

Christopher Harrison

Subject: FW: 4/21/2258/PIP - LAND AT HOME FARM, GILGARRAN
Attachments: Home Farm Gilgarran Bat and Barn Owl Survey - 17.8.21.pdf

From: David Wright
Sent: 21 September 2021 11:32
To: Christopher Harris
Subject: RE: 4/21/2258/PIP - LAND AT HOME FARM, GILGARRAN

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Hi Chris,

Hope you're well, please find attached Bat and Barn Owl survey that has been carried out over the last couple of months on the site and confirming that there would be no negative impact on bats or owls.

As recommended by you I have set out below how the existing buildings meet the requirements for Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO 2015"):

There are 4 distinct building within the application area:-

- 1) An old sandstone built barn which is well pointed and has a concrete floor and tiled roof. The barn was used for storage of agricultural feed but the roof is in a state of disrepair at present so is awaiting repairs before being brought back into use
- 2) A single storey row of old byres which are currently for agricultural storage and dog kennels for the farm dogs
- 3) A large cattle shed which has stone and block built walls and a steel frame with concrete sheeting roof. The building is currently used for agriculture and houses cattle.
- 4) A steel framed workshop associated with the farm.

Under GPDO 2015 Q1 sets out a number of instances where the land can not benefit from permitted development rights. None of these apply to this site. The land is not Article 2(3) land, a SSSI or within the curtilage of a listed building. All the buildings are part of Home Farm, an agricultural unit and they have been used solely for agriculture. The proposal is for up to 5 dwellings and therefore within the scope Class Q rights of the GPDO 2015.

Therefore development would be permitted under Class Q of the GPDO 2015 subject to an application for prior approval where the LPA can consider the following matters:-

(a) transport and highways impacts of the development

The proposed dwellings would sit on the edge of the village and have access to adopted highway that serves Home Farm and neighbouring properties. Two separate accesses could be provided with adequate visibility

(b) noise impacts of the development

The proposed use of the barns as 5 residential units will actually improve aural amenity to the existing residential properties.

(c) contamination risks on the site,

Three of the 4 buildings have been used for predominantly for storage and there is no risk of contamination from animal waste or chemicals. The building that currently houses cattle would need some mitigation measures to ensure there was no risk of contamination but nothing is envisaged that would preclude class Q development. A membrane will be laid over the ground and a poured concrete floor laid to ensure any potential chain is broken in accordance with Part II A Environmental Protection Act 1990.

(d) flooding risks on the site,

There is no flood risk at the site and it falls outside flood zone 2 or 3.

(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

The location is within a predominantly residential area and would not be an impractical or undesirable use if converted to residential. All the buildings are accessible to necessary service connections expected of a modern home.

(f) the design or external appearance of the building

All buildings would lend them to a residential conversion, particularly buildings 1 and 2. Furthermore existing openings can be utilised

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses

As set out above existing openings can be utilised to provide adequate light to existing openings.

I hope all this helps Chris and I look forward to hearing from you.

Cheers

David Wright