

#### **Supporting Statement**

Class Q Prior Approval -Agricultural to Residential

Barns @ Petersburgh Farm, Nursery Road, Beckermet CA21 2XW

July 2024

Statement prepared by:

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> Adams Planning + Development Ltd SUPPORTING STATEMENT

For and on behalf of Stephen Sherwen

**Supporting Statement** 

**Class Q Prior Approval Application** 

July 2024

Ref: 2023-60a

Approved by:

#### **Russell Adams - Director**

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### Appendices

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Appendix B – Environment Agency's Flood Risk Map

Appendix C – Sewage Treatment Plan

# **1.0 Introduction**

- 1.1 This Statement is being submitted in support of a Prior Approval planning application to convert 'Barns 1 and 2' into 5 no residential dwellings under Class Q of The Town and Country Planning General Permitted Development Order 2015 (GPDO as amended) on behalf of the landowner.
- 1.2 The agricultural buildings have historically gained planning consent for conversion into 5 holiday let accommodation units (Class C3 Use Class) on 29<sup>th</sup> May 2014 (Ref: 4/13/2489/F01).
- 1.3 Prior Approval of Proposed Change of Use of Agricultural Buildings to 3 dwellings was the subsequently approved on 5<sup>th</sup> September 2015 (Ref: 4/15/2263/0F1) under Class MB of the now superseded General Permitted Development Order (GPDO) 2014.
- 1.4 This Statement reviews the updated scheme against Class Q of the General Permitted Development Order 2015 (as amended) (GPDO) in order to demonstrate that the revised submission fully complies with Class Q of the GPDO.

# 2.0 The Application Site

- 2.1 The agricultural barns are redundant sandstone barns that form part of a historic farmstead. The agricultural barns are traditional stone built barns that are not fit for modern agricultural practises and surplus to the Applicant's requirements to the availability of other more modern agricultural barns within their wider farm holding.
- 2.2 Petersburgh Farm lies on the southern outskirts of Beckermet village that has a range of local facilities. The farmstead lies on the western side of a lightly used road that historically linked Beckermet to Sellafield but is now a dead end.
- 2.3 Redeveloping the historic barns for residential purposes will fit in with the residential use of the main farmhouse and is considered the most appropriate use that is in-line with Historic England Advice Note 9 "The Adaptive Reuse of Traditional Farm Buildings" (2017) that identifies *"Traditional farmsteads are an irreplaceable source of character in the English countryside. However, without appropriate uses to fund their long-term maintenance and repair, they will disappear from the landscape. While poor adaption poses a threat new commercial, residential or other uses that enhance their historic character and significance are to be encouraged".*
- 2.4 We have enclosed a series of photographs in **Appendix A** of this Statement that illustrate that the barns are structurally sound and are capable of conversion. The barns are circa 19th century and have a group character that is worthy of preservation and enhancement through the sensitive conversion into residential dwelling houses.

# 3.0 Class Q Regulations

3.1 Class Q – 'agricultural buildings to dwellinghouses' of the General Permitted Development Order allows for:

"(a) 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; and

(b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule."

3.2 Class Q does not allow for any other building operation than:

*''(i) the installation or replacement of— (aa) windows, doors, roofs, or exterior walls, or (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i)."* 

- 3.3 Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, 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, and

(g)the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

- 3.4 The General Permitted Development Order was updated in 2020 to introduce a requirement that, as from 6th April 2021, applicants will need to adhere to Minimum Space Standards (MSS). In summary, the MSS standards require that:
  - the dwelling provides at least the gross internal floor area and built-in storage area set out in the table below;
  - a dwelling with two or more bedspaces has at least one double (or twin) bedroom;
  - in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide;
  - in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>;
  - one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;
  - any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area);

- any other area that is used solely for storage and has a headroom of 900 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;
- a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement;
- the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.
- 3.5 Class Q of the GPDO was also updated in July 2023 to limit the amount of dwellinghouses 10 units in total, with a combined maximum floor area of 1000sqm and a maximum floor area per residential unit of 150 square metres. The proposals comply with the pre-July 2023 Class Q regulations and the post-July 2023 updates.
- 3.6 All of the Class Q requirements are reviewed in detail in Section 4.0 of this Statement below to demonstrate that the scheme does comply with the Class Q tolerances.

## 4.0 Review of Proposals

- 4.1 In reviewing the proposals against the Class Q legislation, we can confirm as follows:
  - 1) The subject buildings were last in use for agricultural purposes in line with the required timeframes.
  - 2) The cumulative floor space of the proposed dwellings is within the permitted floor area tolerances and the no. of units is 5 in total.
  - 3) There have been no other separate dwellinghouses developed on this agricultural unit, therefore the cumulative number of separate dwelling houses is well below the Class Q allowances and minimises the impact of the residential use on the amenities of the area.
  - 4) The site is not occupied under an agricultural tenancy.
  - 5) The development will not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.
  - 6) The buildings have existing access points onto the adopted highway and the enclosed Proposed Highways Improvements Plan will insert passing places as per Cumbria County Council's desired off-site highways improvements approved as part of the previous planning approval (Ref: 4/13/2489/F01).
  - 7) The dimensions of the proposed 5 no. residences have been checked against the Government's Minimum Space Standards in order to ensure that they meet and exceed the required design standards.
  - 8) The existing roof and wall materials will be retained and all wall and roof insulation will be accommodated internally within the existing framework and built to building regulation standards.
  - 9) The installation of the proposed new windows and doors are reasonably necessary to convert the agricultural building to a residence and the partial demolition required to insert the new windows and doors are required (and reasonably necessary) and explicitly permitted by Class Q of the GPDO. These new openings are required to all new habitable rooms in order to meet with the Building Regulation requirements and are, therefore, reasonably necessary for the proposed conversion works.
  - 10) The alterations are minimal and confined to those reasonably necessary to carry out building operations for residential conversion.
  - 11) The applicant farms the wider landholding and there is no other agricultural tenancy in place on the subject buildings and associated land that lies within the red line boundary on the Site Location Plan.
  - 12) Noise Impacts of the Development The residential use of the building will have no more noise impact than the current use of the building. It is pertinent to note that noise was not raised as an issue within the historical planning consents identified in section 1.0 of this Statement.
  - 13) Contamination Risk The land holding has always been in agricultural use and there are no known sources of contamination to the best of the applicant's knowledge.

- 14) Flood Risk The application site is within Flood Zone 1 according to the Environment Agency's Flood Risk Maps for Planning (see Appendix B) and drainage will be addressed on-site via a treatment plant (see example enclosed Appendix C) that will drain naturally into a soakaway to the north that has a natural fall to the existing pond that lies within the Applicant's wider land to the north. This on-site treatment of foul effluent accords with the NPPF's preferred treatment within the drainage hierarchy.
- 15) Ecology and Bats The Prior Approval application is accompanied by a Barn, Bat & Nesting Bird Survey (Ref: 8912) and a subsequent bat survey report provided by Natural Ecology, in line with Envirotech's initial recommendations. Natural Ecology have also provided a statement clarifying that there is no biodiversity net gain requirement in this instance.

# 5.0 In Conclusion

- 5.1 This Statement confirms that the proposed conversion of the agricultural building qualifies as permitted development under Class Q of the General Permitted Development Order 2015 (as amended) with the design alterations being sympathetic to the rural context of the barn and reasonably necessary to ensure a satisfactory standard of living, ensuring natural light and room sizes that exceed the Minimum Space Standards introduced in April 2021.
- 5.2 This Statement demonstrates that the proposals fully comply with the Class Q legislation's requirements and there are no known technical constraints that prohibit the development at the scale being proposed. The sympathetic barn conversions should therefore be approved in accordance with the submitted details.

# 6.0 Appendices

- Appendix A Site Photographs
- Appendix B Environment Agency's Flood Risk Map for Planning
- Appendix C Sewage Treatment Plan

### Appendix A – Site Photographs

Units 1 to 4





Access Passing Places







# Flood map for planning

Your reference <Unspecified>

Location (easting/northing) 302175/505934

Created **29 Jul 2024 12:15** 

Your selected location is in flood zone 1, an area with a low probability of flooding.

#### You will need to do a flood risk assessment if your site is any of the following:

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

#### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

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# WASTEWATER TREATMENT

# **Tricel<sup>®</sup> Novo**

For Single Dwellings & Small Communities

# Innovative design for superior performance





#### What is the Tricel Novo

Tricel Novo wastewater treatment plants are reliable, easy to install and simple to maintain for all wastewater requirements. These highly functional plants can cater for ranges from 1 to 50 PE (Population Equivalent).

The Tricel Novo submerged aeration plant is suitable for domestic and light commercial or communal applications and uses simple proven fixed bed technology. Each system comprises of three independent treatment zones, all fulfilling a different stage of the purification process.

The Tricel Novo treatment efficiencies are as follows:

BOD	11 mg/
SS	16 mg/
NH4-N	8mg/l

### How a Tricel Novo works

These plants use a simple, proven technology, consisting of three treatment zones. In each zone a different stage of the treatment occurs.

- 1. Wastewater from the dwelling, toilets, sinks, shower etc., enters the plant.
- 2. Effluent enters the primary settlement chamber. Settlement occurs when the heavier solids drop out of the wastewater and settle to the bottom of the tank to create sludge, and the lighter solids float to the top of the water to create a scum. The top layer acts as a seal and stops odours escaping. This chamber separates up to 70% of the solids present.
- 3. Next is the aeration chamber, where masses of naturally occurring bacteria inhabit specially designed plastic filter media. The bacteria feed on the waste removing it from the liquid. A continues supply of air from a low pressure, high volume compressor in the top section of the unit sustains these bacteria. Wastewater passes through the filter media over and over, ensuring a very high treatment efficiency.
- 4. The liquid then proceeds to the final settlement chamber. Any remaining minute bacterial particles separate from the liquid within this chamber before discharge from the plant. This process slows the liquid's velocity,

### Key features & benefits

- Compression moulded SMC tank. The compression moulding process is one the most technologically developed processes available to manufacture structural composites. Components are manufactured under heat and high pressure and have unrivalled strength and durability over standard tanks or polyethlene tanks.
- SMC is unique in the wastewater treatment industry with Tricel SMC tanks operating in some of the harshest climatic conditions for over 50 years with no defects.
- Tricel's ceramic diffuser is unique in the domestic wastewater treatment plant market and will last twice as long as all standard competitors rubber equivalents. This saves money in both call out fees and replacement parts.

#### **European Certification Requirements**

All Tricel wastewater treatment plants have been tested to European certification EN 12566–3. This certification tests all plants for strength, water tightness, durability and treatment efficiency.

By using a wastewater treatment plant which is CE certified clients can rest assured that it has complied with tests and inspections which guarantee a high level of security and efficiency.

allowing for any final trace impurities to settle to the bottom of the tank section. A sludge return system then returns these impurities back to the primary settlement chamber.

5. The remaining treated liquid now meets the required standard and is safely passed out of the Tricel Novo plant system. This treated effluent is now ready for discharge to a suitably designed discharge area as required by the relevant local authority.



Tricel Novo wastewater treatment plant has an overall efficiency of 95.9% BOD removal

- No concrete backfill for installation on most sites saving up to £300 over lower quality GRP or polyethlene alternatives from competitors.
- Complies with Environment Agency general binding rules in England, Natural Resources Wales exemption criteria and SEPA requirements. Tricel advise consulting with your local agency on the level of effluent treatment required.
- No moving parts or pumps in the plant ensuring reliable operation and minimal maintenance and repair costs.
- Factory fitted alarm on all systems.
- Integrated pumped outlet available on all systems.

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#### Homeowners: individual domestic installation







No need for big excavators and large holes that disrupt and disturb your garden.



 Very low visual impact from fully installed units.

#### Larger projects: commercial installations up to 50 PE



 These plants are suitable for installation at housing estates, camping sites, hotels etc., and have low maintenance and running costs.



Each wastewater treatment plant is constructed of lightweight SMC and is easy to manoeuvre which simplifies the installation process.



Example of a fully installed 50 PE Novo wastewater treatment plant in a 5-star hotel.

#### **Technical characteristics/ Plant dimensions**

Novo Design population		No. of people	Length	Width	Height	Nominal inlet/ outlet diameter	Weight empty	Inlet invert to base	Outlet invert to base	Inlet invert to ground level	Air blower rating
			m		mm	kg	m			watts	
UK6		1-6	2.1	1.64	2.24	110	270	1.375	1.3	0.535	64
UK8		2-8	2.6	1.64	2.24	110	300	1.375	1.3	0.535	86
UK10		3-10	3.1	1.64	2.24	110	370	1.375	1.3	0.535	86
UK12		4-12	3.6	1.64	2.27	110	400	1.375	1.3	0.535	100
UK18		6-18	4.6	1.64	2.27	110	500	1.375	1.3	0.535	215
UK24		8-24	5.6	1.64	2.27	150	600	1.35	1.3	0.56	215
UK30		10-30	6.6	1.64	2.27	150	700	1.35	1.3	0.56	215 + 86
UK36	Tank A	12-36	2.6	1.64	1.99	150	300	1.35	1.3	0.46	
	Tank B		5.6	1.64	2.27	150	600	1.35	1.3	0.56	215 + 86
UK42	Tank A	14-42	2.6	1.64	1.99	150	300	1.35	1.3	0.46	
	Tank B		6.6	1.64	2.27	150	700	1.35	1.3	0.56	215 x 2
UK50	Tank A	16-50	3.6	1.64	1.99	150	400	1.35	1.3	0.46	
	Tank B		6.6	1.64	2.27	150	700	1.35	1.3	0.56	215 x 2







### Tricel Novo riser options for deep installation

Tricel offer three different manhole riser heights to suit different invert/inlet levels. Manhole risers allow for the positioning of the treatment plants at the depth which is optimum to each individual installation. Wastewater is gravity fed from the home to your treatment plant. The inlet pipe's position from the premises determines the excavation depth for the wastewater treatment plant. Tricel offer a choice of manhole risers 250mm/500mm/750mm to help with installation where site conditions require a flexible solution.

#### **Tricel Group**

Tricel is a world recognised global provider of **high-performance solutions.** Today, the company operates across multiple industries such as **Environmental, Construction, Water and Distribution**, including both composite materials and lubricants.

We occupy a unique position in the field of reinforced plastics, combining the technical expertise of **over 60 years in the press-moulding and composites industry.** Tricel is proud

of being one of the largest manufacturers of wastewater treatment plants in Europe, and are regarded by regulators as the standard setters within the industry.

Tricel are **experts in Sheet Moulding Compound (SMC)** processes and produce the only wastewater treatment plant in Europe constructed from this material. This process gives the highest strength to thickness ratio of any tank on the market, and has no risk of corrosion over time.

**GLOBAL PRESENCE** 

Our company offers industry **leading innovative solutions** that our customers can trust, and with operations in 12 locations across Europe we supply a comprehensive range of products to **over 50 countries worldwide**.

#### Membership of European governing bodies on wastewater treatment

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Tricel wastewater treatment plants are fully tested and accredited to **European standards for CE** certification.

PIA (Prüfinstitut für Abwassertechnik GmbH) are the leading Test Institute in Europe for wastewater technology.

Tricel wastewater treatment plants meet with **EN12566-3** requirements which test both the quality of the components as well as the overall performance of the plant.



British Water is the leading association representing suppliers, manufacturers, contractors, consultants and others in the UK water industry supply chain.

#### WARRANTY





- The warranty period for **mechanical parts** within the products is **3 years** from the date of purchase. This includes the compressor, control panel, ceramic diffuser and all internal components.
- The SMC structure of the tanks carry a **20 year warranty** from date of purchase.
- All products are **CE certified to EU safety**, health and environmental requirements.

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