

Change of use of an agricultural building to a mixed use including agricultural use and a shop, Harwood Field Farm, Castle Hill Road, Birtle BL9 6UL .

Planning Statement



March 2024

Prepared by Hartley Planning and Development Associates Ltd

Amongst the several buildings at Harwood Field Farm is an agricultural building erected in 2005 and used for that purposes since then and including in 2012.

The building is shown on the attached location plan and Google Earth Images are also included to show its presence at various dates since its construction.

Part of it, amounting to some 128m² (including a mezzanine) is being used for retailing purposes for the sale, mainly of equestrian related products .(See submitted layout plans)

The General Permitted Development Order 2021 (GPDO) Part 3, Class R permits the change of use from an agricultural building to flexible commercial use including Class E (commercial, business or service) of Schedule 2.

Such development is not permitted if : -

(a) the building was not used solely for an agricultural use as part of an established agricultural unit—

(i) on 3rd July 2012;

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or

(iii) in the case of a building which was brought into use after 3rd July 2012, for a period of at least 10 years before the date development under Class R begins;

(b) the cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds 500 square metres;

(c) the site is, or forms part of, a military explosives storage area;

(d) the site is, or forms part of, a safety hazard area; or

(e) the building is a listed building or a scheduled monument’.

None of the above limitations apply in this case and where the floor area changing use is approximately 128m².

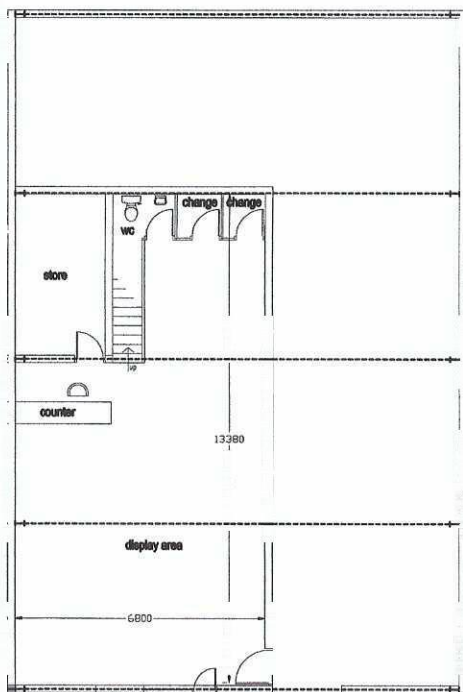
It is a requirement that before the change of use begins and where the floor area concerned is less than 150m², the following information must be relayed to the local planning authority—

- (i) the date the site will begin to be used for any of the flexible uses;
- (ii) the nature of the use or uses; and
- (iii) a plan indicating the site and which buildings have changed use;

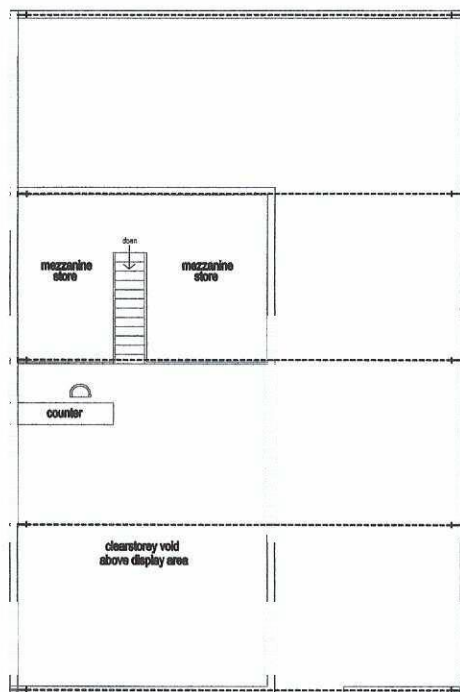
It is accepted that the change of use has taken place from June 2023 onwards (though it would seem nonsensical to have to cease the change of use for a day or two and to start the process again). The nature of the use is for the part use for retailing associated, in the main with equestrian activities which take place on the farm, with other parts of the building being used for heating apparatus for the agricultural use of the farm.

A location plan is submitted showing that part of the agricultural building for retailing use.

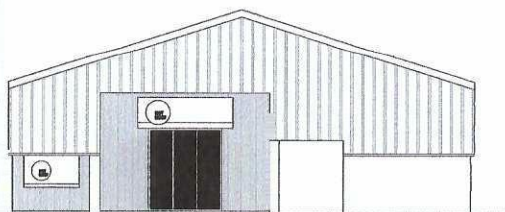
As the GPDO only requires the above information to be relayed to the local planning authority, it would seem that as this does not constitute a planning application, no such forms are required.



ground floor plan



mezzanine plan



front elevation

plan associated with retrospective application
to retain extended area of hardstanding and
equestrian supplies store at

**Harwood Fields Farm
Birtle
Rochdale**

scale 1:50 @ A1

0m

linear scale 1:50 @ A1

Rae Carroll Associates Building Design and Planning Consultants
214 Burnley Road, Bury, Lancashire O1700 873000

HarwoodFields



LOCATION PLAN

REF: S.E. 040324 A.



0 50
Metres

Plan Produced for: Harwood Fields

Date Produced: 04 Mar 2024

Plan Reference Number: TOROM24054154013776

Scale: 1:1250 @ A4

js.hartley@outlook.com

From:
Sent:
To:
Cc:
Subject:

RE: 22/0045/ENAPP Harwood Fields Farm

Thanks Steven,

Given that as described it is less than 150sqm, I agree there would be little gained from its cessation of the use, only for it to be able to begin again thereafter with notification. The information you have since provided, which is consistent with that required by the Class R notification procedure, will be kept on file. I can see that there have been some external changes which I don't think are covered by the GPDO, but at this stage I can see no reason why it would be expedient to take any action, should permission indeed be required.

Kind Regards

Enforcement Officer
Planning & Development



ROCHDALE
BOROUGH COUNCIL

Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street, Rochdale, OL16 1XU

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Shop at Harwood Fields Farm, Castle Hill Road, Birtle

Very sorry for the delay in responding to you regarding the above – entirely my delay and not that of Stephen and Tracy Robinson

I've attached some documentation regarding it and in the light of the General Permitted Development Order, and taking the latter into account it doesn't look like a planning application is necessary.

You will no doubt respond to me if required

(I am aware too that I need to respond to you regarding the hard surface area at the farm. I'll aim to do that within 24 hours)

Regards

Steven Hartley MRTPI, MRICS
HP and DA Ltd



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