

Description

Change of use of one agricultural building to B8 use.

This application involves one building; an enclosed cattle building which currently measures approximately 668 m².

If prior approval is given, planning permission will be sought for the associated operational development required to convert 500 m², of the above building into two units to support local businesses – see supporting emails. The remaining area will be used for the storage of agricultural implements.

Construction

The building is a modern agricultural building, fully enclosed on side elevations with the end elevations currently providing the openings. The building would be suitable for conversion to commercial units without excessive construction work – purely in the installation of secure doorways and subdivisions.

Transport and Highway Impacts

The buildings are accessed by an existing concrete driveway from Wendlebury Road, where there is good visibility in both directions. The access is currently frequently used by large agricultural machinery and existing commercial unit vehicles so the proposed change of use and provision of further space for existing tenants 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.

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.