

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3100	Case Officer:	Catherine Cardin
Application Type:	Prior Not. Comm. to Dwell house Class MA		
Proposal:	Change of use from redundant recording studio to residential		
Site:	Stanbridge Farm East Recording Studio, Stanbridges, Stanbridge Lane, Staplefield, Haywards Heath, West Sussex, RH17 6BB,		
Validation Date	2 Dec 2025	Overall Expiry Date:	30 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Prior Approval is Refused	Recommendation Date:	20 Jan 2026
Target Date:	27 Jan 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-----------------------------------	---

Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	20 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3100

Stanbridge Farm East Recording Studio, Stanbridges, Stanbridge Lane, Staplefield, Haywards Heath, West Sussex, RH17 6BB

Change of use from redundant recording studio to residential

Bob Birthwright

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

TOWN COUNCIL OBSERVATIONS

None received.

Environmental Protection

I have no concerns regarding noise from the proposed residential use. However, to protect the amenity of nearby residents during the conversion works, I recommend that any noisy building activities are restricted to appropriate hours:

- o 08:00-18:00 Monday to Friday
- o 09:00-13:00 on Saturdays
- o No work on Sundays or Bank Holidays

MSDC Contaminated Land

The application relates to the change of use of a building currently used as a recording studio to a single dwelling. Although the original permission in 2012 was for a stables and machinery store, it appears the building was constructed in 2013 and subsequently used as a studio rather than for agricultural purposes.

As the structure is relatively modern and its use has been non-industrial, there is no evidence to suggest a contamination risk associated with the proposed conversion. While a discovery strategy might ordinarily be appropriate for development on former agricultural land, in this case the proposal involves conversion only, with no groundworks anticipated, making such a condition unnecessary.

It should be noted that it remains the developer's responsibility to ensure the site is suitable for its intended residential use and that any risks are appropriately managed. My comments are based on the information provided regarding the site's history and use.

Accordingly, I have no objections in respect of land contamination for this application.

MSDC Flood risk and drainage

No objection.

WSCC Highways

This application seeks the change of use from recording studio to residential to form a two-bedroom dwelling. The site is located on Stanbridge Lane, a privately maintained road - as such, these comments should be considered as advice only.

Access to the maintained highway network is at the existing junction with Staplefield Lane. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access on to the maintained highway. In addition, the proposed change of use to dwelling is not anticipated to give rise to a material intensification of use of this access.

Under WSCC Parking Standards, the LHA would expect a dwelling of this size and location to provide two car parking spaces. From inspection of the plans, there appears to be sufficient space on-site to accommodate this, with space for turning. The LHA may wish to secure cycle parking provision, to promote sustainable travel.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

INTRODUCTION

This application seeks a determination under Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) whether prior approval is required for the partial change of use from a recording studio (class E) to a residential use (class C3).

RELEVANT PLANNING HISTORY

DM/21/2479- Retrospective Change of Use application, the existing stables have been used as a recording and rehearsal space since 2015. Permission.

SITE AND SURROUNDINGS

The site is located off the western end of Stanbridge Lane, a private road with the countryside and High Weald Area of Outstanding Natural Beauty.

The locality is characterised by sporadic loose knit development with open field and areas of woodland. The properties within the locality consist of residential, agricultural and equestrian uses. The application site is located within a cluster of buildings at the end of Stanbridge Lane and largely consist of residential properties with an equestrian property along the access road. These properties include Stanbridge Farm East and Stanbridge Farm West, a Grade II listed building positioned to the north of the application site.

The application site consists of an 'L' shaped single storey building which has previously been used as a stable block, with an area of hardstanding to the front, and raised earth bunds around the perimeter which obscures the building largely from view. The building has an equestrian appearance with timber cladding and shutters over the fenestration and a green corrugated metal roof.

APPLICATION DETAILS

The application seeks change of use of the existing recording and rehearsal space to residential use. The statement outlines that the recording studio has been in use since 2015, and was granted retrospective permission for this change of use in 2021, under application DM/21/2479. The statement outlines that someone was living at the property between 2019 and 2025, with the studio now being vacant.

Submitted plans show that the building is proposed to be converted to form a 2-bd dwelling comprised of a living room, kitchen, w.c, utility and study.

Plans show that it is proposed to install a window on the side (northern) elevation, and three windows on the rear (eastern) elevation.

LEGAL FRAMEWORK AND LIST OF POLICIES

As this is not a planning application, the development plan (Mid Sussex District Plan and the made Slaugham Neighbourhood Plan) is not relevant to the determination of this application.

The application falls to be assessed against Part 3, Class MA of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended):

Permitted development

MA. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

Development not permitted

(1) Development is not permitted by Class MA—

(a)

(b) unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

(c)

(d) if land covered by, or within the curtilage of, the building—

(i) is or forms part of a site of special scientific interest;

(ii) is or forms part of a listed building or land within its curtilage;

(iii) is or forms part of a scheduled monument or land within its curtilage;

(iv) is or forms part of a safety hazard area; or

(v) is or forms part of a military explosives storage area;

(e) if the building is within—

(i) an area of outstanding natural beauty;

(ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981(1);

(iii) the Broads;

(iv) a National Park; or

(v) a World Heritage Site;

(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or

(g) before 1 August 2022, if—

(i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and

(ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

(2) The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order—

(a) the following classes of the Schedule as it had effect before 1st September 2020—

(i) Class A1 (shops);

(ii) Class A2 (financial and professional services);

(iii) Class A3 (food and drink);

(iv) Class B1 (business);

(v) Class D1(a) (non-residential institutions - medical or health services);

(vi) Class D1(b) (non-residential institutions - crèche, day nursery or day centre);

(vii) Class D2(e) (assembly and leisure - indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;

(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.

Conditions

(1) Development under Class MA is permitted subject to the following conditions.

(2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport impacts of the development, particularly to ensure safe site access;

(b) contamination risks in relation to the building;

(c) flooding risks in relation to the building;

- (d) impacts of noise from commercial premises on the intended occupiers of the development;
 - (e) where—
 - (i) the building is located in a conservation area, and
 - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
 - (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
 - (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
 - (h) where the development involves the loss of services provided by—
 - (i) a registered nursery, or
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006(2), the impact on the local provision of the type of services lost.
- (3) An application for prior approval for development under Class MA may not be made before 1 August 2021.
- (4) The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph as if—
- (a) for paragraph (e) of sub-paragraph (2) there were substituted—
"(e) where—
 - (i) sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assessment;
 - (ii) sub-paragraph (6A) requires the Health and Safety Executive to be consulted, a statement about the fire safety design principles, concepts and standards that have been applied to the development,";
 - (b) in the introductory words in sub-paragraph (5), for "and highways impacts of the development" there were substituted "impacts of the development, particularly to ensure safe site access";
 - (c) after sub-paragraph (6) there were inserted—
"(6A) Where the application relates to prior approval as to fire safety impacts, on receipt of the application, the local planning authority must consult the Health and Safety Executive.";
 - (d) in sub-paragraph (7) for "(5) and (6)" there were substituted "(5), (6) and (6A)";
- (5) Development must be completed within a period of 3 years starting with the prior approval date.
- (6) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Interpretation of Class MA

3. Development meets the fire risk condition referred to in paragraph MA.2(2)(i) if the development relates to a building which will—
- (a) contain two or more dwellinghouses; and
 - (b) satisfy the height condition in paragraph (3), read with paragraph (7), of article 9A (fire statements) of the Town and Country Planning (Development Management Procedure) (England) Order 201560.

ASSESSMENT

Having regard to the permitted development criteria as set out under Class MA.1., the building is located within the High Weald Area of Outstanding Natural Beauty and is therefore located within a designated site as set out under criteria MA.1. (e).

In view of the above, it is considered that the proposed change of use under class MA would not constitute permitted development.

CONCLUSION

The proposal fails to accord with the criteria set out under Class MA, Part 3, Schedule 2, of the GPDO (as amended). On this basis prior approval for the change of use cannot be granted in accordance with the details submitted and planning permission will be required.

Decision: Prior Approval is Refused

Case Officer: Catherine Cardin