

**PRIOR NOTIFICATION FOR CHANGE OF USE OF
AGRICULTURAL BUILDING(S) TO DWELLING(S)**

Mrs Dianne Brown
C/O Mrs Julie Newton
Carver Knowles
11 Strensham Business Park
Strensham
Worcester
WR8 9JZ



Bromsgrove
District Council
www.bromsgrove.gov.uk

Prior Approval Required and Approved

APPLICATION REFERENCE: 18/00409/CUPRIO
LOCATION: Little Harbours Farm, Moorgate Road, Harbours Hill,
Bromsgrove
PROPOSAL: Proposed conversion of existing agricultural building into
two dwellinghouses and associated operational
development
DECISION DATE: 15th May 2018

Bromsgrove District Council as the as the Local Planning Authority gives prior approval in accordance with Schedule 2, Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the proposal described above. This is subject to the following conditions:

- 1) The development hereby approved under must be completed within three years starting with the prior approval date.

Reason: Required as a result of the provisions of Class Q, Part 3 Schedule 2 of the Town and Country Planning General Permitted Development Order 2015.

- 2) Please note that the prior approval relates to the following details:
Drawing No. 15-13-05 Scheme Site/Block Plan
Drawing No. 15-13-04 Proposed Floorplans and Elevations
- 3) The Development hereby approved shall not be occupied until an area has been laid out within the curtilage of the dwelling for the parking of 4 cars as communal parking for both proposed dwellings at a gradient not exceeding 1 in 8. This area shall thereafter be retained for the purpose of parking a vehicle only.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 4) The Development hereby permitted shall not be first occupied until sheltered and secure cycle parking to comply with the Council's adopted highway design guide (4 per dwelling) has been provided in accordance with details which shall first be

submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

- 5) The Development hereby approved shall not be occupied until the parking facilities have been provided. These areas shall thereafter be retained and kept available for their respective approved uses at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.



Ruth Bamford
Head of Planning and Regeneration

How this decision was reached

Prior approval was granted for the conversion of the same building in 2015 under application Ref: 15/0530. The detailed representation received from the adjoining land owner is noted in respect of potential conflict with agricultural activities and I note that consent has recently been granted for the extension of an agricultural building to the south. However, the matter of land ownership is neither a material planning consideration or related to the subject matter of prior approval. There is no requirement under the provisions of Part 3 (w) of Schedule 2 of the Town and Country Planning General Permitted Development Order 2015 (as amended) to serve notice on landowners. There is also some fallback for implementation of the 2015 prior approval.