

11 July 2025



Ms Alice Beeken
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ACKNOWLEDGMENT OF PRIOR APPROVAL CHANGE OF USE FROM AGRICULTURAL TO DWELLINGS

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) Order 2015 (as amended),
Schedule 2 Part 3 Class Q**

Case Reference	NOT/2025/0943
Site Address	Balcony Farm, Cuckoo Pitt Lane, Woodchurch, TN26 3TF
Proposal	Prior approval for the change of use of agricultural buildings and land within their curtilage to 5no dwelling houses and associated operational development. Central agricultural building to be demolished.

DECISION: PRIOR APPROVAL REFUSED for the following reasons:

Refusal Reasons:

- 1 The local planning authority is of the opinion that the building operations necessary to convert the building pursuant to your application go beyond the extent of works that are permitted under the terms of Class Q (c) and Q.1 (j) of The Town and Country Planning (General Permitted Development) (England) (as amended) Order 2015.
- 2 The application has failed to demonstrate that protected species would not be adversely affected by the proposal, or that appropriate mitigation could be secured, contrary to The Wildlife and Countryside Act 1981, as amended, paragraph 98 of Circular 06/2005 'Biodiversity and geological conservation – statutory obligations and their impact within the planning system' and paragraph 187a of the National Planning Policy Framework (2024).

Informatives:

- The following drawings and documents have been marked as refused as part of this determination

Description

Date

Proposed Floor Plan for Shed No 3 - Plots 4 and 5 2019/15/17	16 May 2025
Proposed Floor Plans and Elevations 2019/15/11	16 May 2025
Proposed Section Units 1 to 3 2019/15/14	16 May 2025
Proposed Section Units 4 and 5 2019/15/18	16 May 2025
Proposed Block and Site Plan 2019/15/10	16 May 2025
Proposed Floor Plan Details Shed 1 2019/15/13	16 May 2025
Existing Block and Site Plan 2019/15/01	16 May 2025
Proposed Floor Plan for Each Unit 2019/15/12	16 May 2025
Proposed Floor Plan for Plots 4 & 5 2019/15/16	16 May 2025

Signed



Simon Cole
Assistant Director - Planning and Development