

Prior Approval Application

Change of use from Agricultural Buildings to Class R

Barns at Winch Hill, Wandon End, LU2 8PA

1. This application is made to determine if Prior Approval is required and if so application is made for that Prior Approval.
2. The site and buildings
 - 2.1 The site is some 0.5914Ha 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 the agricultural use has not been abandoned. The area around site of the buildings is 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 366 sqm (GEA) and is a grain store. Building B measures 351 sqm (GEA) is a cattle shed and fitted out accordingly. The total area is 717 sqm (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
Site Plan
Existing Elevations
Existing Floor Plans of Building A and B

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 are considered:

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.

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.

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

No changes are to be made to the external appearance.

4. Conclusion

If Prior Approval is required then it may be given. If the Council is minded to impose any condition under the provision of paragraph W (13) of the GPDO and this is a pre commencement condition then in accord with the regulations the applicant requests prior notice of the condition.

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Chartered Town Planner
19 November 2025