

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within General Industrial (Class B2), Storage or Distribution (Class B8), Hotels (Class C1), Commercial/Business/Service (Class E), Outdoor Sport or Recreation (Class F2(c)), or for the provision of agricultural training.

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

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

521799

Northing (y)

227951

Description

Applicant Details

Name/Company

Title

First name

Surname

Wallace

Company Name

Address

Address line 1

Far Heath

Address line 2

Guildsborough

Address line 3

Town/City

Northampton

County

Northamptonshire

Country

United Kingdom

Postcode

NN6 8RH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

CB2 9LD

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Is your proposal for a change of use from an agricultural building (and any land within its curtilage) to one of the following uses:

- General Industrial (Use Class B2) for the processing of raw goods, excluding livestock, which are produced on the site and are to be sold on the site (which can also be together with goods ancillary to the processing of those raw goods).
- Storage and Distribution (Use Class B8)
- Hotels (Use Class C1)
- Shops; Financial/Professional services; Restaurants and Cafes; Offices; Business; Indoor Sport; Recreation, or Fitness (Use Class E)
- Outdoor sport or recreation, not involving motorised vehicles or firearms (Use Class F2 (c))
- Use for the purposes of agricultural training

☒ Yes

☐ No

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

☐ Yes

☒ No

Was the site only brought into use after 3 July 2012?

☒ Yes

☐ No

As the site was only brought into use after 3 July 2012, what date was it first brought into use solely for an agricultural use as part of an established agricultural unit?

14/05/2015

To be eligible for this permitted development right, the building must have been used as detailed above for a period of 10 years prior to development commencing.

Has that use been continuous since the date stated above; and will that use continue until the proposed development commences?

☒ Yes

☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right exceed 150 square metres?

- ☒ Yes
☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right exceed 1000 square metres?

- ☐ Yes
☒ No

Is any part of the land, site or building:

- 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)

- ☐ Yes
☒ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

The proposal seeks to secure the change of use of the existing grain store from agricultural to flexible commercial use under use class E. The Applicant does not propose undertaking any demolition, construction, or reconfiguration works prior to implementing the change of use. The grain store's appearance will remain unchanged externally, and will retain its existing vernacular, layout and proportions within the surrounding site.

The building is accessed via an existing tarmac farm entrance leading off Priory Lane, a minor road. The grain store will comprise approximately 443sqm of space. No items will be permitted to be stored outside of the building, and the apron will solely be used for access and parking during working hours.

Please refer to the planning statement.

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

There will be no impacts as a result of the development. Please refer to accompanying Transport Statement.

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

There will be no impacts as a result of the development. The reduction of large agricultural vehicles, machinery and grain lorries will reduce noise.

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

The site does not fall within any landfill or pollution zones. The applicant is not aware of any contamination risks on the site. The building has a concrete floor and is of modern construction. No physical works are proposed.

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 located within Flood Risk Zone 1.

Declaration

I/We hereby apply for Prior Approval: Change of use - agriculture to flexible commercial use as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Natalie Jeary

Date

09/09/2025