12th May 2023

What is the planning application justification/need for Delivery Policy DES1?

Stroud District is a rural District. Data was extracted from Uniform IT System. As at 30.04.23 there is a total of 76 planning applications and prior notifications for barn conversions to residential since 01.01.21 in this District.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **2021** | **2022** | **2023 (Part)** | **TOTAL** |
| **New Barns** | 74 | 32 | 15 | **121** |
| **COU of barn to Employment** | 11 | 10 | 9 | **30** |
| **C0U of barn to personal equestrian use** | 0 | 1 | 1 | **2** |
| **Barn COU to Residential** | 21 | 39 | 16 | **76** |
| **Barn COU to Tourism** | 2 | 5 | 2 | **9** |

The Council noted both policy comments made during Local Plan process and had discussions with Development Management officers. A number of cases were cited where conversion of barns had resulted in development pressure for new barns on the same agricultural unit and other cases where relatively new barns were converted to alternative uses.

Examples included Hayes Farm where farm buildings were converted to holiday lets where the LPA specifically requested financial information that the farm would continue to be the primary business and evidence they did not require storage to permit conversion of all barns into holiday lets, a new application was submitted for the conversion of a remaining Dutch Barn into an events room, erection of a hobbit house to facilitate wedding and an car park on a current rented out field. A bund was created to screen shipping containers to facilitate storage of agricultural machinery - that they did not require due to the whole farming business being rented out.

Court Farm, converted agricultural buildings to café, office and residential then built new barns were erected adjacent to farm complex as the history below indicates:

S.20/2736/P3R - [Change of use of agricultural building to a cafe/farm shop](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=QLFXQ2PN0D300&activeTab=summary)

S.20/2735/P3R - [Change of use of agricultural building to a B1 business use](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=QLFW0WPN0D300&activeTab=summary)

S.20/1548/FUL - [Construction of Farm Building - Implement Shed and Dry Feed Store](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=QE6EEOPNIDZ00&activeTab=summary)

S.20/1305/AGR - [Tractor store/implement shed and dry feed store](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=QCQI1IPNGNV00&activeTab=summary)

S.19/2123/P3R - Change of the existing agricultural building to form a farm shop/cafe (A1/A3 use) (381488- 203215).

S.19/0595/FUL - [Proposed change of use of an agricultural building to B&B accommodation](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=POKHSFPNJKL00&activeTab=summary)

S.17/2639/FUL - [Conversion of Grade 2 Listed Cotswold stone barn to a residential dwelling with associated parking and garden. Conversion of a stone stable to a one bedroom holiday let with associated parking and garden.](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=OZRUM2PNJGK00&activeTab=summary)

S.17/2266/P3R - [Proposal is to change use to C1.](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=OXAVKCPN0CL00&activeTab=summary)

S.17/2274/P3R - [Change use to A1/A3.](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=OXCFNAPN00300&activeTab=summary)

S.17/0420/FUL  - [Construction of Farm Building - Hay/Straw Barn.](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=OLO63KPNKXX00&activeTab=summary)

S.17/0419/FUL - [Construction of Farm Building - Cattle Building.](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=OLO5DJPNKXS00&activeTab=summary)

S.16/1685/HHOLD - [Demolition of outbuilding and erection of new outbuilding to provide a garden room, workshop and garage. Internal alterations, new access and landscaping.](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=OB145RPNJOD00&activeTab=summary)

S.16/1157/FUL - [Erection of Farm Building](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=O7MEZGPNM4500&activeTab=summary)

Another example case is at Parlour Farm

S.20/2736/P3R - [Change of use of agricultural building to a cafe/farm shop](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=QLFXQ2PN0D300&activeTab=summary)

S.20/2735/P3R - [Change of use of agricultural building to a B1 business use](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=QLFW0WPN0D300&activeTab=summary)

S.20/1548/FUL - [Construction of Farm Building - Implement Shed and Dry Feed Store](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=QE6EEOPNIDZ00&activeTab=summary)

S.20/1305/AGR - [Tractor store/implement shed and dry feed store](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=QCQI1IPNGNV00&activeTab=summary)

S.19/2123/P3R - [Change of the existing agricultural building to form a farm shop/cafe (A1/A3 use) (381488- 203215).](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=PYUCK1PN09600&activeTab=summary)

S.19/0595/FUL - [Proposed change of use of an agricultural building to B&B accommodation](https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=POKHSFPNJKL00&activeTab=summary)

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The number of applications as well as site examples usefully provide a justification of the need for the policy that seeks to control conversion of redundant rural buildings.