

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	31.7.19
Planning Development Manager authorisation:	AN	5/8/19
Admin checks / despatch completed	AC	8/8/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SB	08/08/19

**Application:** 19/00729/COUNOT                      **Town / Parish:** Beaumont Parish Council

**Applicant:** Mr Stuart McDonald

**Address:** Old House Farm Harwich Road Beaumont

**Development:** Proposed change of use to B8.

### 1. Town / Parish Council

No comments received

### 2. Consultation Responses

Environmental Protection      have no comments to make.  
Highways England              from a highway and transportation perspective the impact of the  
proposal is acceptable to Highway Authority

### 3. Planning History

94/01258/FUL	New Box Onion Store	Approved	06.12.1994
96/00018/AGRIC	Reservoir	Determination	10.10.1996
19/00356/COUNOT	Proposed change of use to B2.	Withdrawn	29.04.2019
19/00729/COUNOT	Proposed change of use to B8.	Current	

### 4. Relevant Policies / Government Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015

### 5. Officer Assessment

The application site is located on the southern side of Harwich Road in a rural location located outside the settlement development boundary of Beaumont. This notification relates to an open barn that forms part of the wider agricultural holding known as Old House Farm. To the north and west of the site are agricultural buildings which are served by an access from Harwich Road.

Schedule 2, Part 3, Class R - Changes of use from Agriculture to Storage

Class R

Development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage or distribution), Class C1 (hotels) or Class D2 (assembly and leisure) of the Schedule to the Use Classes Order.

R.1 Development is not permitted by Class R if -

- (a) the building was not used solely for an agricultural use as part of an established agricultural unit -
- (i) on 3rd July 2012
  - (ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or
  - (iii) in the case of a building which was brought into use after 3rd July 2012, for a period of at least 10 years before the date development under Class R begins

The building in question forms part of an established agricultural holding and was utilised for agricultural purposes on 3rd July 2012. **The proposal complies.**

- (b) the cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds 500 square metres

This is the first such Class R application on the holding and the floor space is 400 square metres. **The proposal complies.**

- (c) the site is, or forms part of, a military explosives storage area

The site is not or does not form part of a military explosives storage area. **The proposal complies.**

- (d) the site is, or forms part of, a safety hazard area

The site is not or does not form part of a safety hazard area. **The proposal complies.**

- (e) the building is a listed building or a scheduled monument.

The site is not a listed building or a scheduled monument. **The proposal complies.**

## R.2 - Conditions

Development is permitted by Class R subject to the following conditions -

- (a) a site which has changed use under Class R may, subject to paragraph R.3, subsequently change use to another use falling within one of the use classes comprising the flexible use
- (b) for the purposes of the Use Classes Order and this Order, after a site has changed use under Class R the site is to be treated as having a sui generis use
- (c) after a site has changed use under Class R, the planning permissions granted by Class G of Part 7 of this Schedule apply to the building, subject to the following modifications -
- (i) "curtilage" has the meaning given in paragraph X (interpretation) of this Part
  - (ii) any reference to "office building" is to be read as a reference to the building which has changed use under Class R.

There have been no previous changes of use.

## R.3