

**Description**

Change of use of three agricultural buildings to a mixture of B1 use.

This application involves three buildings; two open fronted cattle buildings at 144m<sup>2</sup> each (buildings 1 and 2), and one grain store (3) at 169m<sup>2</sup>. The cumulative floor space is 457m<sup>2</sup>

If prior approval is given, planning permission will be sought for the associated operational development required to convert buildings 1 and 2, namely the construction of flank walls.

**Construction**

Following previous refusals under Class R, a structural report has been undertaken which confirms that the buildings would be suitable for conversion to commercial units without excessive construction works and other points of concern have been dealt with via statutory declarations.

**Transport and Highway Impacts**

The buildings are accessed by an existing concrete track from Oxford Road, where there is good visibility in both directions. The access is currently frequently used by large agricultural machinery and vehicles so the proposed change of use and the associated smaller vehicles would not have a detrimental impact on the immediate highway or surrounding network.

**Noise**

The proposed use would not give rise to significant noise impacts. Given the location of the buildings, the proposed use is unlikely to have an undue detrimental impact. B1 use by its nature is appropriate in a residential area as described by the Town and Country Planning (Use Classes) Order.

**Contamination**

The proposed use does not pose contamination risks.

**Flooding Risks**

The site is located within EA Flood Zone 1, an area of low probability of flooding. Please see enclosed report.