

Design and Access Planning Statement
Change of use of Grain store to Class E (D)
January 2026

Planning permission is sought for the following works:

Change of use of Grain store to Class E(D)

The following documents are submitted as part of the application

Application Form & Site Ownership Certificates

Proposed plans and elevations



Grainstore front (east) elevation



Grainstore existing access



Grainstore sider (south) elevation



Grainstore existing hardstanding

Application Site

The application site is a working farm with non agricultural activities operating; consented offices and lorry parking

Design Issues

With regards to the submitted application. We confirm the following Relevant Policies. B1 Design C4 Area of outstanding natural beauty

Amount

There is no overall increase in the footprint of the building as a result of the proposed change of use

Layout

As indicated on drawings KMB001 and KMB002

There is no structural change to the existing building both internally and externally
Internally a freestanding office and WC with mezzanine above will be constructed

Scale

The scale is appropriate for the function of the building and is similar to other surrounding agricultural barns in the local area

Appearance

Steel frame building with metal cladding (upper) and concrete panels (lower) to walls and metal profile roof cladding. The proposed change of use does not alter the existing appearance of the building

Landscaping

N/A as part of this application

Access Issues

Existing farm track between existing site access and grainstore to be used without modification.