

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0502	Case Officer:	Hamish Evans
Application Type:	Prior Not. - Agricultural to Dwelling		
Proposal:	Change of Use of Agricultural Building to a Dwelling		
Site:	Boars Mead Barn, Bullfinch Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9ER, ,		
Validation Date	26 Feb 2025	Overall Expiry Date:	22 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Prior Approval is Granted	Recommendation Date:	16 Apr 2025
Target Date:	23 Apr 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	17 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0502

**Boars Mead Barn, Bullfinch Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9ER,
Change of Use of Agricultural Building to a Dwelling
Mrs S Couchman**

SUMMARY OF REPRESENTATIONS

No third-party representation letters have been received in respect of this application.

SUMMARY OF CONSULTEES

MSDC Flood Risk and Drainage Team

No objection on flood risk grounds.

WSCC Highways

The prior approval is considered acceptable in highway terms.

MSDC Environmental Protection

Concerns regarding road traffic noise to future occupiers, potential impact of residential use on existing commercial uses and the potential for unreasonable restrictions to be placed on existing commercial units.

MSDC Contaminated Land Officer

No objection subject to discovery condition.

PARISH COUNCIL OBSERVATIONS

Hurstpierpoint and Sayers Common Parish Council

Recommend refusal, due to reasons set out in previous applications, viability of converting the barn and conflicts with the Neighbourhood Plan

INTRODUCTION

This application is a prior notification application to establish whether prior approval is required for the change of use of an existing agricultural building to a residential dwelling at Boars Mead Barn Bullfinch Lane Hurstpierpoint BN6 9ER.

RELEVANT PLANNING HISTORY

HP/047/93. Erection of barn for agricultural use. Permission. This formed half of Building 1 referred to in later applications. Condition 2 requires the building to be removed within 6 months of cessation of its use for agricultural or horticultural purposes.

HP/127/94. Proposed extension to barn. Permission. Together with HP/047/93, this forms the whole of Building 1 referred to in later applications. Condition 2 requires the building to be removed within 6 months of cessation of its use for agricultural or horticultural purposes.

DM/18/3875. Application for determination as to whether prior approval is required for the change of use from agricultural barn to a single unit 2-bed dwelling house (Use Class C3) and associated building operations under Class Q(b) (amended description 9/10/2018). Prior approval is refused.

DM/19/2840. Application for determination as to whether prior approval is required for the change of use from agricultural barn to a single unit 3-bed dwelling house (Use Class C3) and associated building operations under Class Q(b). Prior approval is refused.

DM/20/2941. Application for determination as to whether prior approval is required for the change of use from agricultural barn to a single unit 2-bed dwelling house (Use Class C3) and associated building operations under Class Q(b). Prior approval is refused.

DM/21/3058. Removal of condition 2 of planning permission HP/047/93. Permission.

DM/22/1439. Proposed removal of condition 2 from HP/127/94. Permission.

DM/22/1777. Change of use of an agricultural building at Bullfinch lane into a dwelling. Prior approval is granted.

SITE AND SURROUNDINGS

The application site is situated within the countryside with the built up area boundary of Hurstpierpoint located some 361 metres to the east of the site. The Langton Conservation Area is located to the north of the site.

This application concerns a steel framed structure situated within a field, which was formerly associated with Pakyns Garden Cottage to the north-east. This land has since been severed from its host property together with its direct access from Albourne Road. The siting of this building is somewhat hemmed in by outbuildings and equestrian uses immediately to the east, which form part of Pakyns House; and by the garden areas of Pakyns Garden Cottage and the more recently built dwelling in its grounds, Pakyns Garden Manor. The structure is accessed via a long private track off a restricted byway and off Bullfinch Lane, a public bridleway, running off Albourne Lane.

The structure on site consists of 4 linked buildings. Building 1 - is the original building benefiting from 2 planning permissions in 1993 and 1995, both with restrictive conditions as set out above. Its exterior is formed of a combination of concrete block work, timber boarding and metal cladding, with a cement fibre roof. Building 2 is a lean-to extension to the full-length of this building to the west, finished in corrugated metal walls on 2 sides and a corrugated metal roof. Building 3 has a monopitched roof and is an extension to Building 1 to the north, with similar materials to Building 2. Building 4 also has a monopitched roof and is an extension to Building 3 to the north, at an angle, with materials similar to Buildings 2 and 3. There is no planning history that can be found relating to Buildings 2, 3 and 4.

APPLICATION DETAILS

The application is a prior notification application to establish whether prior approval is required for the change of use of an existing agricultural building to a residential dwelling. The proposed dwelling would consist of a two-bedroom single storey property with two bedrooms, one bathroom, a living, dining and kitchen room, an outside covered area, a garden shed and garage and utility space. The gross floor area of the proposed dwelling would be some 269.3 sqm and as such constitute a larger dwellinghouse for the purposes of Class Q.

The external appearance of the building will be altered with new windows and door openings being proposed to the western and eastern elevations. The proposed external works consist of insertion of doors and windows, the removal of some existing timber cladding and the installation of rainwater pipes and gutter.

LEGAL FRAMEWORK

As this is an application to establish whether prior approval is required and is not an application for planning permission, the application falls to be assessed against Part 3, Class Q of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, which states:

'Permitted development

Q. Development consisting of—

(a) a change of use of—

(i) a building that is part of an established agricultural unit and any land within that building's curtilage, or
(ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.

Development not permitted

Q.1. Development is not permitted by Class Q if—

(a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit—

(i) on 24th July 2023, or

(ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,

(b) in the case of a site that was (but is no longer) part of an established agricultural unit—

(i) the site was part of an established agricultural unit on 24th July 2023,

(ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or

(iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,

(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,

(d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—

(i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or

(ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,

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

(f) less than 1 year before the date development begins—

(i) an agricultural tenancy over the site has been terminated, and

(ii) the termination was for the purpose of carrying out development under Class Q,

unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,

(g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,

(h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—

(i) extension of the building allowed by paragraph Q.1(i);

(ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),

(i) the development under Class Q(b) would result in an extension that—

(i) has more than one storey,

(ii) is sited anywhere other than to the rear of the existing building,

(iii) extends beyond the rear wall of the existing building by more than 4 metres,

(iv) has eaves the height of which exceed the height of the eaves of the existing building,

(v) is higher than whichever is the lower of—

(aa) the highest part of the roof of the existing building, or
 (bb) a height of 4 metres above the ground,
 (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or
 (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—
 (aa) the hard surface was not provided on the land on or before 24th July 2023, or
 (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,
 (j) the development under Class Q(c) would consist of building operations other than—
 (i) the installation or replacement of—
 (aa) windows, doors, roofs, or exterior walls, or
 (bb) water, drainage, electricity, gas or other services,
 to the extent reasonably necessary for the building to function as a dwellinghouse, and
 (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),
 (k) the site is on article 2(3) land,
 (l) the site is, or forms part of—
 (i) a site of special scientific interest;
 (ii) a safety hazard area;
 (iii) a military explosives storage area,
 (m) the site is, or contains, a scheduled monument,
 (n) the building is a listed building,
 (o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015⁶⁴ as read with the notes dated 19th May 2016 which apply to it,
 or
 (p) the building does not have suitable existing access to a public highway.

Conditions

Q.2.—(1) Where the development proposed is development under Class Q(a) together with development under Class Q(c), development is permitted subject to the condition that before beginning the development, 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 and highways impacts of the development,
- (b) noise impacts of the development,
- (c) contamination risks on the site,
- (d) flooding risks on the site,
- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,
- (f) the design or external appearance of the building, and
- (g) the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(2) Where the development proposed is development under Class Q(a) only, development is permitted subject to the condition that before beginning the development, 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 the items referred to in sub-paragraphs (1)(a) to (e) and (g), and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(3) Where the development proposed includes development under Class Q(b), the developer must also apply, as part of the application under sub-paragraph (1) or (2) (as the case may be), for a determination as to whether the prior approval of the authority will be required as to the impact of the proposed extension on the amenity of any adjoining premises.

(4) Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) or (c), if any, must be completed within a period of 3 years starting with the prior approval date.

Interpretation of Class Q

Q.3.—(1) For the purposes of Class Q, "curtilage" means the lesser of—

(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the building on an established agricultural unit or former agricultural building (as the case may be), closely associated with and serving the purposes of that building, and
(b) an area of land immediately beside or around the building on an established agricultural unit or former agricultural building (as the case may be) no larger than the land area occupied by that building.
(2) For the purposes of Class Q.1(d), "the original limits of an established agricultural unit" means—
(a) in the case of an established agricultural unit which ceased to exist prior to 24th July 2023, all the land which comprised the established agricultural unit at the time it came into existence;
(b) in the case of an established agricultural unit which exists on 24th July 2023, all the land which comprised the established agricultural unit at the time it came into existence;
(c) in any other case, all the land which comprises the established agricultural unit at the time it comes into existence.

Class X of Part 3 is also deemed relevant:

'Interpretation of Part 3

X. For the purposes of Part 3—

"agricultural building" means a building (excluding a dwellinghouse) used for agriculture and which is so used for the purposes of a trade or business; and "agricultural use" refers to such uses;
agricultural tenancy" means a tenancy under—

(a) the Agricultural Holdings Act 1986; or

(b) the Agricultural Tenancies Act 1995;

"curtilage" means, for the purposes of Class R or S only—

(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or

(b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser;

"established agricultural unit" means agricultural land occupied as a unit for the purposes of agriculture—

(a) for the purposes of Class R, on or before 3rd July 2012 or for 10 years before the date the development begins; or

(b) for the purposes of Class Q or S, on or before 20th March 2013 or for 10 years before the date the development begins;

"habitable rooms" means any rooms used or intended to be used for sleeping or living which are not solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms;

"pay day loan shop" has the meaning given in the Use Classes Order⁷³;

"prior approval date" means the date on which—

(a) prior approval is given; or

(b) a determination that such approval is not required is given or the period for giving such a determination set out in paragraph W(11)(c) of this Part has expired without the applicant being notified whether prior approval is required, given or refused;

"registered nursery" means non-domestic premises in respect of which a person is registered under Part 3 of the Childcare Act 2006⁷⁴ to provide early years provision;

"site" means the building and any land within its curtilage;

"state-funded school" means a school funded wholly or mainly from public funds, including—

(a) an Academy school, an alternative provision Academy or a 16 to 19 Academy established under the Academies Act 2010⁷⁵;

(b) a school maintained by a local authority, as defined in section 142(1) of the School Standards and Framework Act 1998⁷⁶; and

"sui generis use" means a use for which no class is specified in Schedule 1 or 2 to the Use Classes Order."

It should be noted that the above legislation sets out the provisions contained within the Act in January 2025. The Act was amended in April 2024 to remove the previously allowed larger dwellinghouse allowance which stated that development was not permitted if:

'(a) In the case of:

(i) A larger dwellinghouse within an established agricultural unit:

- The cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or

- The cumulative floorspace of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres.

(b) In the case of

(i) A smaller dwellinghouse, within an established agricultural unit

- The cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or

- The floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres.'

This element of the Act was removed through the April 2024 amendment and came into effect on the 21st May 2024. However, transitional provisions were also set in place which state that the above allowance is still in place for application that are submitted before 20th May 2025. As this application was submitted prior to this date the application is required to comply with the above provision.

ASSESSMENT

It is necessary to begin this assessment with reference to Article 3(4) of this legislation (The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)), which states:

'Nothing in this Order permits development contrary to any condition imposed on any planning permission granted or deemed to be granted under Part 3 of the Act otherwise than by this Order'.

There do not appear to be any restrictive conditions on this building. Two restrictive conditions were removed under previous applications at the site DM/21/3058 and DM/22/1439.

Development not permitted

Taking each element of the 'Development not permitted' section in turn:

As set out in the applicant's Planning Statement, the proposal appears to accord with the criteria set out in the most up-to-date legislation listed under (a), (b), (ba), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l) and (m), and the Local Planning Authority has no evidence to suggest anything to the contrary:

(a) The planning history of the site shows the application building was in use as an agricultural building in 1995. As such it was in use prior to 24th July 2023.

(b) The internal floor space of the proposed dwelling measures some 269.3 sqm, so would be classed as a larger dwellinghouse. A previous application under Class Q was approved at the application building for the same development under application reference DM/22/1777 and no other applications under Class Q site have been permitted.

(c) N/A

(d) The internal floor space of the proposed dwelling measures some 238.4 sqm, so would be classed as a larger dwellinghouse. No other applications under Class Q at the site have been received.

(e) the site is not occupied under an existing formal agricultural tenancy;

(f) nor has an agricultural tenancy been terminated within the last 12 months.

(g) no development utilizing agricultural permitted development rights has been undertaken on the unit since 20 March 2013.

(h) the development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.

(i) the building operations listed earlier comply with this part.

(j) the site is not on article 2(3) land.

(k) the site does not form part of a SSSI, safety hazard area or military explosives storage area.

(l) the site is not, and does not contain, a scheduled monument.

(m) the building is not a listed building.

Taking into account the above the proposal is therefore considered to comply with Q1.

Furthermore, it is noted that Class X of Part 3 of the GPDO relates to interpretation and advises that for the purposes of Class Q, R or S only, "curtilage" means:

*'(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or
(b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser;'*

The block plan provided includes a proposed curtilage of the building (as marked by the red line on the plan) which would include the building (with an area of land to the front, side and rear of the building to a garden area). As the proposed conversion would have a floorspace larger than the surrounding land around the building within the redline it is considered that the proposal would meet the requirement of Class X.

Conditions

Conditions as stated under Part Q.2 require the local planning authority to assess whether prior approval is required in respect of transport and highways impacts of the development, noise impacts of the development, contamination risks on the site, flooding risks on the site, whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change to a C3 residential use and the design and external appearance of the building together with the provision of adequate natural light in all habitable rooms of the dwellinghouses. These considerations are detailed below:

(a) Transport and highways impacts of the development

West Sussex County Council Highway Authority has been consulted on this application and in summary they state that the movements associated with the agricultural have done so safely with no known safety highways concerns, and C3 residential uses are considered less intensive. Consequently, no highways concerns would be raised. In principle, the current GDPO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

In accordance with these comments, it is not considered that the proposal would cause any transport or highways impacts.

(b) Noise impacts of the development

The council's Environmental Protection team has been consulted on this application and commented as follows:

'The applicant has noted that a previous prior approval under DM/22/1777 provides a fall-back position for this site. Whilst I am aware that DM/22/1777 was permitted, I reiterate the comments made in relation to that prior approval as relevant to this new prior approval notification.'

This prior approval notification relates to a proposal to change the use of the barn from agricultural to residential. The constrained process for prior approvals means that full consideration of all the potential environmental impacts cannot be made. However, there are planning principles that I will outline which in my view have a bearing on the suitability of the proposal and that you may wish to consider when determining the application.

Firstly, it is worth noting that the site is affected by road traffic noise from the A23 which is 140m west of the barn. This would ordinarily behave the applicant to provide an acoustic report on the likely health impacts for future residents of the development. In such cases, if there are found to be adverse impacts on health or quality of life then the applicant should detail, and subsequently implement, mitigation measures to minimise the harm. In cases where such mitigation is not possible, then the development should be resisted. This assessment of harm and proposals to minimise the harm is not required in Class Q conversions.

Section 198 of the National Planning Policy Framework refers to the situation where new developments, particularly where sensitive receptors such as residential uses are involved, are introduced into areas where there are existing businesses and facilities. The intent is that existing businesses do not have unreasonable restrictions placed on them as a result of development permitted after they were

established. The agent of change principle is outlined in paragraph 200 and this places the onus on the applicant to provide mitigation measures where these are necessary to ensure the viability of existing businesses in the light of new sensitive uses being introduced as a consequence of a development proposal. This is pertinent in this case.

There is a commercial unit attached to the development site noted as a Class R building. This would allow storage and distribution activities in this adjacent and connected building. If the proposal proceeded and new occupants complained to the local authority about noise from these commercial activities, we have a duty to investigate and where statutory nuisance is established to serve an abatement notice on the commercial occupier. This would be an unreasonable restriction that paragraph 200 of the NPPF states that planning decisions should avoid.

I recommend you consider the above when determining whether the location or siting of the building makes it otherwise undesirable for this proposed change of use from agricultural to residential.'

The above comments are noted and normally an acoustic report would be required with an application for planning permission, as set out within the comments however, this assessment is not required for Class Q conversions. It should also be noted that the proposal was the subject of a previous prior approval application under reference DM/22/1777 where prior approval was granted for the proposal. It would be considered to be unreasonable for the Council to introduce this as a new reason for refusal now. As such the proposal is considered acceptable in relation to noise impacts of the development.

(c) Contamination risks on the site

The Council's Contaminated Land Officer has been consulted on the application and has suggested conditions to deal with the risks associated with contamination of the site, which would ensure appropriate mitigation measures are undertaken in the event of an approval for this scheme.

(d) Flooding risk on the site

The site does not fall within a Flood Zone area and the Council's Flood Risk and Drainage team have raised no objection to the proposal. On this basis, there are not considered to be any flooding risks as a result of this proposal.

(e) Practicality of change of use

In determining these applications DCLG Planning Practice Guidance website (revised 05.03.2015) states:

'Impractical or undesirable are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making any judgment. Impractical reflects that the location and siting would "not be sensible or realistic", and undesirable reflects that it would be "harmful or objectionable".

When considering whether it is appropriate for the change of use to take place in a particular location, a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval.

There may, however, be circumstances where the impact cannot be mitigated. Therefore, when looking at location, local planning authorities may, for example, consider that because an agricultural building on the top of a hill with no road access, power source or other services its conversion is impractical.

Additionally the location of the building whose use would change may be undesirable if it is adjacent to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals.'

As set out within the Transport and Highways section, the proposal will result in a less intensive use of the existing access, while connected to an agricultural/storage building, this will be attached to the garage and it is not considered uncommon for rural buildings to be closely related to agricultural buildings and not in itself considered a reason to conclude that the proposal would be undesirable.

(f) The design or external appearance of the building

The proposed plans and elevations show that the proposal will retain the existing rural character and appearance of the building.

Proposed plans and elevations show that the proposal will retain the existing rural character and appearance of the building, with the existing external materials to be retained and repaired where necessary. It is acknowledged that a number of windows and openings provided on the existing elevations. However, Part 3, Class Q allows for building operations necessary to convert the building including replacement of roofs, exterior walls and the installation of windows and doors. The external appearance is considered to be acceptable for the proposed use. Therefore, no concerns are raised in this respect.

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses

Proposed plans and elevations submitted show that all habitable rooms will be served by windows and roof lights, providing adequate levels of natural light.

The Parish Council have recommended refusal of the application due to reasons set out in previous applications, the viability of converting the barn and conflicts with the Neighbourhood Plan. Whilst these comments are noted taking into account the above assessment it is considered that the prior approval process can be utilised in this case and that it should be allowed subject to relevant planning conditions.

ASSESSMENT

To summarise as this is not a planning application, the policies contained within the District Plan are not relevant. For the reasons that have been outlined above, it is considered that the prior approval process can be utilised in this case. Having gone through the relevant conditions attached to Part 3, Class Q, it is considered that this application for prior approval should be allowed subject to relevant planning conditions.

Decision: Prior Approval is Granted

Case Officer: Hamish Evans