In addition, a landscaping scheme with new tree planting can also be incorporated to enhance the character and biodiversity of the site. A Tree Constraints Plan and an Arboricultural Assessment can be provided at the TDC stage to demonstrate how tree retention and protection measures to be integrated into the final design.

### *Heritage Matters*

49. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision-makers to give special regard to the preservation of listed buildings and their settings.
50. Although the site does not contain any listed buildings, a Grade II listed building, Pike House, and a grade II listed milestone are located to the north of the application site.
51. The official list entry for Pike House, as shown on the Historic England website, are detailed below.:

*Pike House was first listed in July 1987. Pike House is a Turnpike Keeper's house. Early C19 with late C20 rear addition. Squared and coursed rubble with squared and coursed dressed stone and ashlar dressings to east, roadside front; gabled Welsh slate roof and ridge ashlar stack. Low range set at right-angles to road with pedimented east front: 2 canted bays on*

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*brackets with triangular-headed sashed lights linked above by a lean-to slate porch; central plank door. Rear addition has casement fenestration and a 6-panel 'Georgian' style door with spoked fanlight.*

*Milestone was first listed in July 1987.*

52. Collectively, these assets are significant for their architectural interest, historic associations and contribution to the rural character and setting of the surrounding countryside. Their significance is therefore derived both from their individual historic and architectural qualities and their relationship with the wider landscape.
53. With regard to the setting of Pike House and the milestone, the application site is separated by a residential property, Avalon, with a separation distance of over 50 metres. Therefore, in our opinion, given this distance and the intervening built form, the significance of these heritage assets would be preserved, and the proposal would not result in any harm to their setting or historic interest.

## **Planning Balance**

54. We understand that the Framework is relevant to new proposals and that the Framework expects local planning authorities (LPAs) to plan positively for sustainable development. The three objectives to sustainability are economic, social and environmental, these are reflected in the policies of the Framework as well as local policies.
55. Paragraph 10 advises 'so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'.
56. Paragraph 11 of the Framework sets out (inter alia); Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:
  - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
    - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies

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for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

57. Footnote 8, in relation to paragraph 11(d) of the Framework, states; This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
58. Paragraph 39 states that *"Local Planning Authorities (LPA) should approach decision-making on proposed development in a positive and creative way...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible"*.
59. Paragraph 61 makes clear that *"to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed"* the overall aim should be to meet an area's identified housing need.
60. Paragraph 73 emphasises that *"small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built out relatively quickly..."* Local Planning Authorities should *"identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirements on sites no larger than one hectare..."*
61. The Council currently in a position where they cannot demonstrate a 5-year housing land supply, the Council acknowledges that it only has 2.42 years of housing land supply (based on April 2024).
62. It is also worth to mention paragraph 35 of the planning appeal decision APP/Y3940/W/25/3369892 (Appendix B). The Inspector states *'...However, whilst the NP has met its housing requirements, no policy has been drawn to my attention that precludes development outside its settlement boundary or precludes the site from residential development.'*
63. The site is a small, contained parcel within an existing farmstead. The conversion of the existing stone barn can be considered acceptable in principle when weighed against relevant planning policy and site context. The proposal therefore represents an efficient and sustainable use of land and the existing building, making productive use of a previously developed site while minimising encroachment into the wider countryside.

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64. Although the delivery of up to 4 dwelling would be modest, nevertheless, it would make a valuable contribution to the overall housing supply in the area. The proposal can also be delivered relatively quickly by small enterprises or self-builders.
65. The proposal also offers positive improvement to respond the surface water drainage issue within the site by removal of the large agricultural building and associated hardstanding with new dwellings with smaller roof area and permeable surfacing areas. These elements provide a betterment in managing runoff, reducing flood risk within the site and the wider area.
66. In summary, it is our opinion that these benefits can reasonably be given considerable weight, therefore, the Local Planning Authority is respectfully invited to consider the scheme favourably and support the proposal, which would make a positive contribution to the local housing supply while also delivering environmental and economic benefits to the site and the wider area.

**Planning Conditions**

67. The PPG indicates that it is not possible to impose conditions for a permission in principle. The default duration of permission in principle is 3 years, with the technical details consent to be determined during this period. If it is not, then the permission in principle would lapse.

**Community Infrastructure Levy (CIL)**

68. CIL is not a required at this stage, but the applicant understands that there will be a need for CIL provision in relation to the proposed dwellings. The relevant forms will be submitted with the Stage 2 technical details consent application.

**Conclusion**

69. We trust that you have all the necessary information that you require to validate and determine this application for permission in principle. If the officer does require any information or clarification on any element of the proposal, we welcome a discussion during the planning application process.

Yours faithfully,

Olivia Tresise, MSc, MA, MRTPI  
Principal Planner

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**Appendix A – Previous planning applications**

- PL/2024/10219 (Full application) – External alterations to agricultural building, formation of car parking area, surface water drainage works and landscaping in connection with the concurrent Class R application for prior approval (Revised Proposal) – Refused on 7 January 2025 on the following reasons and subsequently dismissed at appeal.
  - 1) The proposal would constitute development in the countryside for which there is no justification and is therefore found to be contrary to principles of sustainable development and the overarching strategic objectives of the development plan set out at Core Policies 1 and 2 of the Wiltshire Core Strategy.
  - 2) The proposed development, absent any justification given the failure of a separate application, would introduce parking in a manner alien to the rural landscape and would therefore harm landscape quality and fail to respect the local character.
- PL/2024/10192 (Prior approval Part 3 Class R) – Conversion of agricultural buildings to a flexible commercial use shop and café (Class E) (Revised Proposal) – Refused on 7 January 2025 on the following reasons and subsequently dismissed at appeal.
  - 1) The proposal includes operational development and is accordingly not permitted under this Class of the Order.
  - 2) Given the nature of the A429 as a major route without established on-street parking in the vicinity, on-site parking would be necessary in order to ensure highway safety. The application does not contain provision or details of access or parking, necessary in order to consider whether prior approval should be granted in respect of the transport and highway impacts.
- PL/2023/10426 (Prior approval Part 3 Class R) – Retail / Café with ancillary Storage (Re-submission of application PL/2023/05640) – Refused on 12 March 2024 on the following reason:
  - 1) The proposal includes operational development and is accordingly not permitted under this Class of the Order.
- PL/2023/10427 (Full application) - Alterations to buildings (to be determined in relation to the concurrent Class R prior approval applications)– Refused on 21 June 2024 on the following reasons:

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- 1) The proposal would constitute development in the countryside for which there is no justification, and is therefore found to be contrary to principles of sustainable development and the overarching strategic objectives of the development plan set out at Core Policies 1 and 2 of the Wiltshire Core Strategy.
  - 2) The proposed development, absent any justification, would introduce parking in a manner alien to the rural landscape and would therefore harm landscape quality and fail to respect the local character.
- PL/2023/05640 (Prior Approval Part 3 Class R) – Retail / Café with ancillary storage (Re-submission of application PL/2022/02070) – Refused 4 October 2023 on the following reason:
    - 1) The proposal includes operational development and is accordingly not permitted under this class of Order.
  - PL/2022/02070 (Prior Approval Part 3 Class R) – Notification for Prior approval part 3 Class R: Agricultural buildings to a flexible commercial use (Retail / Café with ancillary storage) – Refused 5 May 2022 on the following reasons:
    - 1) The information submitted in support of the application does not demonstrate that the proposal complies with Condition R.3 (1) (b) (i) of Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
    - 2) Insufficient information has been provided in respect of the transport and highways impacts of the proposed development. In the absence of a transport statement or assessment, including details of the operations on the site and information on the amount and type of vehicular traffic associated with the proposed use, it has not been demonstrated that consideration has been given to the needs of all users, that the proposal is capable of being served by safe access to the highway or that satisfactory parking, loading and unloading facilities can be provided on the site.
  - 20/06771/PNCOU - Notification for Prior approval under Class Q – Conversion of agricultural building to form 2 dwellings and for associated operational development – Refused on 14 September 2020 on the following reason:
    - 1) The works required to put the building to residential use are not considered to be those reasonably necessary for the building to function as a dwellinghouse.

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- 18/06302/PNCOU – Notification for Prior approval under Class Q – Change of use of agricultural buildings to form three dwellinghouses (Use Class C3) and for associated operation development – refused on 24 August 2018 on the following reasons:
  - 1) The scope of building operations is considered to fall beyond those reasonably necessary to convert the building into residential use.
  - 2) The increase in the use of the sub-standard access, generated by the proposed development, would be prejudicial to road safety. The proposed development fails to provide the necessary levels of visibility, to the detriment of highway safety.
- 17/12546/PNCOU – Notification for Prior approval under Class Q – Conversion of agricultural buildings to form 3 dwellings – Refused on 7 February 2018 on the following reasons:
  - 1) The application submission fails to demonstrate that the existing structures are capable of taking the loading associated with the residential conversion. Furthermore, the proposed works required to change the buildings into residential use are considered to go beyond the scope of a conversion and are tantamount to rebuild of the existing buildings.
  - 2) The proposal would result in increased use of a substandard access causing highway danger to existing and future road users. The proposal also makes inadequate provision for the required level of parking to ensure highway safety.
  - 3) The cumulative floor space of the existing building or buildings changing use under Class Q within the established agricultural unit exceeds 450sqm. Furthermore, the development under Class Q (together with any previous development under Class Q) would result in a building or buildings having more than 450 sqm of floor space having a use falling within Class C3 (dwellinghouses).