

An application to determine if prior approval is required for a proposed:

Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

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

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Weddicar Hall"/>
Address line 1	<input type="text" value="Weddicar"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Cleator Moor"/>
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="301378"/>
Northing (y)	<input type="text" value="517285"/>

Description

**2. Applicant Details**

Title	<input type="text"/>
First name	<input type="text" value="Messrs"/>
Surname	<input type="text" value="Cartmell and McNicholas"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="1 Solway Rise"/>
Address line 2	<input type="text"/>

## 2. Applicant Details

Address line 3	<input type="text"/>
Town/city	<input type="text" value="St Bees"/>
Country	<input type="text"/>
Postcode	<input type="text" value="CA27 0EZ"/>

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Simon"/>
Surname	<input type="text" value="Blacker"/>
Company name	<input type="text" value="SRE Associates"/>
Address line 1	<input type="text" value="10 Parklands Drive"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Cockermouth"/>
Country	<input type="text"/>
Postcode	<input type="text" value="CA13 0WX"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 4. Eligibility

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

Yes  
 No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit since 20 March 2013?

Yes  No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point?

Yes  No

#### 4. Eligibility

Is any part of the land, site or building:

Yes  No

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

#### 5. Agricultural tenants

Is the site currently occupied under any agricultural tenancy agreements?

Yes  No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

Yes  No

#### 6. Dwellinghouses and floor space

How many smaller dwellinghouses will be created by this proposal?

2

How many larger dwellinghouses will be created by this proposal?

0

What will be the net increase in dwellinghouses?  
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

2

##### Previous Development

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

TOTAL DWELLINGHOUSES

2

TOTAL LARGER DWELLINGHOUSES

0

##### Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres?  
(Select 'No' if no larger dwellinghouses have been or will be created).

Yes  No

#### 7. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- The siting and location of the building(s); and
- From 1 August 2020, details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The building is located on the site of Weddicar Hall, Cleator Moor. It is to the north west of the group building which were previously on the site. The site has an access road leading to the unclassified road between Keekle and Frizington.

Are any associated building works or other operations required to make this change?

Yes  No

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:

- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

## 7. Description of Proposed Works, Impacts and Risks

It is a block construction building, which will be reused with the existing opening along with some additional windows, which will likely be in the north and south elevations. No walls will need removed or rebuilt for the development. The roof however will need replaced to be suitable as habitable accommodation, and it is proposed that this will be a tiled roof covering.

The site has historically has a water and electricity from the former farmhouse on site. A new treatment plant will be required for drainage from the dwellings.

No demolition will take place for the proposed conversion.

Please provide details of any transport and highways impacts and how these will be mitigated:

Weddicar Hall has an existing access onto the adopted highway to the southwest of the site with sufficient space with the site for parking and turning. There is also an access to the site approved by way of Planning application 4/13/2148/0F1, for which a lawful commencement has been made on and the applicant will complete in the near future.

Please provide details of any noise impacts and how these will be mitigated:

The building is the only building that is on site and will be converted into residential accommodation, and therefore there will be no on-site noise issues from any farming operations. There are no other buildings located near to the site. The site has an extant planning permission for a holiday development which the applicant will look to progress in the near future so will in the future be more residential in nature.

Please provide details of any contamination risks and how these will be mitigated:

No works have taken place on the site at any time that would lead to concerns regarding contamination.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The site is not within a Flood Zone 2 or 3 and does not have any drainage issues.

## 8. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-  
application)