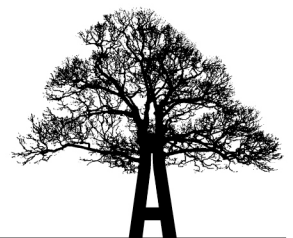


PLANNING REPORT

Site Name : Manor Farm, Church Lane,

Site Location : Cadney, DN20 9HR.

Planning Statement in support of Prior Notification of a proposed change of use of an agricultural building to a dwelling.



On behalf of

Mrs.K.Spence.

January 2026.

Job Number C/0639/1

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Limitations

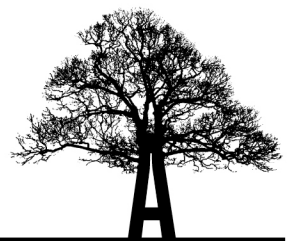
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1.Introduction

1.1. Background.

1.1.1. Acorn Planning Ltd are instructed by Kerry Spence to advise on a Prior Notification application for the proposed change of use of an agricultural building to a dwelling, at Manor Farm, Church Lane, Cadney.

1.1.2. In our view, the proposal constitutes permitted development as a consequence of The Town & Country Planning (General Permitted Development) (England) Order 2015 which came into force on 15th April 2015 as amended by The Town & Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024 which came into force on 21st May 2024 (SI 2024 No.579).

1.1.3. Class Q of Part 3 of Schedule 2 of the 2015 Order (as amended) notes that permitted development includes:

“Development consisting of—

(a) a change of use of—

(i) a building that is part of an established agricultural unit and any land within that building’s curtilage, or

(ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building’s curtilage, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order”

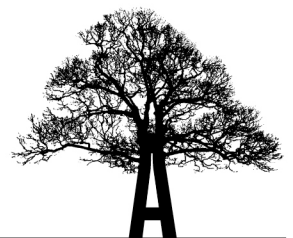
1.1.4. This report deals initially with the permitted change of use and finally with the application for a determination as to whether the prior approval of the authority is required (the Notification procedure). It provides a logical and in-depth analysis of the salient issues and draws upon other documentation that accompanies the application for support.

1.1.5. This application is accompanied by a Structural Survey report (Structural Appraisal, Simpkins Kenny Ltd March 2019) which confirms that, in structural terms, the existing building is capable of functioning as a dwelling, and is capable of conversion without requiring substantial building operations.



1.2. The Site and its surroundings.

- 1.2.1. Manor Farm has a site area of just under 5 hectares and contains the original farmhouse together with a number of agricultural buildings which would have formed either a linear farmstead or a small L shaped farmstead. Industrial farming activities are no longer carried out on the site which would have been part of a much larger estate in the past. The farmhouse is still used as a residential dwelling and some of the buildings immediately to the north and east of the farmhouse are utilised as domestic outbuildings. The remainder of this agricultural building to the east of the farmhouse is no longer used and provides an opportunity to create a separate dwellinghouse. Directly behind this agricultural building is a much larger modern agricultural barn which would have been used to replace the smaller farmstead buildings at a time when the industrialisation of farming required much larger machinery and storage facilities. The remaining site area is mostly grass pasture land. The site has highway access from Church Lane which leads to a private driveway running in-between All Saints Church and a residential dwelling 'Bella Casa'.
- 1.2.2. The surrounding land is predominantly flat and used for agricultural purposes.
- 1.2.3. The application relates to a agricultural building measuring approximately 27.5m long x 5.5m wide and, including the proposed mezzanine level, would provide an approximate gross internal floor area not exceeding 150 metres squared.
- 1.2.4. The image extracted from Google Earth below confirms the building was in situ in 2003:



Planning Statement in support of a Prior Notification application for the proposed change of use of an agricultural building to a dwelling; Manor Farm, Church Lane, Cadney.

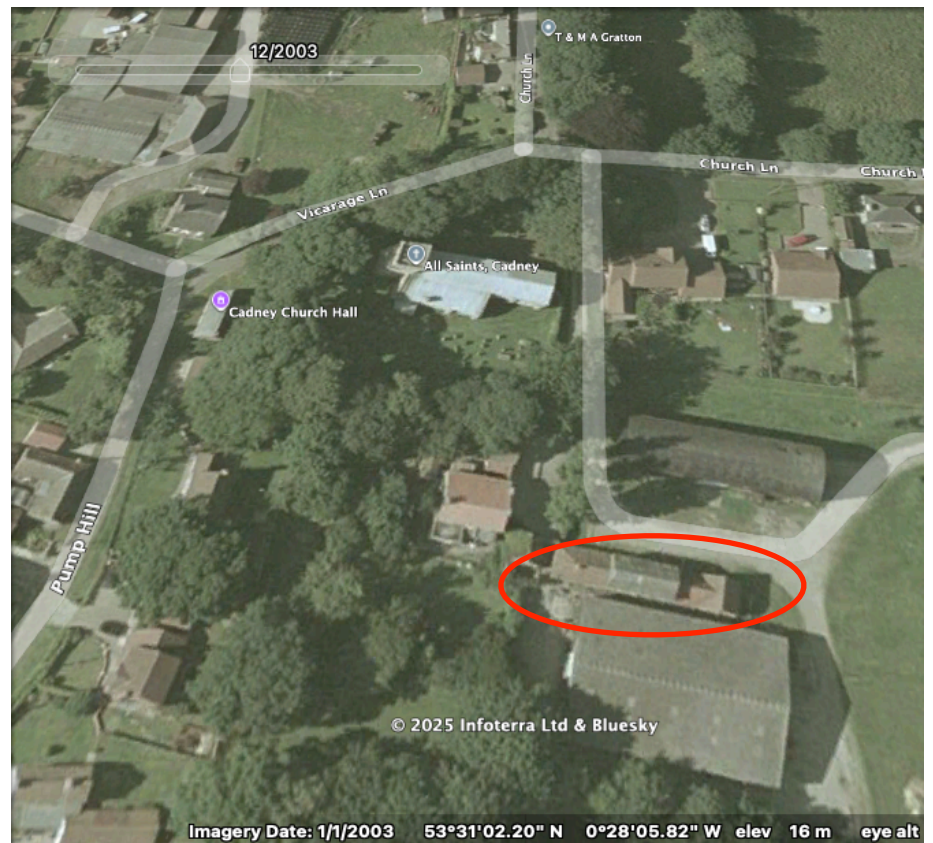


Image 1 – 2003 dated Google Earth Aerial Photo image.

1.2.5. The submitted site location plan includes an Ordnance Survey Extract which shows the location of the site at 1:1250 scale.

1.3. Planning History.

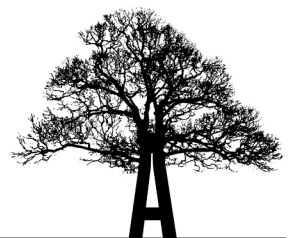
1.3.1. On 30th January 2018 prior approval was granted for “a proposed change of use of agricultural building to dwellinghouse (Class C3)”. This consent was not completed by the required date of 30th January 2021. This application essentially seeks renewal of that consent.



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1.4. **The Proposal.**

- 1.4.1. The proposal is to convert the existing building into a 3 bedroom dwelling.
- 1.4.2. The proposed new dwellinghouse would occupy the linear arrangement of farmstead buildings to the east of the farmhouse (other than the buildings immediately attached to the farmhouse). An area of land to the north would provide access and parking. The existing large barn to the south would be demolished to provide rear garden amenity space. Layout plans have been produced to demonstrate that the size and scale of the existing agricultural building could be adapted to provide a family sized dwellinghouse of generous proportions and containing all normal domestic facilities, including meeting National Described Space Standards.
- 1.4.3. The application includes provision of new window and door openings.



2. Analysis of the relevant criteria.

2.1. Introduction.

2.1.1. This part of the statement considers whether the proposed change of use complies with the various tests contained in paragraph Q of The Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2.1.2. The following section runs through the various tests in order, commenting on whether the proposed change of use (as shown on the submitted drawings) complies or does not. The tests are all prefixed by the words “*Q -(1) Development is not permitted by Class Q-*”, so all responses are framed with this in mind.

(a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit—

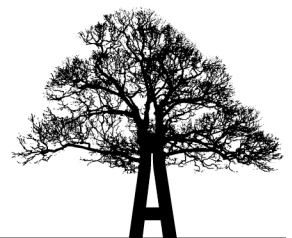
(i) on 24th July 2023, or

(ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,

The barn existed on or before 24th July 2023 and was at that time part of an established agricultural unit. The use of the surrounding land as an agricultural unit still subsists, the agricultural holding number being 51/563/0208. The barn is in current use for tractor and trailer storage.

(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,

The proposed dwelling is less than 150 m.sq.



- (d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—**
- (i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or**
 - (ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,**

No previous development under Class Q has been undertaken within the limits of the agricultural unit.

- (e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,**

The site is not occupied under an agricultural tenancy.

- (f) less than 1 year before the date development begins—**
- (i) an agricultural tenancy over the site has been terminated, and**
 - (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,**

The site was not previously occupied under an agricultural tenancy.

- (g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,**

No development under Class A(a) or Class B(a) of Part 6 (agricultural buildings and operations) has been carried out on the established agricultural unit within the previous 10 years.



- (h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—**
- (i) extension of the building allowed by paragraph Q.1(i);**
 - (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),**

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.

- (i) the development under Class Q(b) would result in an extension that—**
- (i) has more than one storey,**
 - (ii) is sited anywhere other than to the rear of the existing building,**
 - (iii) extends beyond the rear wall of the existing building by more than 4 metres,**
 - (iv) has eaves the height of which exceed the height of the eaves of the existing building,**
 - (v) is higher than whichever is the lower of—**
 - (aa) the highest part of the roof of the existing building, or**
 - (bb) a height of 4 metres above the ground,**
 - (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or**
 - (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—**
 - (aa) the hard surface was not provided on the land on or before 24th July 2023, or**
 - (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins**

No extension is proposed.



(k) the site is on article 2(3) land,

The site is not article 2(3) land (an area of outstanding natural beauty (AONB), National Park, the Broads or a World Heritage Site.)

(l) (I) the site is, or forms part of—

- (i) a site of special scientific interest;**
- (ii) a safety hazard area;**
- (iii) a military explosives storage area**

The site is not and does not form part of a site of special scientific interest. The site is not and does not form part of a safety hazard area and the site is not and does not form part of a military explosives storage area.

(m) the site is, or contains, a scheduled monument,

The site is not a scheduled monument and is not within the curtilage of a scheduled monument.

(n) the building is a listed building,

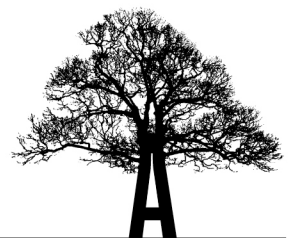
The site is not a statutorily listed building and is not within the curtilage of a statutorily listed building.

(o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or

The submitted layout plan shows 3 bedrooms of 27.5m², 16.5m² and 16.8m² respectively, all of which meet and exceed the relevant Nationally Described Space Standards (for a double room 11.5m², for a single 7.5m²).

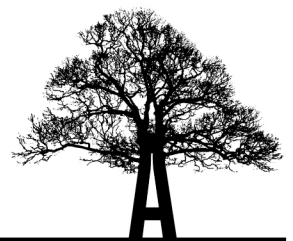
(p) the building does not have suitable existing access to a public highway.

The site has highway access from Church Lane which leads to a private driveway running in-between All Saints Church and a residential dwelling 'Bella Casa'.



Planning Statement in support of a Prior Notification application for the proposed change of use of an agricultural building to a dwelling; Manor Farm, Church Lane, Cadney.

2.1.3. Given the above, the use of the building for Class C3 (dwelling house) purposes is permitted development by virtue of Class Q of Part 3 of Schedule 2 of The Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).



3.The notification procedure.

3.1. Conditions applying to Class Q.

3.1.1. The conditions applying to Class Q development are set out in The Town & Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021. In particular:-

“Q.2. –(1) Where the development proposed is development under Class Q(a) together with development under Class Q(c), 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 Schedule 1 to the Use Classes Order,

(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.

3.2. Response to Relevant Matters.

3.2.1. In response to the relevant matters the following is provided:

3.2.2. Transport and highways impacts of the development.

3.2.3. The site can be safely accessed from the public highway Church Lane which leads to a private driveway. The private driveway would become a shared private driveway which would allow access to the existing farmhouse to the right and the new dwellinghouse to the left. The new dwellinghouse would be provided with sufficient space for the parking and manoeuvring of vehicles to allow them to leave the site in a forward facing direction.

3.2.4. No undue transport or highway impacts are therefore foreseen.



3.2.5. Noise impacts of the development.

3.2.6. The site is remote from neighbouring dwellings. There are no potentially noise generating uses in proximity to the site.

3.2.7. Contamination risks on the site.

3.2.8. There is no history of potentially contaminating uses, and hence there are no undue contamination risks in relation to the building. Phase 1 and 2 contamination reports (Phase 1 (desk study) report – Humberside Materials Laboratory Limited January 2019 and Phase 2 (site investigation) report Humberside Materials Laboratory Limited Sept 2019) which accompany this application confirms this.

3.2.9. Flooding Risk of the site.

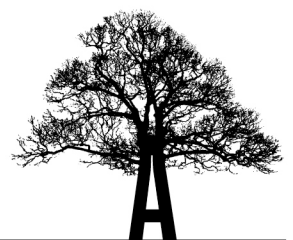
3.2.10. The proposed change of use involves an increase in the vulnerability of the land use to flooding from Less Vulnerable to More Vulnerable.

3.2.11. The Environment Agency Flood Maps indicate the building and proposed residential curtilage are entirely within Flood Zone 1. The NPPF and the Planning Practice Guidance thereto notes that More Vulnerable uses are appropriate for inclusion in Flood Zone 1.

3.2.12. The proposed change of use is therefore appropriate on grounds of flood risk. Sub-paragraph d) does not require the submission of a site specific flood risk assessment in this case.

3.2.13. 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 Schedule 1 to the Use Classes Order.

3.2.14. The location and siting of the building raises no unusual or extraordinary circumstances such as to prevent a Class Q conversion/use of the building as a C3 Dwelling.



3.2.15. Design or external appearance of the building.

3.2.16. The appearance of the existing building in terms of its mass and form would remain largely unchanged. The conversion to a dwellinghouse would inevitably require a number of external alterations but it is planned that most of these would be to the rear/south facing of the building thus preserving the original agricultural style of appearance when approaching the building from the front. General refurbishment and repair of the external materials would also be required such as repointing and repairing brickwork, replacing tiled roofs and replacing rainwater goods, windows & doors etc.

3.2.17. Design impacts are therefore likely to be minimal with little change in appearance anticipated, certainly of no such magnitude as to result in unacceptable offence against policies/interests of good design.

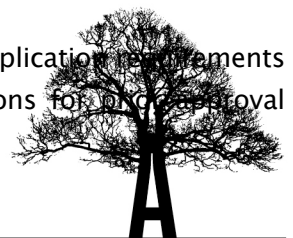
3.2.18. Provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

3.2.19. All rooms receive adequate natural light from a window. Habitable rooms are defined as any room used or intended to be used for sleeping or living which are not solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms or utility rooms. In terms of the current proposal, the habitable rooms are bedrooms as well as kitchen/diner/living areas.

3.2.20. The provision and dimensions of windows, doors and walls is shown on submitted drawings. It is confirmed that this is based on utilisation of existing openings and installation of new windows, which is allowed under class Q and thus is not reliant on subsequent planning permission for operational development.

3.2.21. In summary, the proposed external and internal specification will ensure the provision of adequate natural light to all of the proposed habitable rooms.

3.2.22. This application meets the prior approval application requirements set out in Para W "Procedure for applications for prior approval under Part 3".



Planning Statement in support of a Prior Notification application for the proposed change of use of an agricultural building to a dwelling; Manor Farm, Church Lane, Cadney.

4.Conclusions.

- 4.1. The evidence, analysis and justification submitted with this application confirms that the proposed change of use of an agricultural building at the Barn at Manor Farm, Church Lane, Cadney to a C3 dwelling is permitted development in accordance with the provisions of The Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 4.2. The Local Planning Authority has 56 days following the receipt of this application within which to determine whether prior approval is not required, granted, or refused.

