C2 Statement of case

Planning statement to explain discharge of Condition 2. of 23/02319/S73

2. Condition.
Barn B (the former watch office from RAF Wyton and briefing room from RAF Alconbury) shall only be used for purposes incidental and ancillary to the use of the site for a dwelling and holiday accommodation and not as a separate workshop. A scheme (including a timetable) of like for like repairs to the building shall be completed in accordance with condition discharge application reference 19/80376/COND discharged on the 8th June 2021 unless otherwise agreed in writing. The development shall be undertaken in accordance with those approved details and thereafter retained as such in perpetuity.

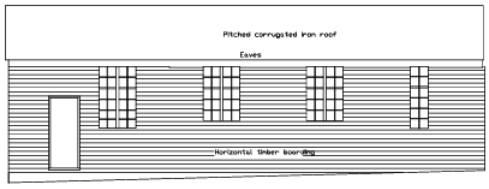
Reason: The use is controlled for the avoidance of doubt and to avoid harm to amenity in accordance with Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

The building is considered to be an exceptionally rare survival of a lightweight airfield building and a heritage asset in its own right. The repairs will help safeguard the undesignated asset.

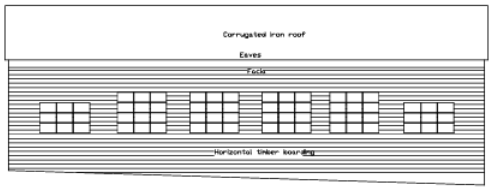
Background

Barn B was identified as a non-listed heritage asset within the first application on site for the conversion of the barns to holiday lets Ref 18/00719/FUL.

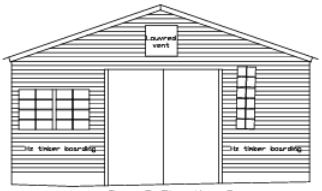
Barn B was identified as a former watch office from the airfield and of some historic importance; a condition was imposed to secure the upkeep of the building- C6.



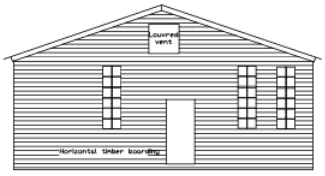
Barn B Elevation 1



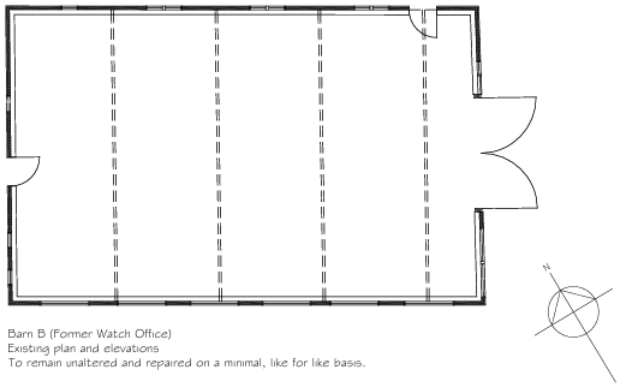
Barn B Elevation 2

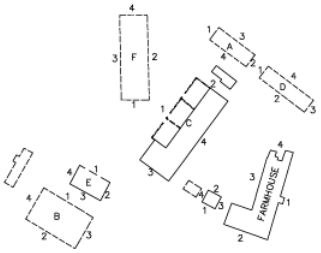


Barn B Elevation 3



Barn B Elevation 4


Barn B (Former Watch Office)
Existing plan and elevations
To remain unaltered and repaired on a minimal, like for like basis.



C2 Statement of case

Consent was given in 2018 under applications 18/00719/FUL and 18/00720/LBC to convert the Pringle Farm site into holiday accommodation. Barn B become surplus to requirements and presented a Health and Safety hazard, it was therefore carefully dismantled and stored. In 2022, under application 22.01614.FUL, consent was given for the construction of an office building on the site where Barn B had previously been located, this area was therefore no longer viable as a location for Barn B. Also in 2022, officers gave consent for an agricultural barn on the open land closest to the farmyard site under 22.01053.AGDET. Preliminary enquiry application 23.70099.PREAPP sought comment on the principle of relocating barn B to the north of this. Officer response to the preliminary enquiry proposal states 'Officers would support the siting of Barn B to the south of the barn consented under 22.01053.AGDET...'. The agricultural barn consented under 22.01023.AGDET is no longer to be built and the current submission therefore seeks consent to locate Barn B to the area where it was to be located.

In 2023 an application was made under S73 for the removal of occupancy conditions from the 18/00719/FUL permission. This was approved at Committee in March 2025. Condition 2 for the relocation of Barn B was reimposed. This submission seeks to discharge C2.

In 2024 a pre app submission was made to HDC seeking to agree the relocation of Barn B.

The summary response 23/70099/PREAPP was dated 16 Feb 2024.

'Officers would like to see Barn B reinstated on the site as close to the built form of Pringle Farm as possible to ensure the future conservation of the non-designated heritage asset and to minimise the impact on the open countryside.'

Within the pre application response it was suggested by officers that the barn be relocated close to the existing barns and could be promoted as an agricultural prior notification submission.

'Officers would support the siting of Barn B to the south of the barn consented under 22/01053/AGDET, subject to an appropriate use of Barn B. Officers would like to see Barn B reinstated on the site as close to the built form of Pringle Farm as possible to ensure the future conservation of the non-designated heritage asset and to minimise the impact on the open countryside. If Barn B is submitted as an AGDET, the primary use of the building has to be used for the purposes of agriculture in order to comply the requirements of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 6, Class A.'

This condition discharge submission is accompanied by an agricultural prior notification application for the erection of Barn B for agricultural purposes.

It is confirmed that Barn B will be used solely for agricultural storage in association with the management of the wider holding.

It is noted that there is an extant permission for an agricultural barn on the site however this barn will be located over the site of the previous approval thus rendering it incapable of being implemented.

Heritage impact.

According to the research undertaken by the Airfield Research Group (ARG), Barn B was originally built at RAF Wyton circa 1936, where it served as a temporary Watch Office until a

permanent building was completed in the late 1930's. At some point between April 1942 and May 1943, the structure was dismantled and reassembled at RAF Alconbury as a Crew Briefing Room. Post war, it was again dismantled and rebuilt at Pringle Farm for use as a store and workshop.

Barn B lost its original setting as a Watch Office at RAF Wyton in 1936 when it was relocated to RAF Alconbury. However, the structure was still experienced as a building associated with an airfield in this new location. This remained unchanged until after the war when it was moved from the airfield to the Pringle Farm complex. On its new site, it always appeared as an anomaly but it held an interest as a reused structure, when resources were scarce, in a farm setting when the agricultural economy was a priority.

As the farm complex is now destined to become a residential development, this application seeks consent to relocate Barn B once more. The site chosen will be closer to the airfield but will remain within the agricultural holding; the proposal will partially reinstate the building's lost connection to a military complex whilst retaining its later link to Pringle Farm and the agricultural land. It is therefore consistent with its history as an adaptable structure, easily dismantled, relocated and reused as circumstances and needs have evolved.

Repairs

The repairs to the building will accord with those submitted and approved pursuant to 19/8036/76COND.

Timetable

Approx. 18 months from approval to reconstruction on new site.

Conclusion

It is therefore submitted that this application in conjunction with the agricultural prior notification provides sufficient information to enable HDC to both discharge C2 and approve the associated prior notification.

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