



# Colneside

## Building Design Consultancy

### PLANNING STATEMENT

#### Barns at Winch Hill, Wandon End, LU2 8PA

Planning Application for:

- 1) Formation of new access & egress,
- 2) New cladding to elevations and roofs,
- 3) Parking area adjacent to the buildings,
- 4) Landscaping and
- 5) Fencing.

1. This application is made following Prior Approval being given to Change the use of the two buildings from agriculture to general industry and storage/distribution.
2. The site and buildings
  - 2.1 The site is some 0.62 Ha and contains two buildings labelled A and B in the submitted plans. Currently both are not in use but the farming use can restart without any works being required. In short to date the agricultural use has not been abandoned. The area around site of the buildings is level to enable the moving and holding of cattle together with the movement of farm machinery and the outdoor storage of silage. The access has been blocked with a bund to prevent fly tipping.
  - 2.2 Building A measures some 366sqm (GEA) and was a grain store. Building B measures 351sqm (GEA) and was a cattle shed and fitted out accordingly. The total area is 717sqm (GEA). The buildings were last used for agricultural purposes in 2015.
3. The Application
  - 3.1 In addition to this statement and the application form the following plans are submitted:



- Location Plan 1/2500
- Existing Site Plan
- Existing Elevations
- Existing Floor Plans of Building A and B
- Existing access plan
- Proposed Elevations
- Proposed Floor Plans
- Proposed access plan
- Proposed site plan including landscape areas
- Building A is to be used for general industry and Building B for storage and distribution.

3.2 Having regard to the provisions of the GPDO 2015, as amended, the following matters were considered in assessing the Prior Approval:

- Transport and Highways
- Neighbours and Noise
- Contamination
- Flood Risk and
- External Appearance

### 3.3 Transport and Highways

A Transport report is appended to this application. This explains the proposed access and egress onto the highway and the adequacy of the parking /manoeuvring area around the buildings so that all vehicles enter and leave the site in forward gear.

### 3.4 Neighbours and Noise

A Noise report is also appended which addresses the matter of noise and the nearest sensitive receptor. The site lies adjacent to the final approach to Luton Airport. An addendum is submitted to address the use of the external areas of the application site.

### 3.5 Contamination

Given the previous use of these agricultural buildings over decades there is no contamination issue.

### 3.6 Flood Risk

Using the Environment Agency Flood Risk map for planning purposes reveals that the postcode is in Flood Zone 1 and has no risk of flooding.



### 3.7 External Appearance

Changes are to be made to the external appearance. These are shown in the submitted plans. Unless otherwise shown on plan the exterior area is to be surfaced with type 1 material to ensure that drainage by infiltration is maintained. For the avoidance of doubt this is referred to as a sealed surface in documents and on plan.

### 3.8 Landscaping and BNG

The submitted landscape plan Ref: *WinchHill-FP-2026-10* shows the retention of certain habitat and trees, the installation of a nature conservation fence and tree planting around the site's perimeter. The tree planting shall comprise saplings of the following; Hornbeam, Field Maple, Holly and Hawthorn. The supporting reports show that the BNG will be improved by at least 10%

### 4. Conclusion

With the grant of the Prior Approval (25/03052/PNR) the usage of the site has been established. This application deals with improving the access/egress, the appearance of the buildings, formalising the parking provision, landscaping in conjunction with BNG and fencing the site to complement the change of use permitted by Class R.

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