Earliest Decision Date: **14th December 2001**	Officer: **Steve Ingram**

Ref No:	**0102467FUL**	Parish:	**Warboys**
Proposal:	**Change of use of agricultural building to office**		
Location:	**Broadpool Farm Fenside Road Warboys Huntingdon Cambridgeshire**		
Grid Ref:	EASTING: 533624.000	Code:	**Full Planning Application**
	NORTHING: 281834.000		

Applicant:	**Janine England** **Broadpool Farm** **Fenside Road** **Warboys Huntingdon** **Cambs PE28 2XR**	Agent: Phone:	

Registered:	**12th November 2001**
Expiry:	**7th January 2002**
Site Notice Exp:	**14th December 2001**
Press Notice Exp:	

Constraints:

Recommendations	Parish Obj. Representations: Y / N

TOWN & COUNTRY PLANNING ACT, 1990

PLANNING PERMISSION

Janine England
Broadpool Farm
Fenside Road
Warboys Huntingdon
Cambs PE28 2XR

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Change of use of agricultural building to office
at Broadpool Farm Fenside Road Warboys Huntingdon Cambridgeshire

in accordance with your application received on 5th November 2001 and the plans, drawings and documents which form part of the application subject to the following condition/s and reason/s.

1. Condition. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

1. Reason. To comply with Section 91 of the Town & Country Planning Act, 1990.

2. Condition. Details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development to which this permission relates.

2. Reason. To ensure a satisfactory external appearance and grouping of materials in accordance with policy EN25 of the Huntingdonshire Local Plan 1995 and policy SP12/10 of the Cambridgeshire Structure Plan 1995.

3. Condition. Before the use hereby permitted is commenced the access from the existing carriageway edge shall be laid out and constructed in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority.

3. Reason. In the interests of highway safety.

4. Condition. The loading, unloading and car parking areas on the submitted plans shall be surfaced in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority. The loading, unloading and car parking areas shall be made available for use before the proposed development comes into operation and thereafter used for no other purpose.

4. Reason. In the interests of highway safety.

Head of Planning Services
ufm16.rtf
Date 19th December 2001

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

5. Condition. The vehicular access shall be ungated unless otherwise in writing by the Local Planning Authority.

5. Reason. In the interests of highway safety.

6. Condition. The premises shall be used for office purposes only and no other purpose, including any use within Class B1 of the Town and Country Planning (Use Classes Order) 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

6. Reason. For the avoidance of doubt and in order that the Local Planning Authority may assess the implications of any proposed further change of use in the light of the circumstances pertaining at that time.

7. Note to applicant. The following planning policy documents and/or guidance are considered to be relevant to this decision:

The Approved Development Plan which comprises:
The Cambridgeshire Structure Plan 1995
The Huntingdonshire Local Plan 1995
Other relevant planning guidance (if any).
PPG7

8. Note to applicant. You are advised that you must comply with the requirements of the Middle Level Commissioners under the Land Drainage Act, 1976 and associated bylaws prior to the commencement of work on site.

9. Note to applicant. Attention is drawn to the fact that this permission does not entitle the applicant to obstruct in any way the bridleway, which crosses the land to which this permission relates. If it is intended to divert or stop up the bridleway, the appropriate legal steps must be taken before development commences.

10. Note to applicant. Any deviation from the plans hereby approved, particularly with regard to the scale of the conversion works detailed in the application, would be likely to render this permission invalid.

Head of Planning Services
ufm16.rtf
Date 19th December 2001

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

OFFICER REPORT

Case No: 01/02467/FUL Full Planning Application

Proposal: Change of use of agricultural building to office

Location: Broadpool Farm Fenside Road Warboys Huntingdon Cambridgeshire

Applicant: Janine England

Grid Ref: 00053362 00028183

DESCRIPTION OF SITE AND APPLICATION

Redundant farm building off Fenside Road.

NATIONAL GUIDANCE

PPG7.

PLANNING POLICIES

HLP - Policy E10.

PLANNING HISTORY

None.

CONSULTATIONS

Warboys PC - support the application.

MLC - no objection s/t details.

HDC - Highways - no objection subject to conditions.

REPRESENTATIONS

None received.

SUMMARY OF ISSUES

This is a proposal to convert this building to a B1 Office use.

Proposal is supported by an independent structural report that indicates that the building is capable of being converted as proposed.

Scheme accords with the guidance set out in PPG7 and can be supported.

BACKGROUND PAPERS:

19/12/01.

CONTACT OFFICER:
Enquiries about this report to **Steve Ingram Development Control Manager 01480 388400**

RECOMMENDATION **Grant Permission to**

SUMMARY OF CONDITIONS.

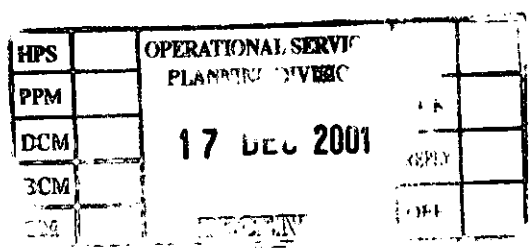
Huntingdonshire
DISTRICT COUNCIL
Pathfinder House — St Mary's Street Huntingdon PE29 3TN

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 01/02467/FUL Case Officer Steve Ingram
Proposal: Change of use of agricultural building to office
Location: Broadpool Farm Fenside Road Warboys Huntingdon Cambridgeshire

Observations of Warboys Town/Parish Council.

The Parish Council recommend that the above application be approved.



.....Clerk to Warboys Town/Parish Council.

Date : 16/12/01

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Huntingdonshire District Council
Environment and Transportation

Planning Consultation

Planning Reference: 01/02467/FUL

Planning Case Officer: Steve Ingram.

Proposal: Change of use of agricultural building to office.

Location: Broadpool Farm, Fenside, Warboys.

Thank you for the above application consultation dated 12/11/2001 received 14/11/2001.

I have no objections in principle to the modest re-use of redundant agricultural buildings, however, the following points require attention.

(i) the access from the existing highway needs to be made up to an appropriate standard (i.e. 6m width/ 6m radii/ metalled), and;

(ii) turning/ parking/ loading provision should be clarified by means of a suitably scaled layout plan.

Whilst it would be preferable for these elements to be dealt with prior to the issue of the Decision Notice, I would prepared for appropriate Conditions to be appended as follows:

1. Before the use hereby permitted is commenced the access from the existing carriageway edge shall be laid out and constructed in accordance with a detailed scheme to be submitted to and approved in writing by the LPA – In the interests of highway safety.

Reason 0018

2. Before the use hereby permitted is commenced the permanent space to be reserved on the site for turning/ parking and loading of vehicles shall be laid out in accordance with a detailed layout plan to be submitted to and approved in writing by the LPA, and such spaces shall thereafter be used for no other purpose – In the interests of highway safety.

03023

Reason 0018

3. The vehicular access shall be ungated unless otherwise agreed in writing by the LPA – In the interests of highway safety.

4. Please send an Access Note.

OPERATIONAL SERVICES
DCM
23 NOV 2001
BC
OM

Nigel Eggar
Transport Management Assistant
Ext: 8370

Date: 20 November 2001

MIDDLE LEVEL COMMISSIONERS

David Phillips C.Eng. M.I.C.E.
Chief Engineer

Middle Level Offices
Dartford Road
March
Cambs.
PE15 8AF

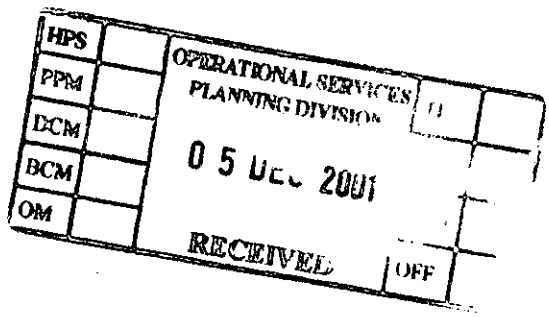
Tel. 01354-653232
Fax. 01354-659619

Our Ref: GM/JAC/333/PL/301

Your Ref:

04 December 2001

Head of Planning Services
Operational Services Directorate
Huntingdonshire District Council
Planning Department
St. Mary's House
HUNTINGDON
Cambs.
PE29 3TN



Dear Sir,

Warboys, Somersham & Pidley I.D.B.

Full Planning Application No. H/01/02467

Proposed conversion of redundant farm building to an office at Broadpool Farm, Fenside Road, Warboys

Thank you for sending me a copy of the above planning application.

This site is within the catchment area of the Warboys, Somersham and Pidley Internal Drainage Board and the nearest Board's drain is approximately 430 metres north west of the site.

I have forwarded copies of the Board's requirements under the Land Drainage Act and associated byelaws to the applicant~~(s)~~ ~~agent(s)~~ and would ask you, if and when granting planning approval, to remind her that these must be complied with before any work is commenced on site.

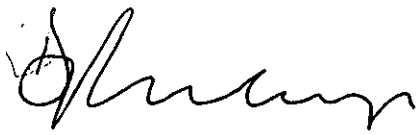
The improvement of off-site watercourses or installation of new surface water sewers ~~will~~/may be necessary in this case.

The use of a septic tank, cesspit or private sewage treatment plant for the disposal of foul sewage will be subject to the approval of your Council's Technical Department and the Environment Agency.

In the case of any watercourses (drainage ditches) at the site of the development, which are not under the jurisdiction of the Drainage Authority and thus subject to its Byelaws, access strips a minimum of 4.0m wide should be provided to and alongside both brinks and kept completely clear of any development or obstruction including fences, hardstandings, septic tanks, ponds, trees, bushes, materials, etc.

The approval of the Environment Agency and/or the District Council will be required for any work involving the piping and filling of privately owned ditches on this site.

Yours faithfully,



Consulting Engineer

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House — St Mary's Street Huntingdon PE29 3TN

Mr R Preston
Head of Environment and Transport
Operational Services Directorate

Huntingdonshire D.C.
16 NOV 2001
Environment & Transport

Our Ref: 01/02467/FUL
Your Ref:

12th November 2001

Proposal: **Change of use of agricultural building to office**
Location: **Broadpool Farm Fenside Road Warboys Huntingdon Cambridgeshire**
Applicant: **Janine England**
Constraints:

I enclose a copy of the above application. Please make any comments by 26th November 2001.
If you wish to discuss this matter further, please contact Steve Ingram on Direct Dial 8400

OBSERVATIONS:
Please tick the appropriate box:

- ☐ No comments
- ☑ No objections
- ☐ No objections subject to:
- ☐ Objections for the following reasons:
- ☐ I require an additional 14 days.

20 NOV 2001

SIGNED:

Date: 19/11.

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House — St Mary's Street Huntingdon PE29 3TN

Mr B Holden
Building Control Manager
Planning Department

Our Ref: 01/02467/FUL
Your Ref:

19th November 2001

Proposal: **Change of use of agricultural building to office**
Location: **Broadpool Farm Fenside Road Warboys Huntingdon Cambridgeshire**
Applicant: **Janine England**
Constraints:

I enclose a copy of the above application. Please make any comments by 3rd December 2001. If you wish to discuss this matter further, please contact Steve Ingram on Direct Dial 8400

OBSERVATIONS:
Please tick the appropriate box:

- [x] No comments
- [ ] No objections
- [ ] No objections subject to:
- [ ] Objections for the following reasons:
- [ ] I require an additional 14 days.

SIGNED: B Holden

Date: 20/11/01

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

NOTICE OF PROPOSED DEVELOPMENT

Huntingdonshire District Council

TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Proposed Development at:

Broadpool Farm Fenside Road Warboys Huntingdon Cambridgeshire

I give notice that Janine England

Is applying to HUNTINGDONSHIRE DISTRICT COUNCIL for:

PLANNING PERMISSION

Proposal: Change of use of agricultural building to office

Ref: 01/02467/FUL

Any one wishing to make representations about this application should write to the Head of Planning Services, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN within 21 days of the publication of this Notice. Copies of the application may be inspected at this address during normal office hours. Please quote the application reference number in any representations.

Owing to the provisions of the Local Government (Access to Information) Act, 1985 any representations received may be made public and if the application results in an appeal, copies of representations will be sent to the Planning Inspectorate and the Applicant.

MALCOLM SHARP
HEAD OF PLANNING SERVICES

Date: 23rd November 2001

Displayed on telegraph pole to the frontage of the site. 13/11/01.

Huntingdonshire DISTRICT COUNCIL

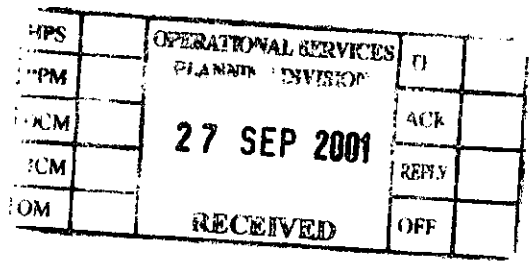
LABORE·OMNIA·FLORENT

ufm114.rtf

ENGLAND
MARKETING

Specialists in Telephone Marketing and Research

Planning Department
Huntingdon District Council
Pathfinder House
St Mary's St
Huntingdon
PE29 3TN



FAO: Steve Ingram

20th September 2001

Dear Steve,

Potential Conversion of Farm Building to Business Use at Broadpool Farm, Warboys – your ref SRI/PE/54/01

Following our recent telephone conversation, I enclose the report from Andrew Firebrace on the structural survey together with a revised drawing from the Architect and a small sketch showing the parking arrangements I would envisage. We have taken your comments, in your letter dated 18th July, into account and changed the drawings to show a more traditional look and feel to the building.

Would you kindly let me know your thoughts on these and advise whether I should no proceed with a formal planning application.

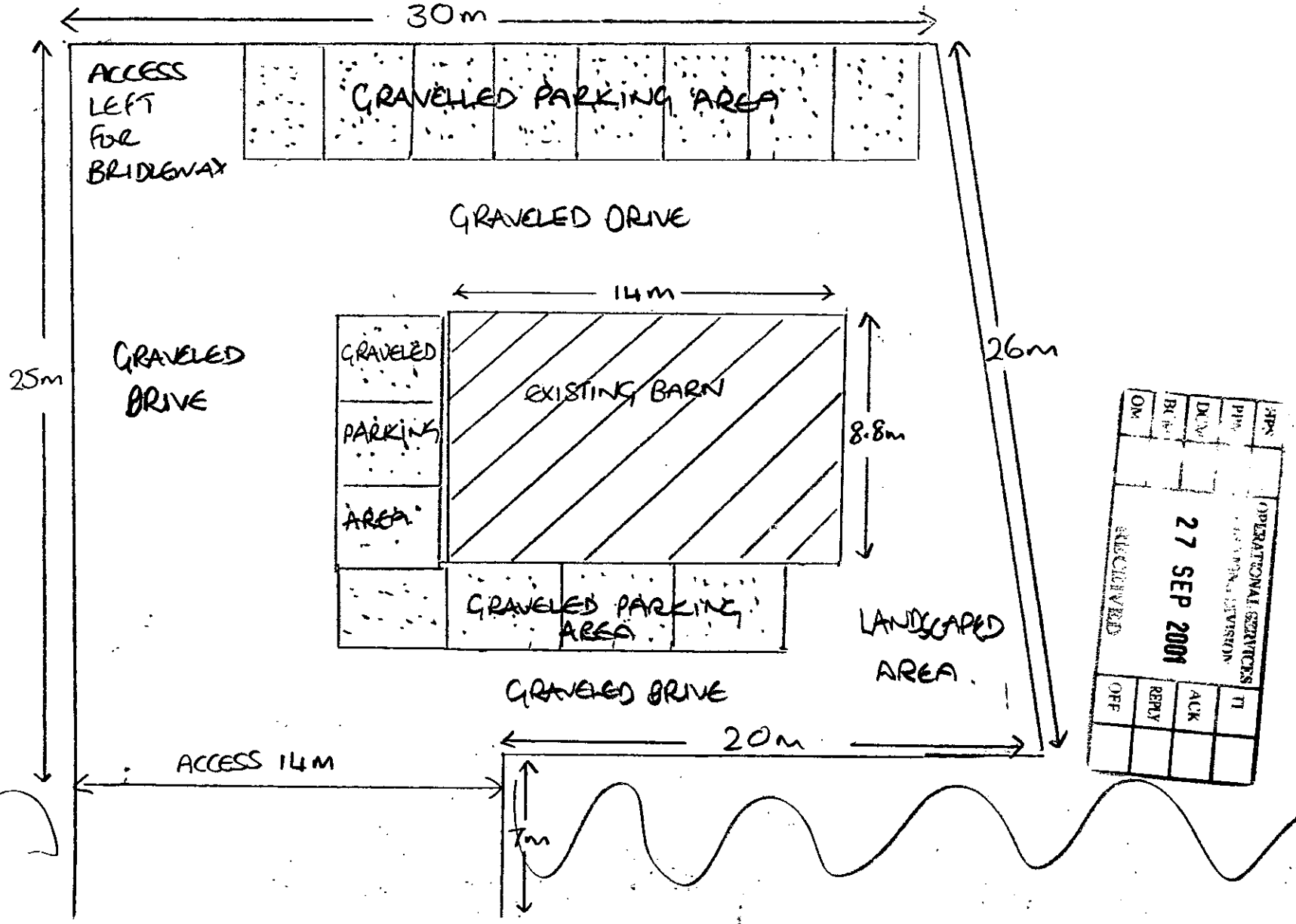
I shall look forward to hearing from you soon.

Yours sincerely,

Jan England

CHURCH HALL COTTAGE HIGH STREET WARBOYS HUNTINGDON CAMBRIDGESHIRE PE28 2TA
TELEPHONE 01487 822320 FACSIMILE 01487 822890 Email: england.marketing@dial.pipex.com

PLAN OF SITE FOR BROADPOOL BARN
SHOWING SUGGESTED PARKING / DRIVE AREAS.

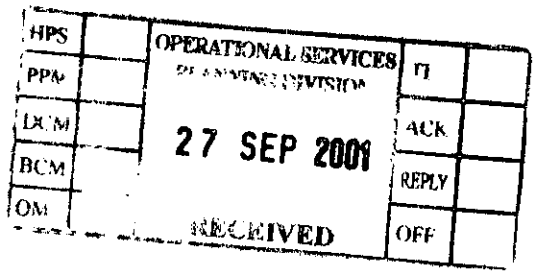


AFP ANDREW FIREBRACE PARTNERSHIP
STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS
Stable Barn, Park End, Swaffham Bulbeck, Cambridge CB5 0NA. Tel: 01223 811572 Fax: 01223 812719
E-mail: info@afpconsult.co.uk

JH/EGN/01/0763/1.1

16th August 2001

Mrs Jan England
England Marketing
Church Hall Cottage
High Street
Warboys
Huntingdon
Cambs
PE28 2TA



Dear Mrs England

Barn, Broadpool Farm – Warboys

As instructed, I have inspected the above building with respect to its proposed conversion into office accommodation, and can report as follows: -

The building is located on a flat, low lying site, slightly raised above the level of the nearby fen land to the north. A nearby site investigation revealed that the subsoil here comprises of firm clay, probably of moderate plasticity. This means that it can provide a firm formation for building on, but can be subject to seasonal movement at normal foundation depths in the vicinity of trees and large bushes. There are no trees or large bushes on or near this site.

The building has solid nine inch thick brick walls on three of the four elevations. The south elevation is open sided. The bricks are common bricks and therefore not very frost resistant. The outside faces have spalled where the brickwork has been splashed with rainwater from broken rainwater goods.

There are a couple of long vertical cracks in the brickwork, one in the north wall and one in the east gable wall. These do not indicate a significant structural defect. These cracks could be easily 'stitched' using some stainless steel bed joint reinforcement.

The roof comprises of corrugated asbestos cement sheeting laid on circular steel purlins, which rest either on the brick walls or a single steel roof truss. The roof structure is adequate to support this very lightweight roof covering. It may be possible to retain this roof structure if you replace the existing corrugated asbestos cement sheeting with insulated profiled steel sheeting. If you would rather have a slate or pantile roof covering, you would need a new roof structure.

It should be possible to fit a first floor within the building, if the floor level is set below eaves level, or if you increase the pitch of the roof.

A new ground floor could be built off the existing concrete floor slab.

The external walls are not very attractive in common bricks and the brickwork needs protection now. We suggest that you offer protection with timber weatherboarding. We suggest that you dry line the brickwork internally, because we do not think this brickwork is suitable to receive plaster.

There are no signs of damage due to subsidence or excessive settlement.

I trust this answers your query and enclose our fee account number 6325 in respect of our inspection and this report.

Yours sincerely

JOHN HOWLETT
For and on behalf of Andrew Firebrace Partnership

England Marketing
Church Hall Cottage
High Street
Warboys
Huntingdon
Cambridgeshire
PE28 2TA

Our ref: SRI/PE/54/01

18 July, 2001

Dear Ms England,

Potential Conversion of Farm Building to Business Use at Broadpool Farm Warboys

I refer to your letter of 18th June 2001 regarding the above potential development.

I have now had the opportunity to inspect the building in question and I consider that the Council, acting as the Local Planning Authority, may be able to support a scheme for its conversion and re-use provided that the proposed development accords with the applicable guidance as set out in Paragraph 3.14 of PPG7 (copy attached for your information). Point (e) is particularly relevant and any application would need to be supported by an independent structural survey in order to appropriately address this issue.

Turning to the proposed design I would most strongly suggest that greater thought needs to be given to the proposed conversion works in order to ensure that the building retains more of a traditional rural form. I would therefore suggest that the building would need to be re-roofed with traditional tiles, rather than composite steel, the major openings to the southern elevation more sympathetically addressed, probably using timber framing, and the creation of any openings in the northern elevation addressed in a manner than better reflects the rural vernacular.

I hope you find these brief comments helpful and should you wish to discuss them in detail please do not hesitate to give me a ring.

The above comments are made without prejudice to any formal decision of the LPA.

Yours sincerely,

Steve Ingram
Development Control Manager
Operational Services Directorate

☎: 01480 388400

writing. If the local planning authority have good reason on the facts to believe that the building did not benefit from agricultural permitted development rights (for example because inadequate evidence has been put forward or is available from inspection that it was used for the purpose for which it was claimed to have been built) they may, having regard to all material considerations, refuse permission for re-use and trigger removal. Where abuse of permitted development rights is not an issue, the guidance in paragraphs 3.14-3.17 on the re-use of rural buildings applies. In this case a building should only be removed if proposed re-uses are unacceptable on planning grounds. The Order requires the developer to notify the local planning authority of the date of substantial completion; the authority should keep a record of this. Annex E provides further guidance on agricultural and forestry permitted development rights.

Rural business

3.8 The range of industries that can be successfully located in rural areas is expanding. Many commercial and light manufacturing activities can be carried on in rural areas without causing unacceptable disturbance. There are attractions to the firms and their staff in a countryside environment, and there are benefits to the local economy and employment. These firms also help to bring new life and activity to rural communities, and so are generally welcomed and quickly assimilated. Local planning authorities should bear in mind the vital role of enterprises, especially small-scale enterprises, in promoting healthy economic activity in rural areas, which can contribute to both local and national competitiveness.

3.9 Local planning authorities should make provision in development plans for commercial and industrial development. They should have regard to the locational considerations in paragraph 2.10, and should avoid major developments in locations not well served by public transport or otherwise readily accessible (currently or potentially)to a local residential workforce. *Planning for Rural Diversification: A Good Practice Guide* advises on assessing the economic and social needs of rural areas. Local authorities may carry out surveys of their areas under sections 11 or 30 of the Town and Country Planning Act 1990, and may set out priorities for the types of economic development they hope to see there (see PPG12).

3.10 In many rural areas, provision needs to be made for new buildings, as well as the re-use of existing buildings (see paragraphs 3.14 and 3.15). Sensitive, small-scale new development can be accommodated in and around many settlements. Structure plans should set out the overall strategy for such development. Local plans should provide a guide to the scale of allowable development and the criteria against which planning applications will be considered. In their local plans authorities should identify suitable sites for future employment use, particularly in villages and [redacted] country towns. They may also wish to express a preference for the retention of land currently in employment use.

3.11 Local plans should set out the authority's policy towards the future expansion of business premises in the countryside, allowing where possible for reasonable future expansion on site. Planning conditions or planning obligations may be used to prevent over-intensive development (see DOE Circulars 11/95 and 1/97 respectively). Local planning authorities should devise plan policies and planning conditions adapted to the characteristics of their areas and the businesses concerned.

Tourism, sport and recreation

3.12 Rural tourism makes a major and growing contribution to rural economic activity and the rural labour market. It needs to develop in a way which draws on the character of the countryside and does not destroy the very asset on which its popularity depends. Given that guiding principle, a wide variety of tourist developments, in terms of nature and scale, can be acceptable in the right location. PPG21 gives further advice. Annex B of PPG21 sets out guidance on caravan parks, which provide a significant proportion of all tourist accommodation.

3.13 Increasing opportunities for people to enjoy the countryside for sport and recreation provides new uses of land in the countryside and is an important source of income and employment. PPG17 advises on providing for the needs of residents and visitors while respecting the rural environment. Footpaths, bridle-ways, byways, cycle routes and tow paths increase opportunities to enjoy the countryside. When deciding planning applications, authorities should take account of the effect of the proposed development on public rights of way, and draw the attention of developers to the separate consent provisions for diverting rights of way. Development should avoid interfering with the rights of way network where possible. Horse riding is increasingly popular in the countryside. Guidance on development involving horses is in Annex F.

Re-use of buildings

3.14 The re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development (see paragraphs 3.9 and 3.10), as well as for tourism, sport and recreation. It can reduce demands for new building in the countryside, avoid leaving an existing building vacant and prone to vandalism and dereliction, and provide jobs. There should be no reason for preventing the conversion of rural buildings (including modern buildings) for business re-use, subject to the further advice in Annex G, provided that:

(a) they are of permanent and substantial construction;

(b) conversion does not lead to dispersal of activity on such a scale as to prejudice town and village vitality (see paragraphs [redacted] and 2.10);

(c) their form, bulk and general design are in keeping with their surroundings; and

(d) imposing reasonable conditions on a planning permission overcomes any legitimate planning objections (for example on environmental or traffic grounds) which would otherwise outweigh the advantages of re-use; and

(e) if the buildings are in the open countryside, they are capable of conversion without major or complete reconstruction.

Jan England
England Marketing
Church Hall Cottage
High Street
Warboys
Cambs. PE28 2TA

Our Ref: MS/sad/77PE54/01
Your Ref:

26 June 2001

Dear Jan

CONVERSION OF FARM BUILDING

Thank you for your letter which I received on 25th June, regarding the above. I will be discussing this with colleagues and then ensure that you receive a reply as soon as possible.

Yours sincerely

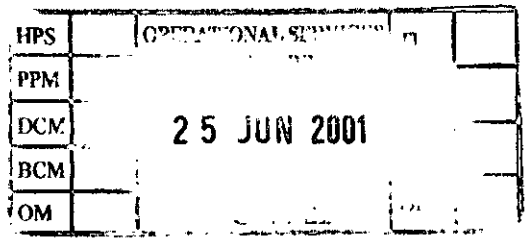
Malcolm Sharp
Head of Planning Services
Operational Services Directorate

☎: 01480 388402
Fax: 01480 388391
e-mail: Malcolm.Sharp@huntsdc.gov.uk

ENGLAND
MARKETING

Specialists in Telephone Marketing and Research

FAO: Malcolm Sharp
Head of Planning
Huntingdonshire District Council
Pathfinder House
Huntingdon
Cambs



18th June 2001

Dear Malcolm,

Following our discussion a few weeks ago, please accept my apologies for not having written sooner. We have been extremely busy at work and my husband has had a spell in hospital.

During our discussion you suggested I should write to you outlining our wish to convert a redundant farm building to offices for England Marketing. I have enclosed a location plan together with an architect's drawing of how we would like the building to be converted.

It is my understanding that the government is actively encouraging small businesses to use redundant farm building wherever possible to encourage rural employment without further building in the countryside. The government is also encouraging family farm businesses to diversify. England Marketing qualifies from both points of view.

As I mentioned, during a joint meeting arranged by Simon Jackson, your former Head of Economic Development and Steve Ingram, Steve expressed concerns about sustainability of the business and also suitability of the building for conversion. The architect has confirmed that the building is ideal for conversion and is sound from an engineering point of view. England Marketing, as a business, is sustainable and I would like to describe the development of the company, which I believe justifies the need for new premises.

- England Marketing was established just under seven years ago, with the help of a grant from Huntingdonshire Enterprise Agency. The company is owned jointly by me and my husband, who also is a partner in the family farm. England Marketing a specialist in telephone marketing and research and includes clients such as Barclays Bank PLC, National Farmers Union, Thomas Cook and Geest, as well as a number of SME's in Cambridgeshire and a several overseas companies. The company has expanded in the last few years and now employs six people together with some additional out-workers.

- I was invited to become a Huntingdonshire Partner at the end of 1999 as a small business owner with an expanding operation, attracting inward investment to the local area.

CHURCH HALL COTTAGE HIGH STREET WARBOYS HUNTINGDON CAMBRIDGESHIRE PE28 2TA
TELEPHONE 01487 822320 FACSIMILE 01487 822890 Email: england.marketing@dial.pipex.com

- The current work-force are all local and travel to work from neighbouring villages. In 2000 England Marketing was nominated for the Hunts Post Employer of the Year Award.

- The business also contributes to the local community as sponsors of the Warboys Colts Football Team.

- The company operates out of Church Hall Cottage in Warboys High Street and is regarded by the Planning Department as a temporary business premises. It is a converted church hall and is occupied is on a short term lease. The useable space is approximately 750ft square and is limiting our ability to expand as a company. In addition, as we now employ more than 5 people, this property has limitations from a health and safety point of view; for example it only has one entrance/exit. We need to seek a larger premises but in order to make the business accessible to the existing work force, we wish to remain close to Warboys.

- The building, upon which planning permission is sought, is owned, outright, by myself. It is 200 yards from the farmhouse at Broadpool Farm, for which planning permission was obtained in July 1999. The building is currently an open brick shed which was graffiti-ed about 2 years ago. It has a hard standing area with space for about 12 vehicles. Naturally, being located close to our farm dwelling security of the business would be enhanced as we will always be close to the site. With a more permanent location for the business, I would invest more heavily in the infrastructure of the business (telephone lines, IT equipment) which would put the business on a firmer footing for future development.

If we were to gain permission to convert this building, it would provide the following advantages:-

- England Marketing could expand and attract further investment into the area and create more local employment opportunities.

- It would reduce the number of vehicles parked in the village centre during the working week.

- It would provide an opportunity to improve the appearance of the building and we would incorporate an element of landscaping in the project.

I trust this provides you with an insight to my plans and aspirations and I would appreciate any guidance you may be able to give me to help in the completion of my planning application such that the Council consider the application favourably. As there are several other similar conversion in the immediate vicinity, I hope the Council will be able to see the merits of allowing England Marketing to expand by development of an old barn. I shall contact you again shortly with a view to discussing how I should best proceed.

Thank you in advance for your assistance.

Yours sincerely,

Jan England

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Janine England
Broadpool Farm
Fenside Road
Warboys Huntingdon
Cambs PE28 2XR

Our Ref: 01/02467/FUL
Your Ref:

12th November 2001

Filecopy

Dear Sir/Madam

Change of use of agricultural buildi[illegible] ffi[illegible]
Broadpool Farm Fenside Road Warbo[illegible] Hunti[illegible]don Cambridgeshire

Your application, as described above, wa[illegible] registered on 12th November 2001 and is due to be determined by 7th January 2002. If this is not possible it will be assumed that you have no objections to an extension of the time period unless you notify the Local Planning Authority to the contrary.
However, you are entitled to appeal to the Planning Inspectorate against non-determination if no decision is reached within the statutory eight week period.

Appeals must be made on a form, which is obtainable from the Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

The Planning Officer will now begin processing your application. Should you wish to discuss the progress of the application please contact the Help Desk in 4-5 weeks when replies to consultations should have been received.

Your application is a public document and any neighbours will be informed of the application and given the opportunity to comment.

Planning permission may not be the only approval required to carry out the development and it is your responsibility to ensure that any other relevant approvals are obtained. Building Regulations consent may be required for building or engineering works and you are advised to obtain advice from the Building Control Section of this Directorate on 01480 388455.
If you wish to discuss this matter further, please contact the help desk on Direct Dial 01480388412 .
Please accept this letter as a receipt for the fee of £190.00 received 5th November 2001.
Yours faithfully

Steve Ingram
Development Control Manager
Operational Services Directorate

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House — St Mary's Street Huntingdon PE29 3TN

Mr R Reeves
2 Blenheim Close
Warboys
Huntingdon
Cambs
PE28 2XF

File Copy

Our Ref : 01/02467/FUL
Your Ref:

12th November 2001

Dear Clerk

PARISH COUNCIL CONSULTATION – APPLICATION REF. 01/02467/FUL

Change of use of agricultural building to office
Broadpool Farm Fenside Road Warboys Huntingdon Cambridgeshire

Enclosed are the forms and plans relating to the above application.

I would be grateful to receive any views your Council would wish to make in respect of the proposed development. Any representations made should be representations of the Parish Council as such and not of individuals.

Residential neighbours abutting the site of this application will be notified of its submission and invited to make comments. I will suggest to them that they may wish to let you have a copy of their comments but would remind you that it is inappropriate to delay your recommendation for this.

You may return the plans with your reply. If, however, the plans are retained you should not allow unauthorised copying. Plans may, however, be made available to the public for inspection during the consultation period.

I should be pleased to receive your Council's views as soon as possible or in any case by
3rd December 2001

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

If you wish to discuss this matter further, please contact the help desk on Direct Dial or the case officer Steve Ingram on 01480 388400.

Yours faithfully

Steve Ingram
Development Control Manager
Operational Services Directorate

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

M Vigor
Strategic Planning
Cambridgeshire County Council
Shire Hall
Castle Hill
Cambridge
CB2 0AP

File Copy

Our Ref: 01/02467/FUL
Your Ref:

12th November 2001

Dear Sir/Madam

Planning Application Consultation
Proposal: Change of use of agricultural building to office
Location: Broadpool Farm Fenside Road Warboys Huntingdon Cambridgeshire

I enclose a copy of the above application and should be grateful for any views your Council may have as County Planning Authority by 3rd December 2001.

If you wish to discuss this matter further, please contact me or the help desk on Direct Dial 01480388412 .

Yours faithfully

Steve Ingram
Development Control Manager
Operational Services Directorate

Tel 01480 388400

Stuart Bell
Transportation Management Officer
Operational Services

File Copy

Our Ref: 01/02467/FUL
Your Ref:

12th November 2001

Proposal: **Change of use of agricultural building to office**
Location: **Broadpool Farm Fenside Road Warboys Huntingdon Cambridgeshire**
Applicant: **Janine England**

I enclose a copy of the above application. Please make any comments by 26th November 2001.

If you wish to discuss this matter further, please contact Steve Ingram on Direct Dial 8400

OBSERVATIONS:

Please tick the appropriate box:

☐ No comments

☐ No objections

☐ No objections subject to:

☐ Objections for the following reasons:

☐ I require an additional 14 days.

SIGNED:

Date:

Mr R Preston
Head of Environment and Transport
Operational Services Directorate

File Copy

Our Ref: 01/02467/FUL
Your Ref:

12th November 2001

Proposal: **Change of use of agricultural building to office**
Location: **Broadpool Farm Fenside Road Warboys Huntingdon Cambridgeshire**
Applicant: **Janine England**

I enclose a copy of the above application. Please make any comments by 26th November 2001.

If you wish to discuss this matter further, please contact Steve Ingram on Direct Dial 8400

OBSERVATIONS:

Please tick the appropriate box:

☐ No comments

☐ No objections

☐ No objections subject to:

☐ Objections for the following reasons:

☐ I require an additional 14 days.

SIGNED:

Date:

ENGLAND MARKETING

H02467/01

Specialists in Telephone Marketing and Research

FAO: Steve Ingram
Planning Department
Huntingdonshire District Council
Pathfinder House
Huntingdon
Cambs

...VICES - PLANNING
05 ... 2001
...VED

22nd October 2001

Dear Steve,

Following our discussion on site, please find enclosed my application for full planning permission on a redundant farm building at Broadpool Farm.

This application includes 6 copies of Form 1, 6 copies of form 2, 6 copies of each of 3 drawings showing the location, site plan and proposed conversion styles. In addition, I have enclosed a copy of a report prepared by Andrew Firebrace Partnership following a structural survey carried out by them recently together with some photographs of the building.

It is my understanding that the government is actively encouraging small businesses to use redundant farm buildings wherever possible to encourage rural employment without further building in the countryside. The government is also encouraging family farm businesses to diversify. England Marketing qualifies from both points of view.

The intention is to convert the building solely for use by England Marketing. England Marketing, as a business, is sustainable and I would like to describe the development of the company, which I believe justifies the need for new premises.

- England Marketing was established just under seven years ago, with the help of a grant from Huntingdonshire Enterprise Agency. The company is owned jointly by myself and my husband, who is also a partner in the family farm. England Marketing is a specialist in telephone marketing and research and its portfolio includes clients such as Barclays Bank PLC, English Nature, the Environment Agency and a number of SME's in Cambridgeshire and several overseas companies. The company has expanded in the last few years and now employs six people together with some additional out-workers.

- I was invited to become a Huntingdonshire Partner at the end of 1999 as a small business owner with an expanding operation, attracting inward investment to the local area.

- The current work-force are all local and travel to work from neighbouring villages. The company offers flexible working hours which suits working mothers. In 2000 England Marketing was nominated for the Hunts Post Employer of the Year Award.

CHURCH HALL COTTAGE HIGH STREET WARBOYS HUNTINGDON CAMBRIDGESHIRE PE28 2TA
TELEPHONE 01487 822320 FACSIMILE 01487 822890 Email: england.marketing@dial.pipex.com

- The business also contributes to the local community as sponsors of the Warboys Colts Football Team.

- The company operates out of Church Hall Cottage in Warboys High Street and is regarded by the Planning Department as a temporary business premises. It is a converted church hall and is occupied is on a short term lease. The useable space is approximately 750ft square and is limiting our ability to expand as a company, both in working space and parking space. In addition, as we now employ more than 5 people, this property has limitations from a health and safety point of view; for example it only has one entrance/exit. We need to seek a larger premises but in order to make the business accessible to the existing work force, we wish to remain close to Warboys.

- The building, upon which planning permission is sought, is owned, outright, by myself. It is 200 yards from the farmhouse at Broadpool Farm, for which planning permission was obtained in July 1999. The building is currently an open brick shed which was graffiti-ed about 2 years ago. It has a hard standing area with space for about 15 vehicles. Naturally, being located close to our farm dwelling security of the business would be enhanced as we will always be close to the site. With a more permanent location for the business, I would invest more heavily in the infrastructure of the business (telephone lines, IT equipment) which would put the business on a firmer footing for future development.

If we were to gain permission to convert this building, it would provide the following advantages:-

- England Marketing could expand and attract further investment into the area and create more local employment opportunities.

- It would reduce the number of vehicles parked in the village centre during the working week.

- It would provide an opportunity to improve the appearance of the building and we would incorporate an element of landscaping in the project.

- The company would develop in a sustainable way; providing more quality employment for local people who do not wish to travel to the major towns and cities and using local services and businesses wherever possible for both the building work and future business needs (printing, stationary, computer services and so on).

I trust that the council will be able to look upon this application favourably and look forward to hearing from you shortly.

Yours sincerely,

Jan England

ANDREW FIREBRACE PARTNERSHIP
STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS
Stable Barn, Park End, Swaffham Bulbeck, Cambridge CB5 0NA. Tel: 01223 811572 Fax: 01223 812719
E-mail: info@afpconsult.co.uk

JH/EGN/01/0763/1.1

H0246701

16th August 2001

Mrs Jan England
England Marketing
Church Hall Cottage
High Street
Warboys
Huntingdon
Cambs
PE28 2TA

PLANN...
2001
ED

Dear Mrs England

Barn, Broadpool Farm – Warboys

As instructed, I have inspected the above building with respect to its proposed conversion into office accommodation, and can report as follows: -

The building is located on a flat, low lying site, slightly raised above the level of the nearby fen land to the north. A nearby site investigation revealed that the subsoil here comprises of firm clay, probably of moderate plasticity. This means that it can provide a firm formation for building on, but can be subject to seasonal movement at normal foundation depths in the vicinity of trees and large bushes. There are no trees or large bushes on or near this site.

The building has solid nine inch thick brick walls on three of the four elevations. The south elevation is open sided. The bricks are common bricks and therefore not very frost resistant. The outside faces have spalled where the brickwork has been splashed with rainwater from broken rainwater goods.

There are a couple of long vertical cracks in the brickwork, one in the north wall and one in the east gable wall. These do not indicate a significant structural defect. These cracks could be easily 'stitched' using some stainless steel bed joint reinforcement.

The roof comprises of corrugated asbestos cement sheeting laid on circular steel purlins, which rest either on the brick walls or a single steel roof truss. The roof structure is adequate to support this very lightweight roof covering. It may be possible to retain this roof structure if you replace the existing corrugated asbestos cement sheeting with insulated profiled steel sheeting. If you would rather have a slate or pantile roof covering, you would need a new roof structure.

It should be possible to fit a first floor within the building, if the floor level is set below eaves level, or if you increase the pitch of the roof.

A new ground floor could be built off the existing concrete floor slab.

The external walls are not very attractive in common bricks and the brickwork needs protection now. We suggest that you offer protection with timber weatherboarding. We suggest that you dry line the brickwork internally, because we do not think this brickwork is suitable to receive plaster.

There are no signs of damage due to subsidence or excessive settlement.

I trust this answers your query and enclose our fee account number 6325 in respect of our inspection and this report.

Yours sincerely

JOHN HOWLETT
For and on behalf of Andrew Firebrace Partnership

NING
05 [illegible] 2001
VED

H02467/01 Printed Jan 2001

NOTE: This form incorporates details of fees which are required to accompany applications received after 30th September 1997

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (Fees for Applications and Deemed Applications) (Amendment) Regulations 1997

PLANNING APPLICATION CHARGES Planning applications are required to be accompanied by a fee payable to the District Authority to whom application is made. Please read the scale of charges overleaf and the notes, complete the following details and submit this form, together with the appropriate fees, with your application. Failure to complete this form or deposit the correct fee may result in the application being delayed.

In cases of doubt please consult the relevant District Planning Authority to ascertain the correct fee.

PLEASE USE BLOCK CAPITALS

Applicant's Name JANINE ENGLAND

Address BROADPOOL FARM
FENSIDE ROAD, WARBOYS
HUNTINGDON PE28 2XR

Agent's Name (if any) .....

Address .....
.....
.....

1. Brief Description and location of development.

2. Where applicable please complete the following:
   (i) site area (outline, minerals, operations). — (i) 0.078 ha
   (ii) no. of dwelling units or additional units — (ii) —
   (iii) gross floor area created (non residential). — (iii) 126 sq.m.

3. Is exemption claimed from payments? — YES/NO
   If so, please specify reasons: (*see notes overleaf*).
   (i) for disabled persons requirements. — (i) YES/NO
   (ii) the development would otherwise be permitted. — (ii) YES/NO
   (iii) modified proposal by the same applicant within 12 months. — (iii) YES/NO
   Previous ref. no .....
   (iv) resubmission within 12 months of withdrawn or refused application (ref. no. and date of submission of withdrawn application, or ref. no. and date of previous refusal should be given. — (iv) YES/NO
   Previous ref. no. .....
   Date .....
   (v) same use class - required by planning condition. — (v) YES/NO
   (vi) Consolidating minerals application. — (vi) YES/NO

4. Is a reduced fee claimed? (If so, reasons below). — YES/NO
   (i) application by Parish Council. — (i) YES/NO
   (ii) for non-profit making sports club. — (ii) YES/NO
   (iii) approval of reserved matters where full fee has been paid. — (iii) YES/NO
   (iv) alternative proposals for same site. — (iv) YES/NO

5. Indicate category of development for which payment is made (see list of categories overleaf). — 2(iv)

6. Amount enclosed with this application — £ 190-00

RECEIVED 190.00 18/3

Signed [signature] *Date* 22/10/01

NOTES

1. Payment should preferably be made by crossed cheque made payable to the District Council to whom application is made. The Council will accept no liability if cash is sent by unregistered post.

OS108

PLANNING CHARGES FROM 1st OCTOBER 1997
SUMMARY OF CHARGES PROVIDED FOR IN THE REGULATIONS

CATEGORIES			FEE PAYABLE	MAXIMUM FEE
Operations				
1. New dwellings	(a)	Outline	£190 per 0.1 hectare	£4,750
	(b)	Others	£190 per dwelling	£9,500
2. Buildings (other than dwellings agricultural buildings or plant and glasshouses etc.)	(a)	Outline	£190 per 0.1 hectare	£4,750
	(b)	Others:		
(i) where no floor area is created:			£95	
(ii) where the floor area created is below 40 sq. m.;			£95	
(iii) where floor area is between 40 & 75 sq. m.			£190	
(iv) where floor area exceeds 75 sq. m.			£190 per 75 sq.	£9,500
3. Agricultural buildings on agricultural land (other than glasshouses)	(a)	Outline	£190 per 0.1 hectare	£4,750
	(b)	Others		
(i) where gross floor area is less than 465 sq. m.			£35	
(ii) where floor area is between 465 and 540 sq. m.			£190	
(iii) where floor area exceeds 540 sq. m.			additional £190 per 75sq. m	£9,500
4. Glasshouses and Poly tunnels agricultural land				
	(a)	up to 465 sq.m	£35	
	(b)	exceeding 465 sq.m	£1,085	
5. Erection, alteration or replacement of plant and machinery			£190 per 0.1 hectare	£9,500
6. Enlargement, improvement or alteration of dwellings for domestic purposes:				
(a) in respect of one dwelling			£95	
(b) 2 or more dwellings			£190	
7. (a) Operations within residential curtilage for domestic purpose (including buildings, gates and fences etc.)			£95	
(b) Car Park, road and access to serve single undertaking where associated with existing use.			£95	
8. Operations connected with exploratory drilling for oil or gas.			£190 per 0.1 hectare	£14,250
9. Operations not within above categories:				
(a) Maximum mineral operations:			£95 per 0.1 hectare	£14,250
(b) Maximum in other cases				£950
Uses				
10. Change of use of a building to one or more dwellings:				
(a) from existing dwelling to two or more dwellings:			£190 per extra dwelling	£9,500
(b) from other building to one or more dwellings.			£190 per dwelling	£9,500
11. Use for disposal of refuse or waste materials and open mineral storage.			£95 per 0.1 hectare	£14,250
12. Material change of use in land or buildings other than above			£190	
Advertisements				
A1 Advertisement on business premises or other land within the business curtilage relating to nature of business, goods sold, services provided, or name of persons undertaking business.			£50	
A2 Sign relating to business in the locality but not visible from that site			£50	
A3 All other advertisements			£190	
Determinations				
Applications submitted under parts 6, 24 or 25 of the (General Permitted Development) Order 1995			£35	

Calculation of Fees

(a) Floor & site areas

(i) Fees based on floor areas are measured externally

(ii) Any excess over multiples of 75 sq.m. (full or detailed applications) or 0.1 ha (outline applications) are rounded up to the nearest 75 sq.m. or 0.1 ha)

(b) Mixed Category Applications

(i) Where applications (other than outline) are for development in Category 1 and development in Categories 2, 3 or 4, the fees for each part of the application are calculated separately and are added together.

(ii) Where applications are for development within more than one of categories 2, 3 and 4 or categories 5-12, the fee for each category is calculated separately and the highest fee is payable.

Summary of Exemptions Fees are not payable in the following circumstances:

(a) Facilities for Disabled Persons

Where the development relates to alterations or extensions to a dwelling house or operations within the curtilage of a dwelling house and the development is for the purpose of providing access or facilities for greater safety, health or comfort of a resident or intended resident who is disabled (i.e. within any of the descriptions to which Section 29 of the National Assistance Act 1948 applies or a child who is disabled for the purposes of the Children Act 1989). This exemption extends to works to improve a disabled access to a public building.

(b) Development otherwise P.D.

Applications required by a restrictive condition on a previous planning permission, or because of the effect of an Article 4 direction, for development which is otherwise permitted by a General Development Order, or for a change of use within the same class specified in the Use Classes Order.

(c) Resubmissions

Resubmissions of applications following refusals of permission or withdrawn applications, and the submission of amended proposals following the grant of permission or approval of reserved matters subject to the following conditions:

(i) The application is made within twelve months of the date of the decision or, in the case of a withdrawn application, within twelve months of the date the previous application was submitted.

(ii) The site is the same as, or part of the original site and no other land is included

(iii) The development is of the same character.

(iv) The applicant is the same

(v) That the earlier application is one to which no exemption was granted and the relevant fee was paid.

(vi) If the original application was in outline the resubmission is in the outline.

SUMMARY OF REDUCED FEES

1) Use of land for sports fields or other ancillary operations (other than buildings) by non profit making club or society - fee payable £190.

2) Applications for approval of one or more reserved matters require fees in accordance with the schedule, except where such applications have been previously made and the sum is not less than would be payable in respect of all reserved matters authorised by the outline permission. On subsequent applications for approval of reserved matters by the same applicant the fee payable is £190.

3) Applications by Parish Councils - fee payable is one half the normal rate.

4) Alternative proposals on the same site. Submitted by the same applicant. Highest category at full fee, remainder at half fee. (Normal fees are required for duplicate applications).

5) Applications straddling district or county boundaries are subject to special rules. (Para. 8 of DOE circular 73/91 relates). Generally one fee is paid to the authority having the larger site but calculated by the whole scheme, and subject to special ceiling. Applicants in these cases and any other cases of doubt are advised to consult the district planning authority.

6) Renewal of permission - fee payable £95 unless the original permission was not implemented and has expired.

7) Variation or removal of a condition £95.

H02467/01

FORM 2

HUNTINGDONSHIRE DISTRICT COUNCIL

Planning Division, Operational Services Directorate,
Huntingdon, Cambridgeshire, PE29 3TN

Town and Country Planning Act 1990 – Section 66
Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7(1)
NOTIFICATION TO OWNERS AND AGRICULTURAL TENANTS

1. Section 66 of the Town and Country Planning Act, 1990 provides that the Local Planning Authority shall not entertain an application for planning permission unless it is accompanied by certain certificates. This is designed to secure that owners of land, and agricultural tenants, are given notice of applications relating to their land. It is the duty of applicants to give the necessary notices, and to provide the appropriate certificates. You should therefore read the paragraphs below, which summarise the material provisions of the section, and send in the appropriate certificates when completed, with your application.

   A. **If you are the sole freeholder or leaseholder** of all the land to which the application relates you should complete Certificate A.

   B. If you are **not the sole freeholder or leaseholder** of all of the land to which the application relates, and you know **all** the names and addresses of owners of the land, you should send them notice in the form shown overleaf and complete **Certificate B**.

   C. If you know the names and addresses of some of the owners of the land to which the application relates, but not all of them, you should complete and send the Notice to all those whose names and addresses you know, and publish the same Notice in a local newspaper. The newspaper notice should be published not earlier than twenty-one days before the date of the application. You should then complete **Certificate C**.

   D. If you do not know the names and addresses of any of the owners of the land to which the application relates, you should complete and publish the Notice in a local newspaper. This notice should be published not earlier than twenty-one days before the date of the application. You should then complete **Certificate D**. N.B. Certificates C and D available on request from the Planning Division.

2. **Section 68** – Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular shall be guilty of any offence.

3. The notice and certificates referred to in these notes are prescribed by the Town and Country Planning (General Development Procedure) Order, 1995.

CERTIFICATE A - Where the Applicant is the **Sole** Owner of the land (see definition below)

I CERTIFY THAT:

1. On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.

*2. None of the land to which the application relates is, or is part of, an agricultural holding:

Signed ..... On behalf of ..J O ENGLAND.....

OF ENGLAND MARKETING..... Date ....22/10/01.....

*If land does **not** form part of an agricultural holding this statement should **not** be deleted. If any part of the land is or forms part of an agricultural holding as described below, this statement **must be deleted** and the **AGRICULTURAL HOLDINGS CERTIFICATE** overleaf completed.

DEFINITIONS AND NOTES

1. **If there is any encroachment over a boundary (eg by eaves or foundations) Certificate B must be completed and Notice served on the owner of the effected land.**
2. **Owner** means a person having a freehold or a leasehold interest the unexpired term of which is not less than 7 years.

*3. **An Agricultural Holding** is land comprised in a contract of tenancy. If there is no tenancy involved, even if the land is used for agricultural purposes it is **NOT** an agricultural holding for the purposes of this form.

CERTIFICATE B - Where the Application is not the Owner (see definitions on previous page)
I CERTIFY THAT:

1. I have/the Applicant has given the required notice to everyone else who, on the day 21 days before the date of the accompanying application was the owner of any part of the land to which the application relates, as listed below.

Owner's Name	**Address at which Notice was Served**	**Date on which Notice was Served**

*2. **None** of the land to which the application relates is, or is part of, an agricultural holding;

Signed..... On behalf of.....

Date.....

*If land does **not** form part of an agricultural holding this statement should **not** be deleted. If any part of the land is or is part of an agricultural holding as described below, this statement **must be deleted** and the **AGRICULTURAL HOLDINGS CERTIFICATE** below completed. (See definitions on previous page).

AGRICULTURAL HOLDINGS CERTIFICATE

I have/The Applicant has given the required notice to every person other than my/him/her self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows: -

Tenant's Name	**Address at which Notice was Served**	**Address at which Notice was Served**

Signed..... On behalf of .....

Date.....

Town and Country Planning (General Development Procedure) Order 1995
Notice Under Article 6 of Application for Planning Permission

Proposed development at.....(location)

I give notice that.....(applicant's name)

Is applying to **HUNTINGDONSHIRE DISTRICT COUNCIL**

for planning permission to .....(proposal)

Any owner of the land or tenant who wishes to make representations about this application should write to the Council at **THE PLANNING DIVISION, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON**

within 21 days of the date of service of this noice/14 days of publication of this Notice.(Delete as appropriate)

Signed..... On behalf of.....

Date.....

Statement of Owners' rights
The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights
The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

For forms and further information please visit our web site www.huntsdc.gov.uk

Form1 part 1

Huntingdonshire
DISTRICT COUNCIL

H02467/01

APPLICATION FOR PLANNING PERMISSION

Please read the accompanying notes before completing this form. Please use a dark coloured ink as the form will need to be reproduced. Completed forms should be returned to Head of Planning, Huntingdonshire District Council, Pathfinder House, St. Mary's Street, Huntingdon,Cambs.PE29 3TN

1. Applicant (Block capitals please)	**2. Agent** (if applicable)
Name JANNE ENGLAND	Name
Address BROADPOOL FARM FENSIDE ROAD, WARBOYS HUNTINGDON, CAMBS	Address
Postcode PE28 2XR	Postcode
Daytime Tel. No. 01487 822320	DaytimeTel. No.
Fax No. 01487 822890	Fax No.

3. Address or location of Application Site FENSIDE ROAD, WARBOYS, HUNTINGDON, CAMBS PE28 2XR

4. Brief Description of Development CONVERSION OF A REDUNDANT FARM BUILDING TO AN OFFICE FOR ENGLAND MARKETING

5. Type of Application (Tick one box only, A-E)

i)

- A. Full Application ☑
- B. Removal or Alteration of Condition/s on an Existing Permission ☐
- C. Renewal of an Unexpired Permission ☐
- D. Outline ☐
- E. Approval of Reserved Matters ☐

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05 NOV 2001
...VED

ii) If your application is for:

- Outline(D), Please tick matters to be reserved for subsequent approval.
- Approval of Reserved Matters(E), Please tick the matters to be considered.

☐	☐	☐	☐	☐
Siting	Design	External Appearance	Means of Access	Landscaping

iii) If your application is for B, C or E, please give details of the existing permission below:

Application Ref. No :.....Condition Nos :.....Date of Permission :.....
(applicable for B only)

6. Details of Proposal

a) Is the proposal for a temporary period? Yes ☐ No ☑

b) Is the application made in retrospect? Yes ☐ No ☑

Does the proposal involve:

c) Change of use? Yes ☑ No ☐

d) Alteration or extension of building/s? Yes ☑ No ☐

e) Demolition of any buildings? Yes ☐ No ☑

If yes, please state which buildings to be demolished

N/A

f) Erection of or alterations to create new dwellings? Yes ☐ No ☑

If yes, please state the number of units, type and the number of storeys N/A

g) Is the application for any of the following purposes?

	Yes	No		Yes	No
Industrial	☐	☑	Storage	☐	☑
Office	☑	☐	Shopping	☐	☑
Warehousing	☐	☑	Any Commercial Use where staff/ parking/ operating hours involved	☑	☐

If you have answered YES to any of the above you should also complete. Part 2

7. Interest

a) Is the applicant the owner? ☑ Lessee? ☐ prospective purchaser? ☐

b) Does the applicant own or control any adjoining land? Yes ☑ No ☐
(LAND ON OPPOSITE SIDE OF ROAD)

c) Has any part of the property/site been in council ownership? Yes ☐ No ☑

8. Site Area (Outline Applications)

a) Size of the site 0.075 hectares. b) Dimension of the site frontage 30 metres.

9. Use (All applications)

What is the building/land used for at present? Storage of building Materials & old farm Machinery

If it is unused at present what was it last used for? —

What date did the last use cease? —

10. Access

Do you propose to:

Construct a new access to a road?	Yes	☐	No	☑
If yes	pedestrian	☐	vehicular	☐
Alter an existing access?	Yes	☐	No	☑
If yes	pedestrian	☐	vehicular	☐
Provide any new public roads within the site?	Yes	☐	No	☑

11. Public Rights of Way

Do you propose to alter or divert a pub. footpath or R.O.W..	Yes	☐	No	☑
Is the site adjacent to a public footpath or Right of Way?	Yes	☑	No	☐

12. Access and Facilities for People with Disabilities

Have you made provision for people with disabilities?	Yes	☑	No	☐

13. Car Parking

State No. of existing car parking spaces ..... —

State total No. of car park. spaces provided in new development ..... 15 .....

14. Drainage

a) State method of disposal of surface water ..... RUNOFF INTO SURROUNDING DITCHES

b) State method of disposal of foul sewage ..... SEPTIC TANK .....

c) If septic tanks are used, have ground conditions been investigated — Yes ☑ No ☐

15. Materials

Please state the type and colour of proposed:

Exterior wall facings ..... TIMBER CLADDING .....

Roofing materials ..... PAN TILES .....

Site boundaries/Fencing/Boundary walls ..... NONE .....

16. Height of Building

Please state the maximum height of the proposal ..... S.S .....metres.

17. Trees, Shrubs or Hedges

Do you propose to:

a)	remove or cut back any trees, shrubs or hedges?	Yes	☐	No	☑
b)	plant any trees, shrubs or hedges?	Yes	☑	No	☐

18. Previous Applications

Have you made any previous applications for this proposal? Yes ☐ No ☑

If yes, please state: Reference No. .....

Date of Application .....

Have you made an application for Building Regs. Approval Yes ☐ No ☑

19. Planning Fee

Is the planning fee enclosed? Yes ☑ No ☐

Amount of fee £.....190

If the fee is reduced or not applicable, please state reason .....

.....

20. Plans

Please list the drawings and plans description and ref Nos. submitted with the application below.

Plan / drawing description	Reference
MAPS SHOWING SITE LOCATION / PLAN	MAPS (1) + (2)
PLANS FOR PROPOSED BARN CONVERSION	DRAWING NO 020/01/001
PLAN OF SITE SHOWING CAR PARKING	DRAWING No. 3

Please continue on a separate sheet if required.

I hereby make an application in accordance with the details on this form and the accompanying plans, drawings and any other additional supporting information supplied.

Signed ..... On behalf of JANINE ENGLAND of ENGLAND MARKETING

Dated 22/10/01

Checklist

- ** 6 copies of this form(form 1part 1), completed, signed and dated
- ** 6 copies of form 1 part 2, completed, signed and dated if your application is for industrial, office, warehousing, storage or shopping purposes
- ** 2 copies of the completed certificate of ownership
- ** The planning fee – cheques payable to Huntingdonshire District Council
- ** 6 copies of metric scaled plans, i.e. Location plan,
  Site layout plan,
  Floor plans and Elevations

Huntingdonshire DISTRICT COUNCIL

H02467/01

Form 1 part 2

APPLICATION FOR PLANNING PERMISSION

This form should be completed and submitted with Form 1 part 1 if your application is for industrial, office, warehousing, storage or shopping purposes.. Please use a dark coloured ink as the form will need to be reproduced.

1. Industrial or Commercial Development

Describe any processes to be carried out and the end products

England Marketing is a telephone marketing and research company providing a service to its clients. There are no products created.

What type of plant or machinery will be installed?

None

2. Related Development

Is the proposal related to any of the following:

An existing use on or nearby the site? Yes ☐ No ☑

If yes please give details

A larger scheme for which Planning Permission is not at present sought? Yes ☐ No ☑

If yes please give details

Replacement of existing premises which are no longer satisfactory? Yes ☑ No ☐

If yes please give details

Currently rent premises in Warboys High Street which is no longer large enough.

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3. Floorspace

Please state the following measurements

	Existing(sq.m)	Proposed(sq.m)
TOTALfloor space of all buildings involved in the proposal	-	165
INDUSTRIAL floorspace	-	-
OFFICE floorspace	70	125
RETAIL floorspace	-	-
STORAGE and/or WAREHOUSING floorspace	-	40

4. Employment

	Office	Industrial	Other	Total
How many staff will be employed on the site as a result of the proposed development?	6	-	-	6
How many new staff wil be employed?	6	-	-	6
If you intend to transfer staff from other premises how many will be affected?	0	-	-	0

5. Traffic Flow

How many staff travel to work by car? 6

How many vehicles will visit the site during a normal working day? (excluding employees vehicles:

Heavy Goods Vehicles nark **Other vehicles** 1-2 per day max

6. Servicing

What provisions will be made for loading, unloading and turning vehicles within the site?

no need for loading/unloading. There is space to turn.

7. Hours of working

Please specify the proposed hours of working/opening:

Monday 9-5	Tuesday 9-5	Wednesday 9-5	Thursday 9-5
Friday 9-5		Saturday -	Sunday -

8. Pollution Control

Please state the nature, volume and means of disposal of trade effluents or waste

There will not be any

Does the proposal involve the use or storage of Hazardous Substances? Yes ☐ No ☑

If yes , please give details of the substances and the approximate quantities below

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Signature [signature] **On behalf of** T-ENGLAND

Signed ..... ENGLAND MARKETING

Dated 22/10/01

Application Check List

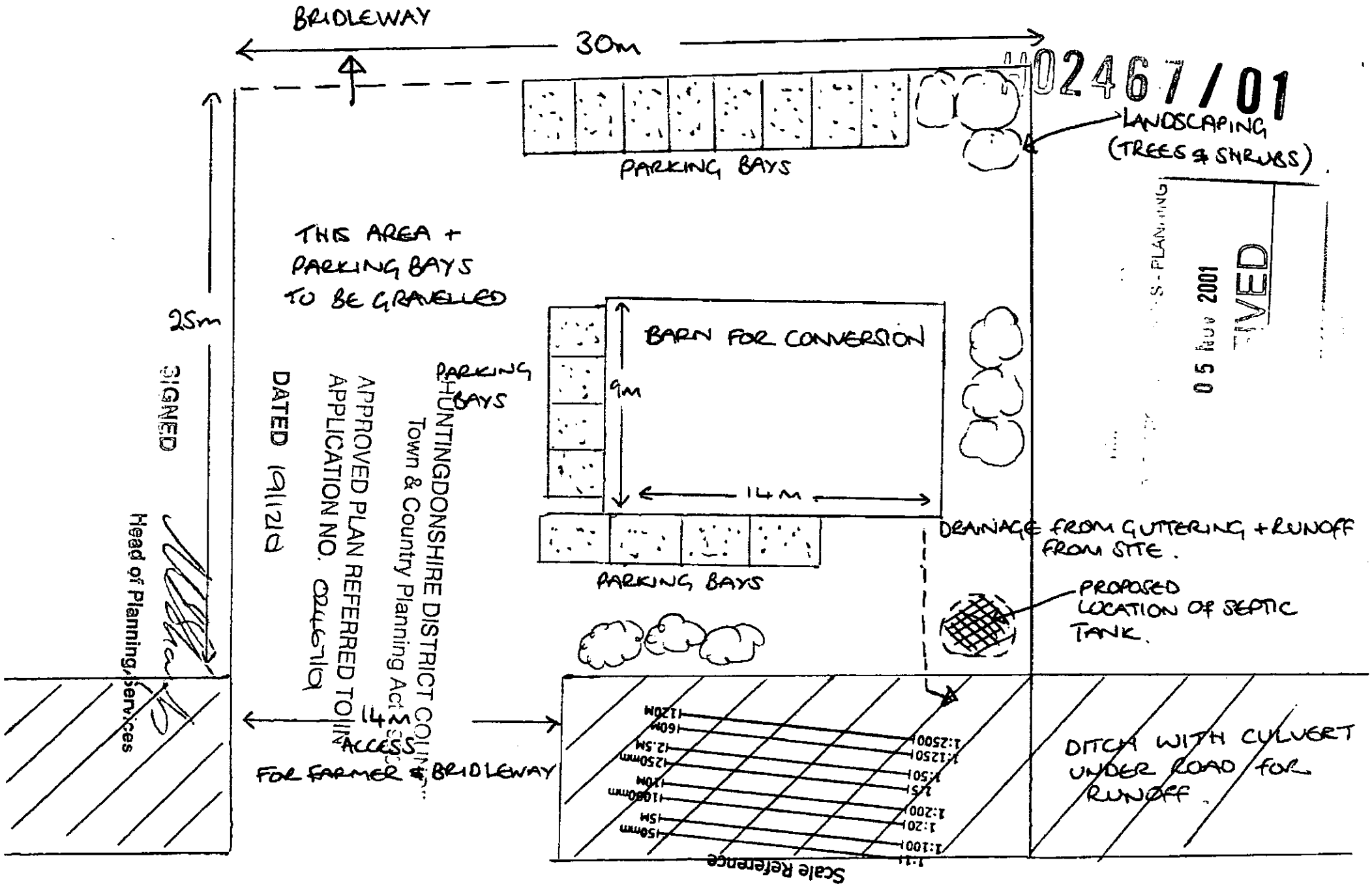
		O.K.
Check if permission required		✓
Fee if applicable		✓
Application forms (signed and dated with description given) Part 2 for all commercial applications		✓
Certificate correctly completed. Is there any encroachment?		✓
Is development described shown on plans?		
Location plans scale? Red/blue line		✓
Block plan/site plan showing footprint of new work		✓
Proposed Elevations as/if appropriate and differentiating between existing and proposed		✓
Existing elevations required for Listed buildings and for extensions that significantly change the appearance of the dwelling		
Floor plans		✓

Huntingdonshire District Council

NOT PART OF APPLICATION.


Scale Reference
1:1
1:100
1:200
1:20
1:5
1:50
1:250
1:2500
150mm
5M
1000mm
10M
250mm
2.5M
50M
120M
Heath Farm
Woodbury Farm
Caldchester Drain
Caldchester Drain
Caldchester Drain
Drain
Drain

DRAWING (3) . BROADPOOL FARM - REDUNDANT FARM BUILDING - SITE PLAN SHOWING PARKING & DRAINAGE



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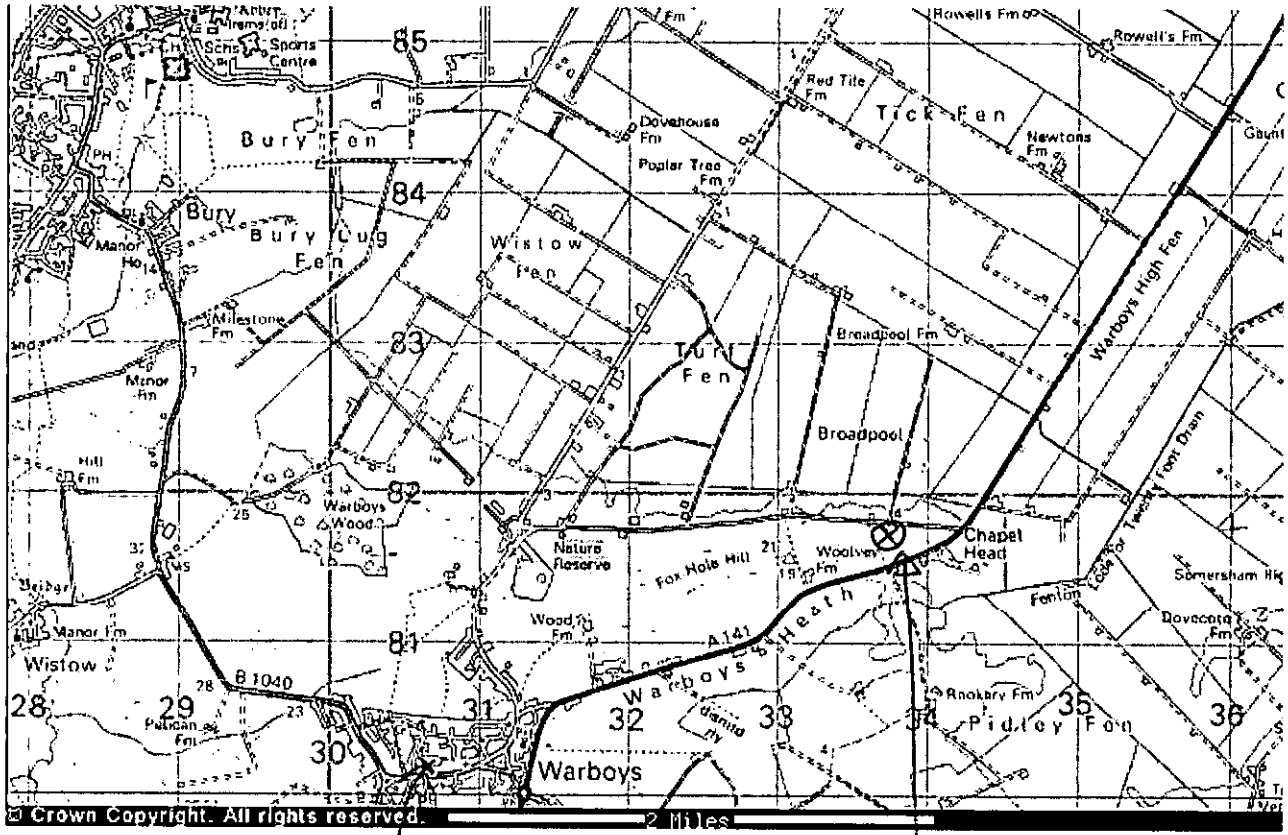
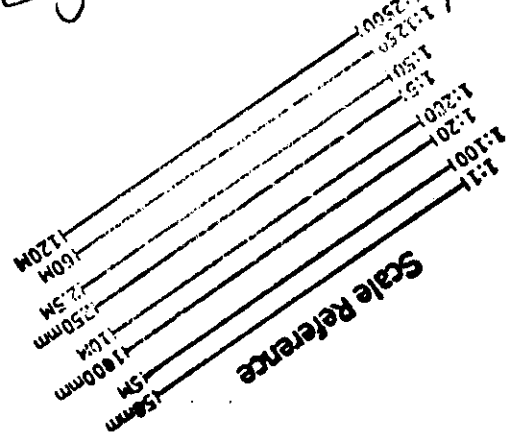
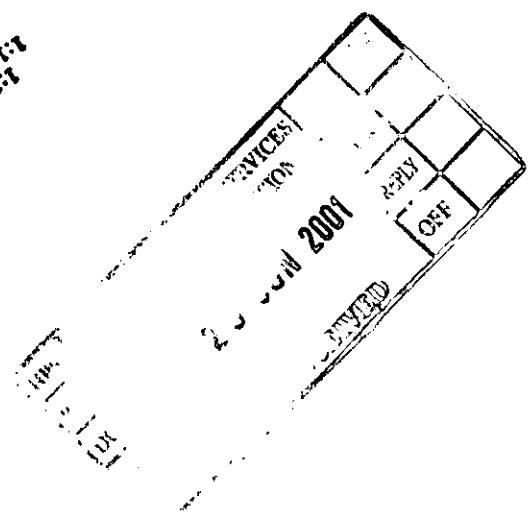


current temporary location of England Marketing

proposed conversion of barn to new offices for England Marketing





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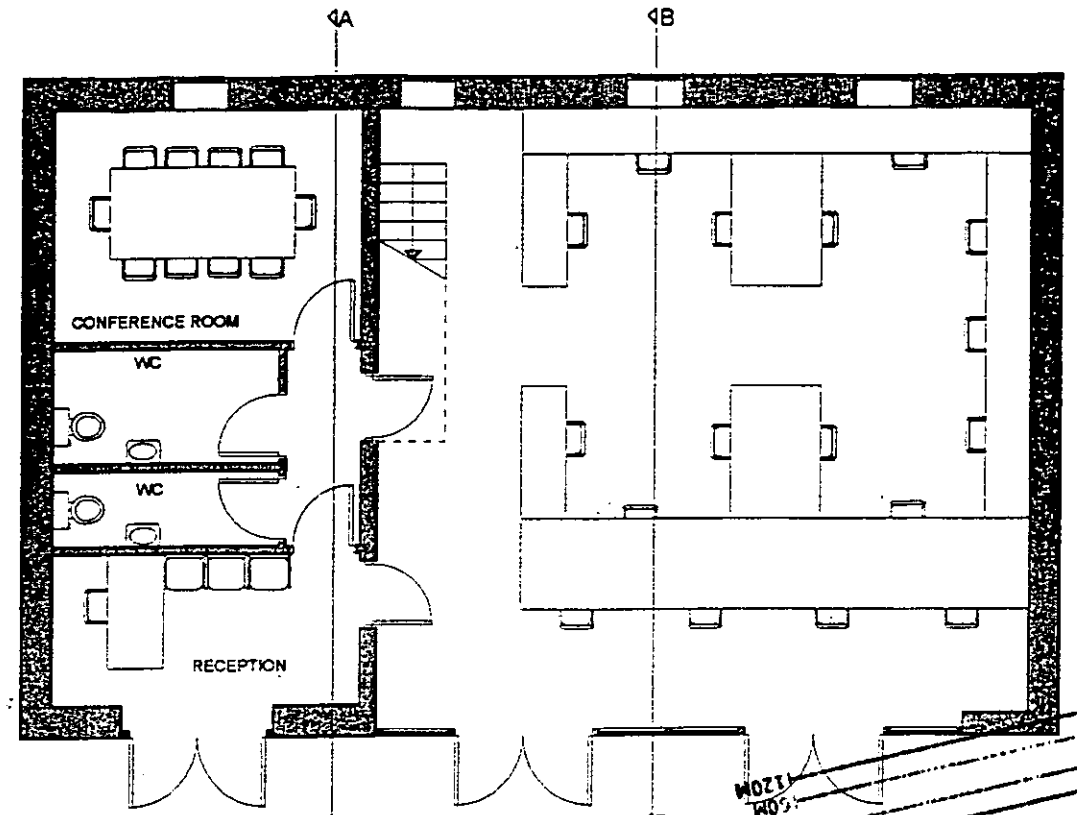
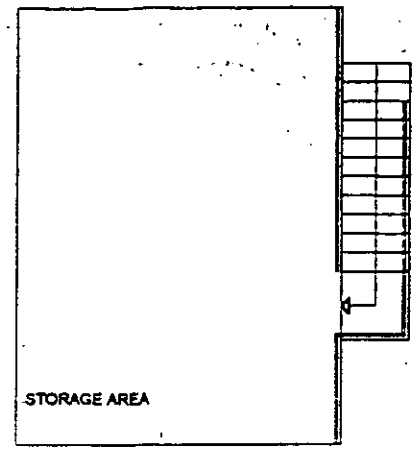
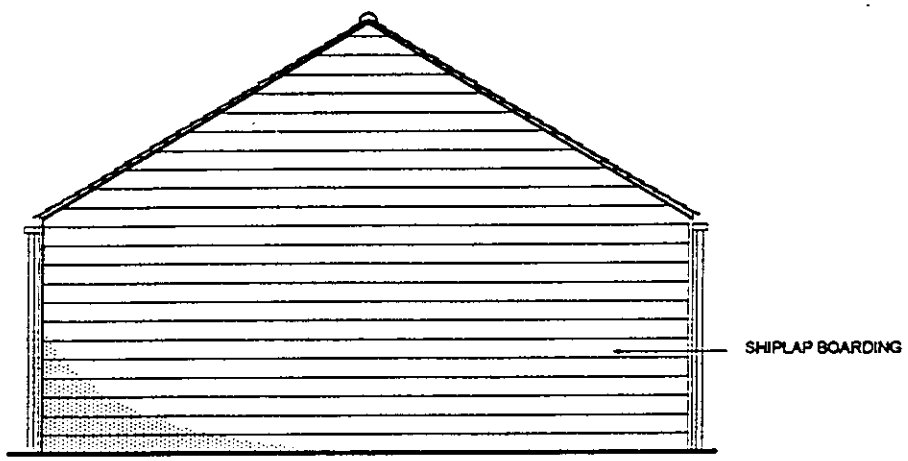


GROUND FLOOR PLAN



MEZZANINE PLAN



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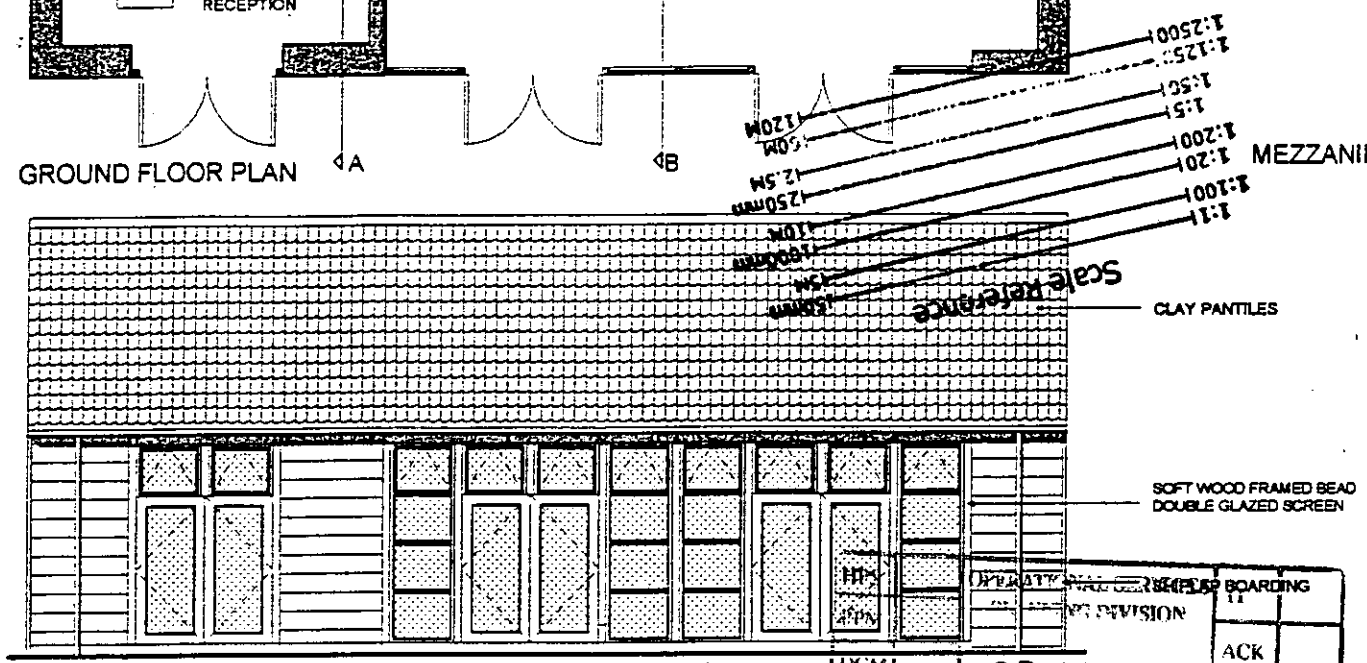

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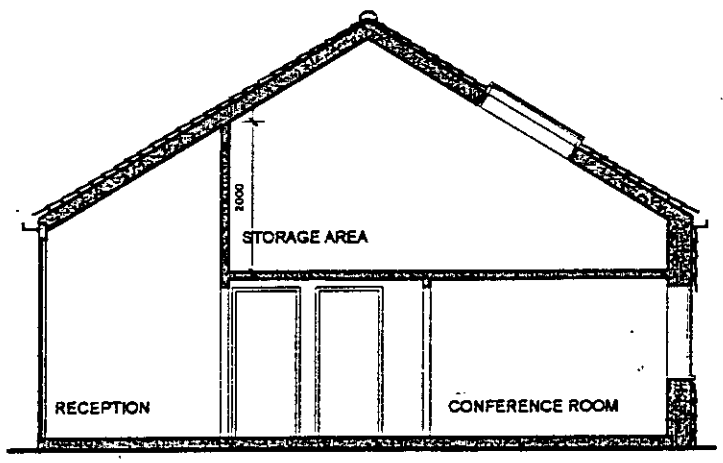
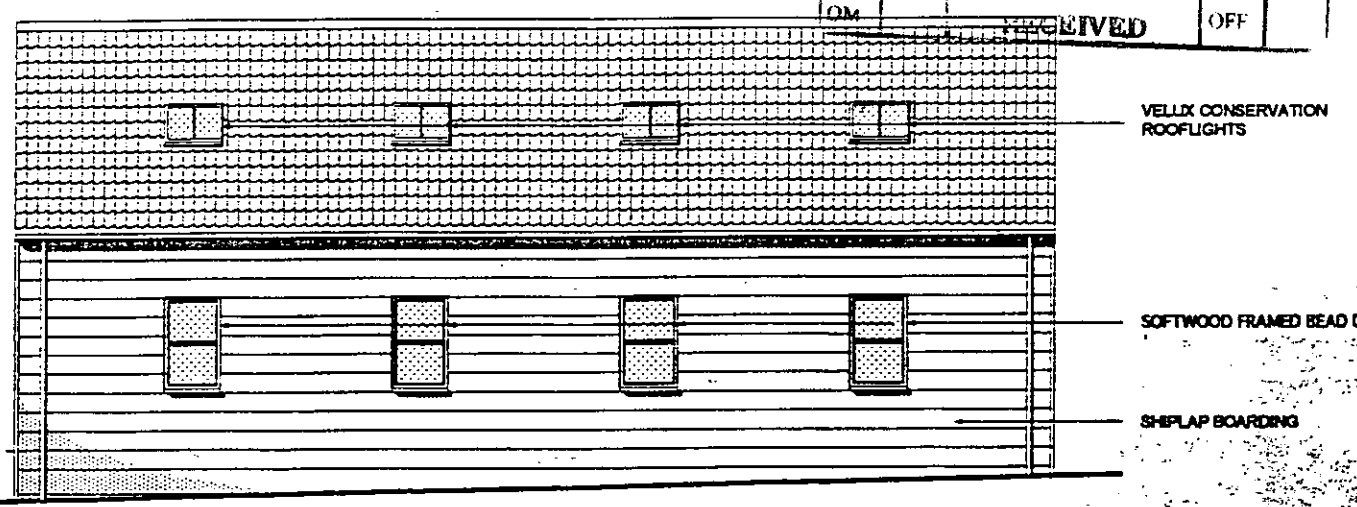


SECTION A-A



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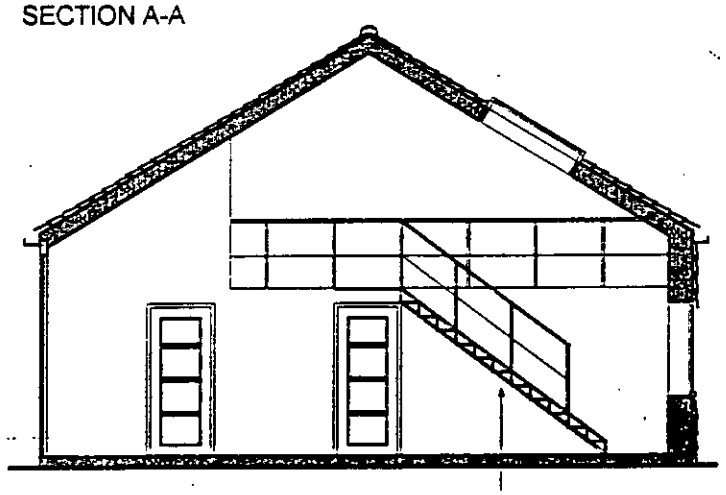

SECTION B-B

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Rev A: Updated to clients' instruction 21.08.01

PROJECT TITLE : ENGLAND BARN CONVERSION		CLIENT: ENGLAND MARKETING	
DRAWING TITLE : PLANS AS PROPOSED		DRWG NO : 020/01/001	
DATE : MARCH 2001	SCALE : 1:100	REVISION : A	

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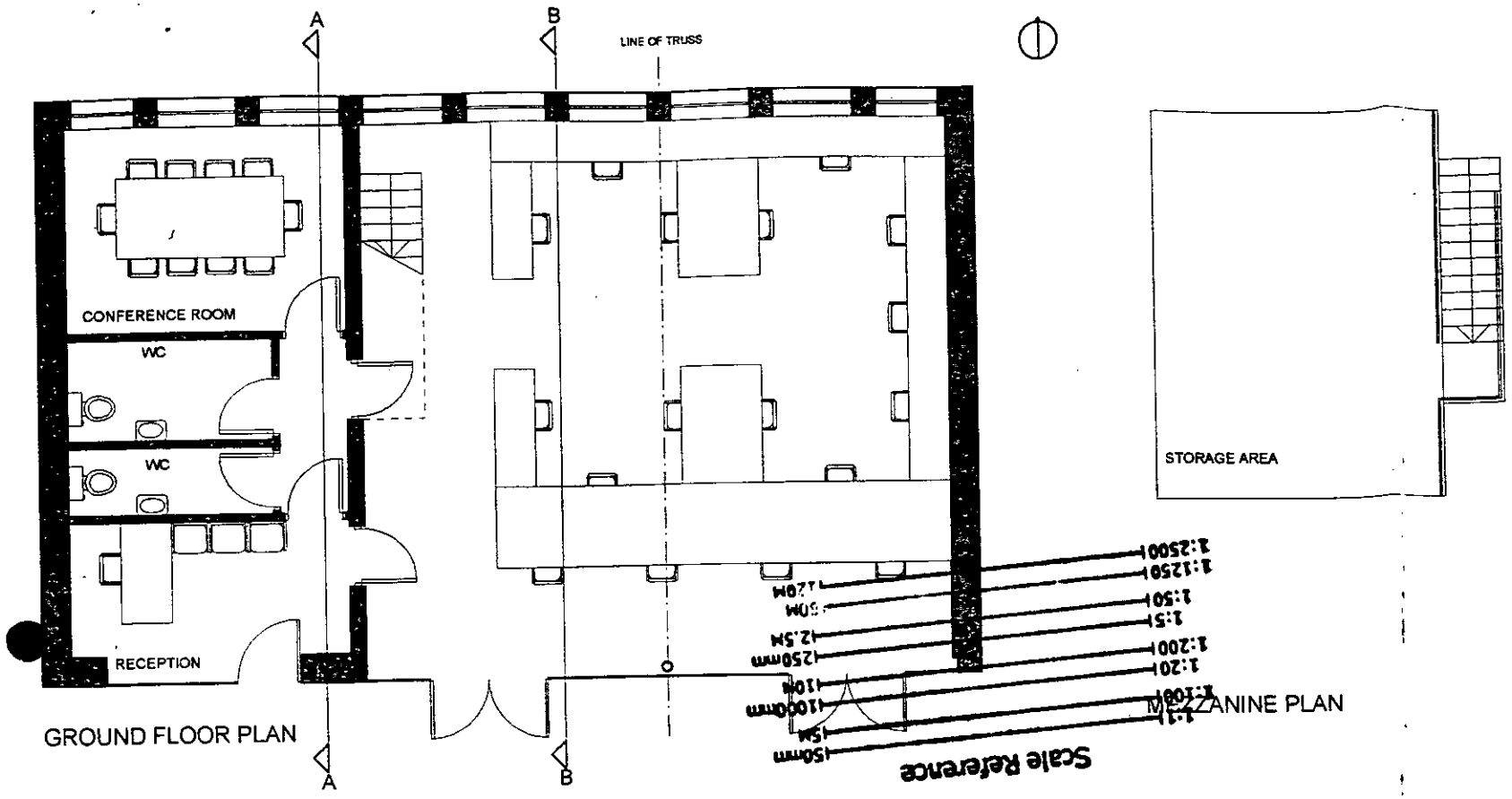
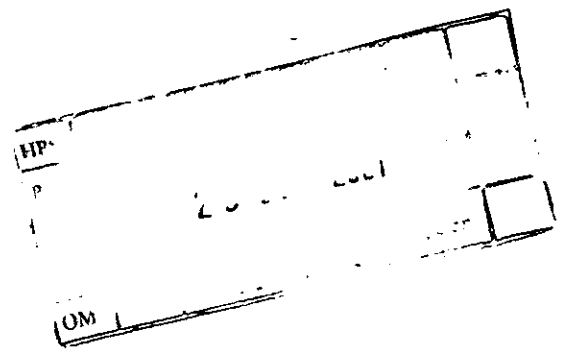
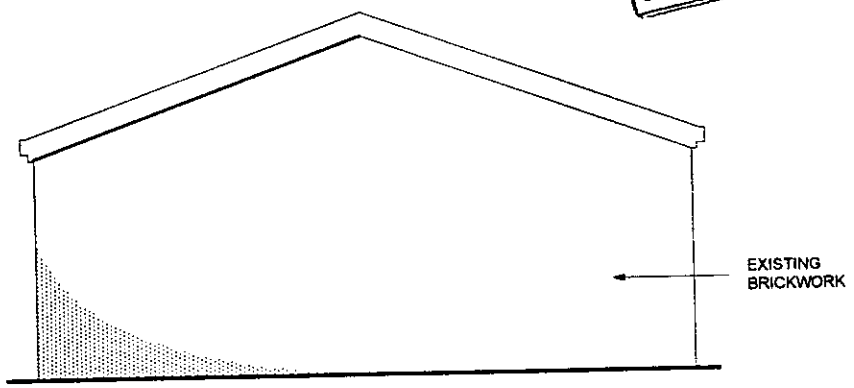


GROUND FLOOR PLAN

MEZZANINE PLAN





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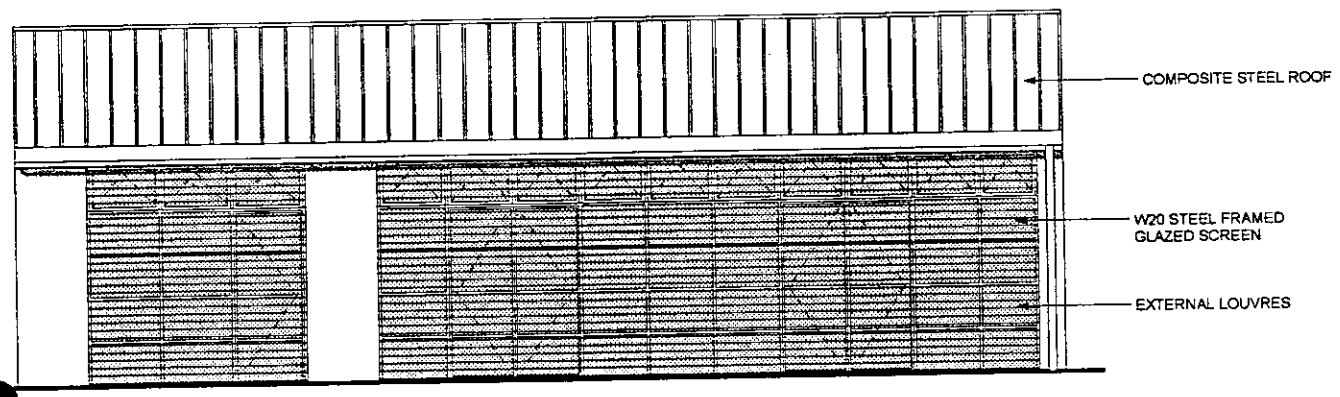

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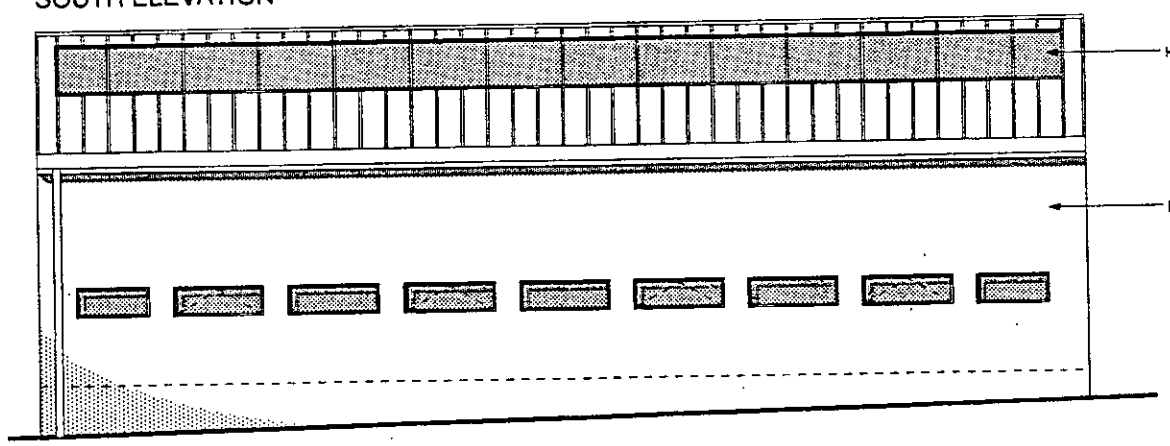

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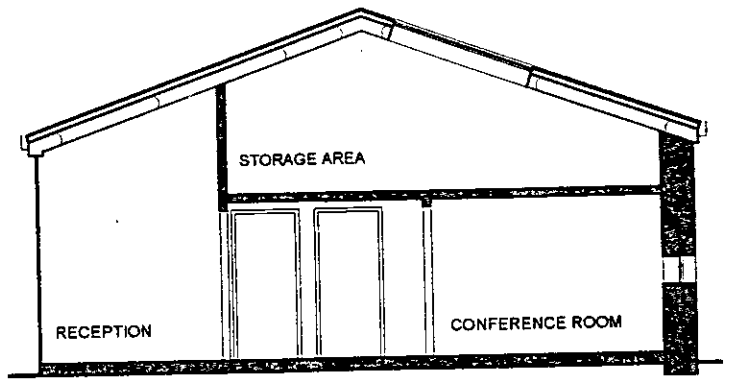

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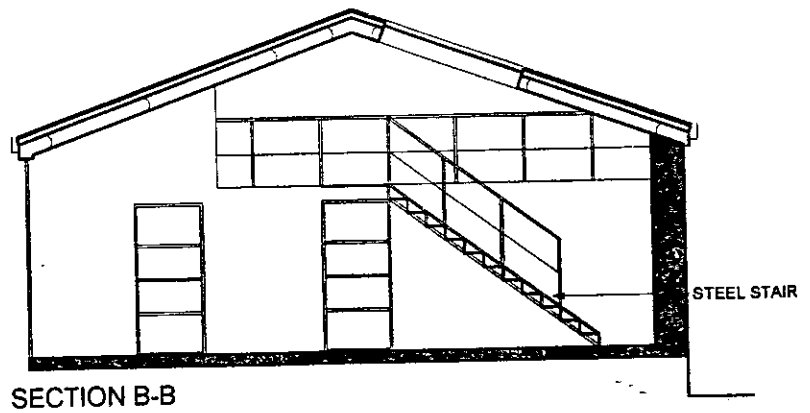

SECTION B-B

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	DRAWING TITLE : PLANS AS PROPOSED		DRWG NO : 020/001
	DATE : MARCH 2001	SCALE : 1:100	REVISION :

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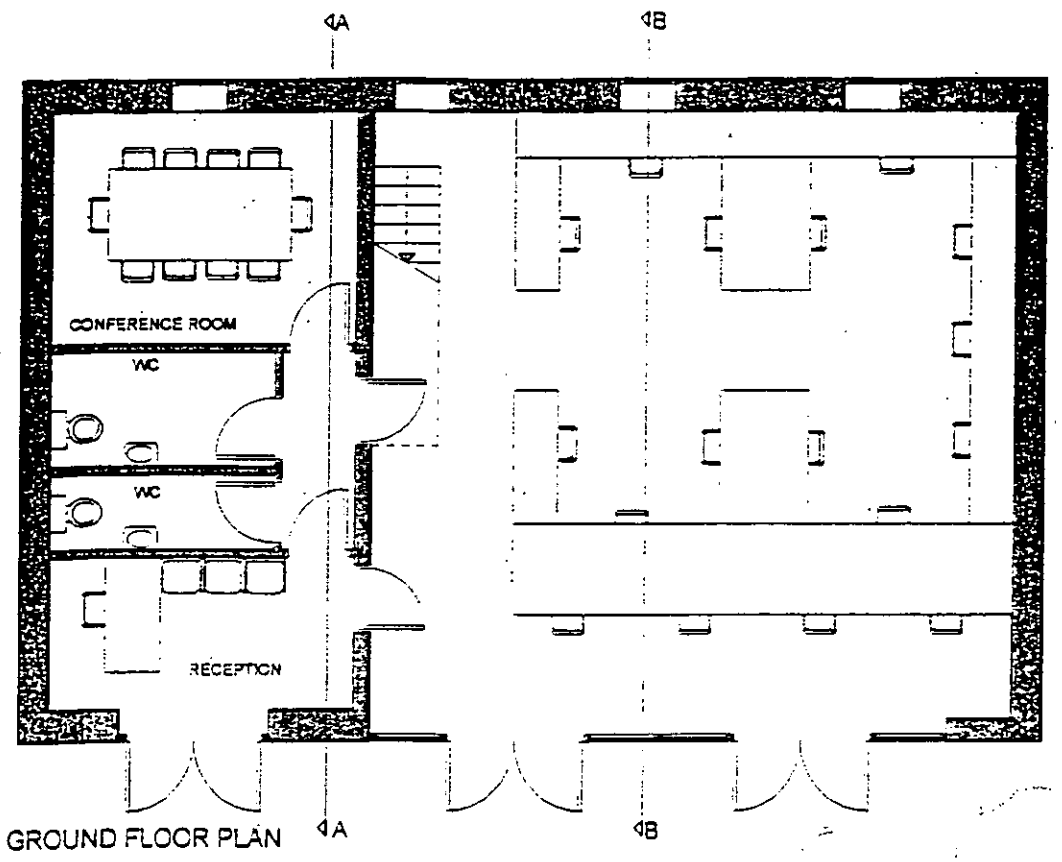

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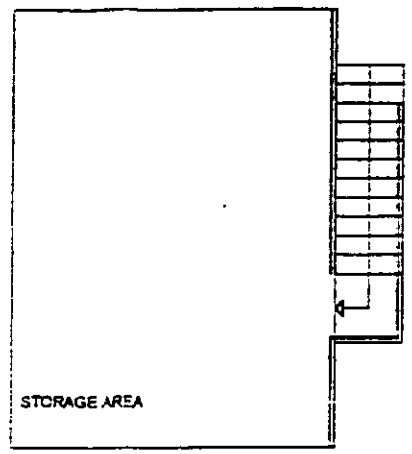
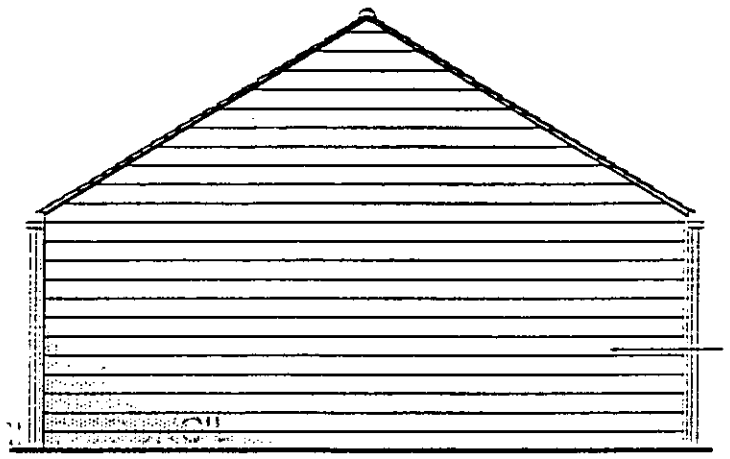


MEZZANINE PLAN



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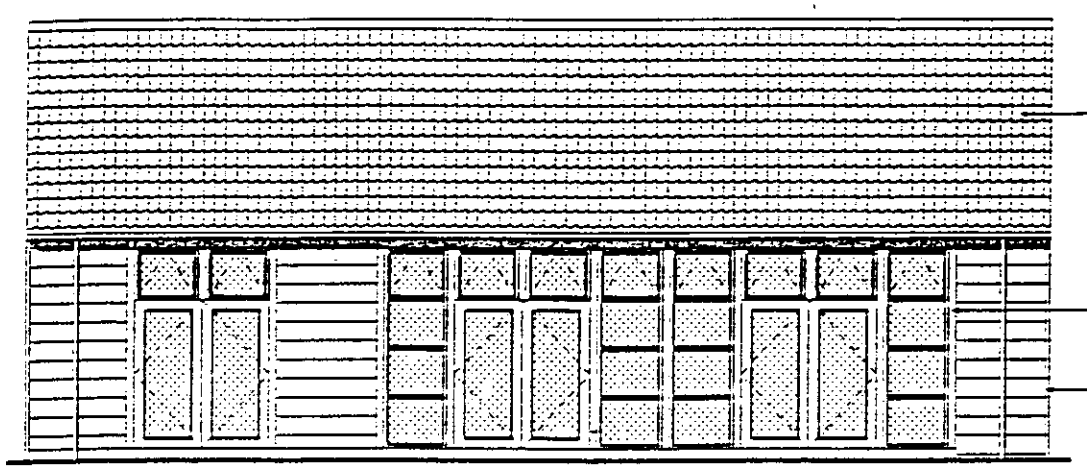
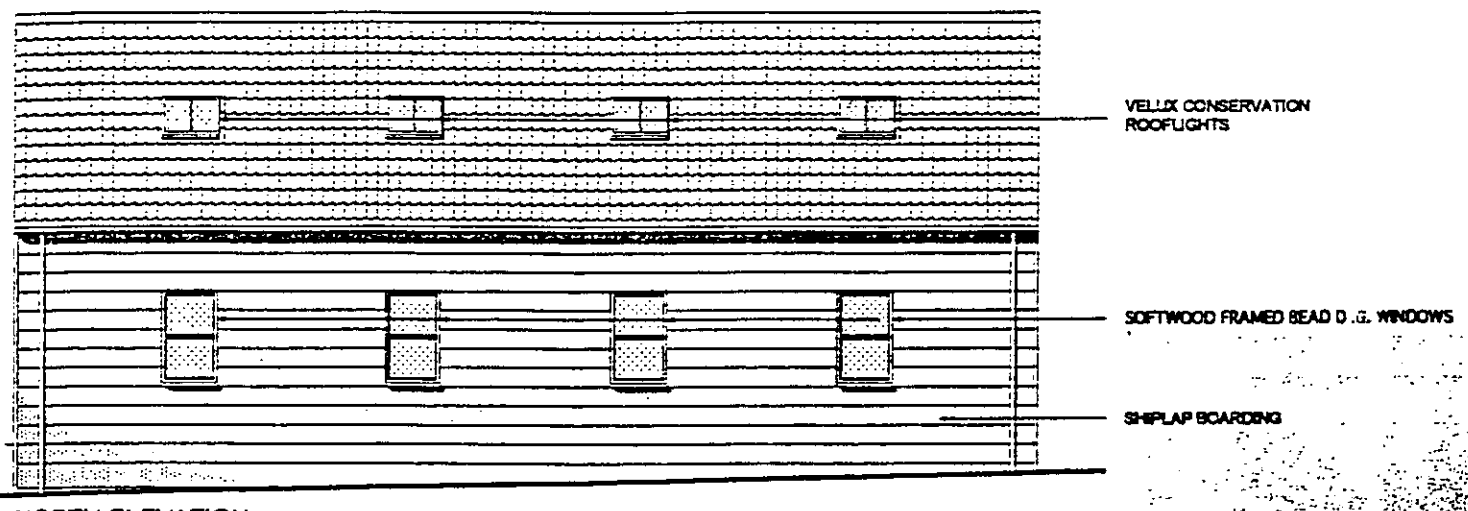


SOUTH ELEVATION



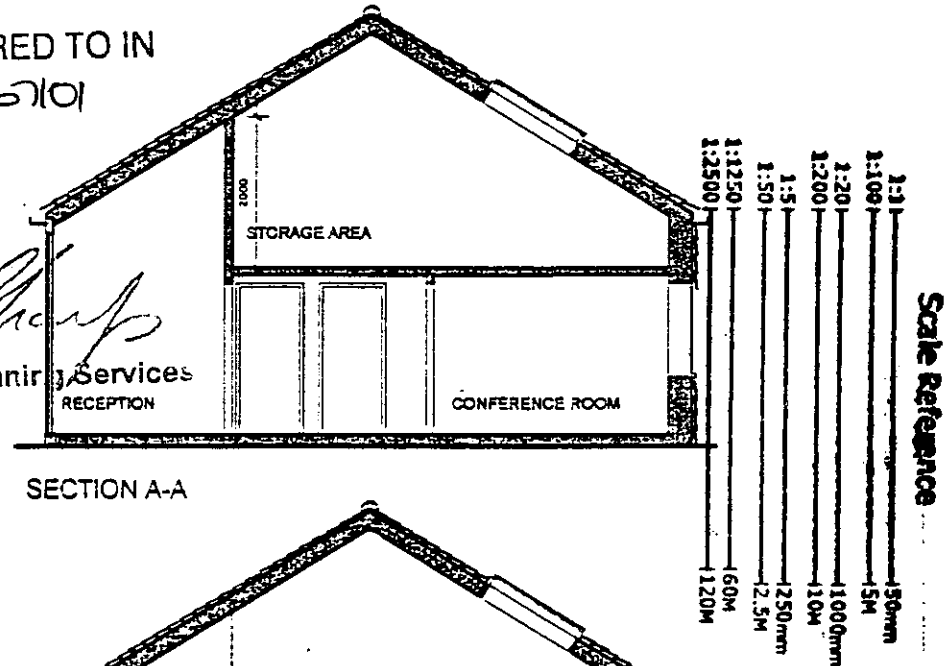
NORTH ELEVATION

APPROVED PLAN REFERRED TO IN
APPLICATION NO. 02467/01

DATED 19/12/01

SIGNED

Head of Planning Services



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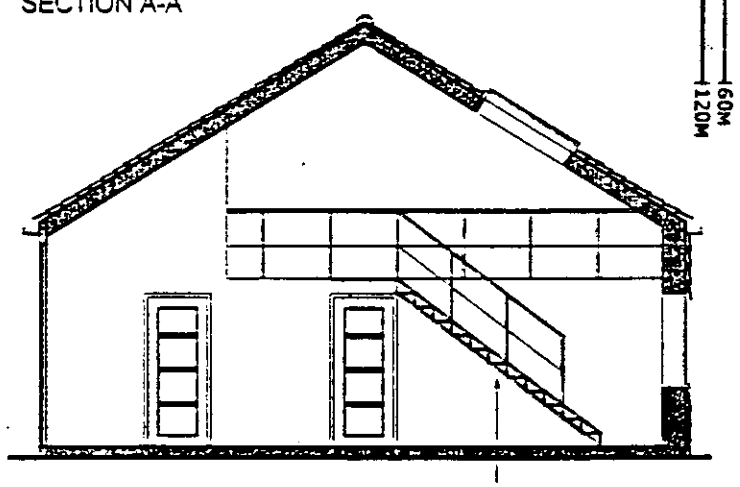

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	PROJECT TITLE : ENGLAND BARN CONVERSION	CLIENT: ENGLAND MARKETING	ELLIS-MILLER™ ARCHITECTS AND DESIGNERS
	DRAWING TITLE : PLANS AS PROPOSED	DRWG NO : 020/01/001	THIS DRAWING IS THE COPYRIGHT OF ELLIS-MILLER™ ARCHITECTS 8 POUND HILL CAMBRIDGE CB3 0AE DO NOT SCALE FROM DRAWING
	DATE : MARCH 2001	SCALE : 1:100	REVISION : A

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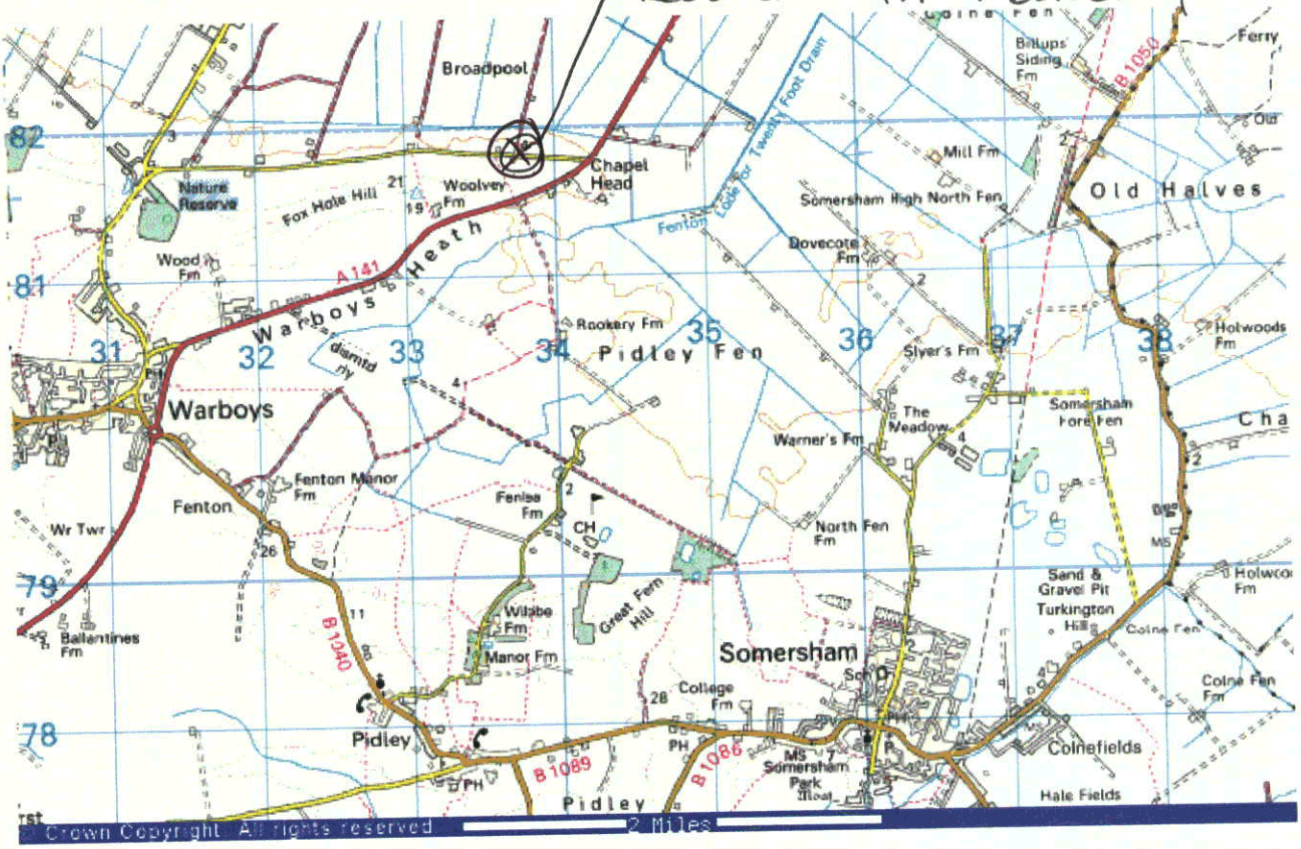
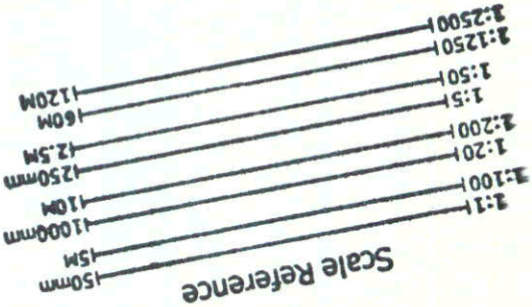
MAP D

H02467/01

BROADPOOL FARM
REDUNDANT FARM BUILDING





HUNTINGDONSHIRE DISTRICT COUNCIL
Town & Country Planning Act 1990

APPROVED PLAN REFERRED TO IN
APPLICATION NO. 0246701

DATED 19/12/01

SIGNED

Head of Planning Services

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MAP ②

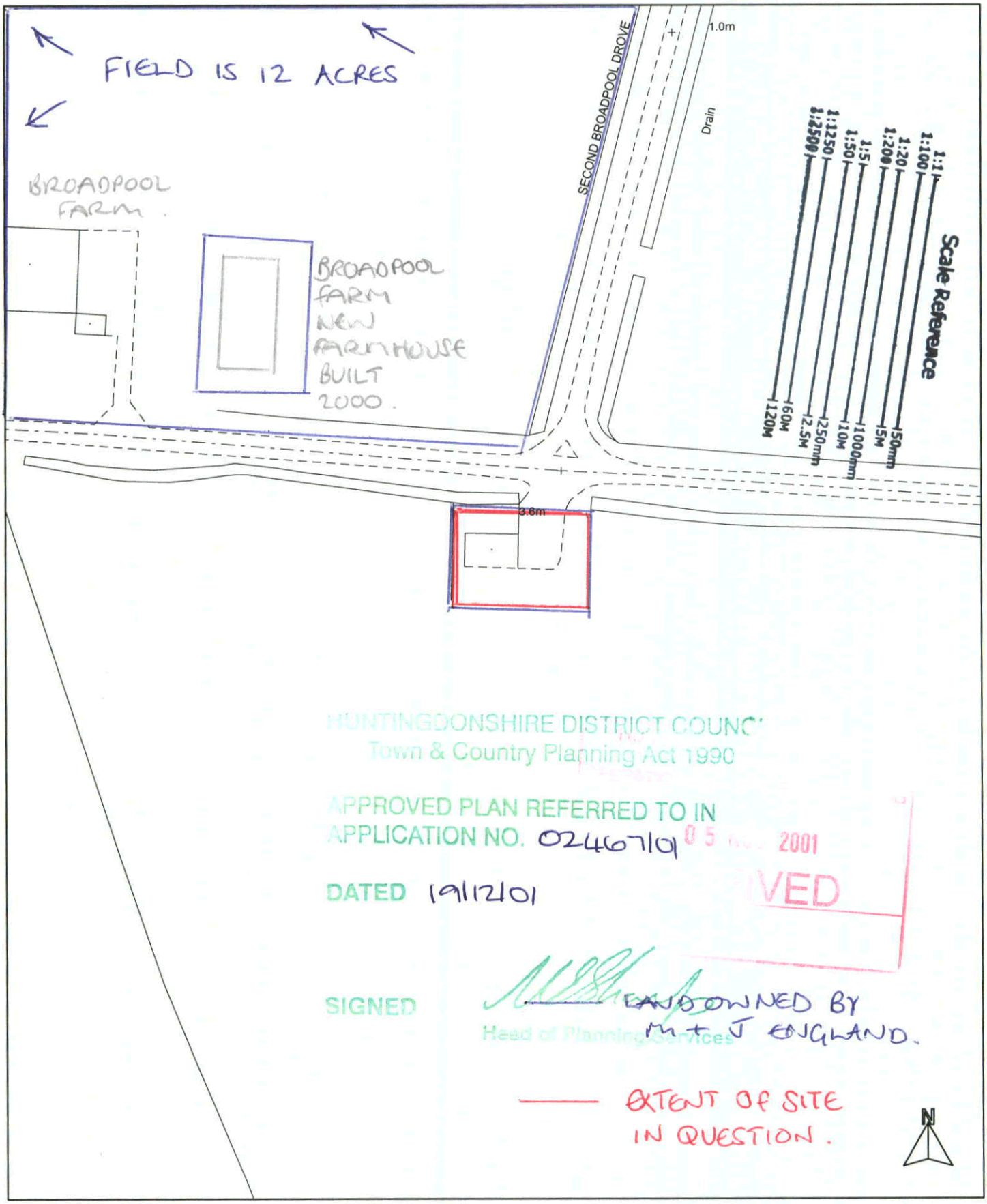
Huntingdonshire District Council

OS SHEET NO. 3281

Planning Services

H02467/01

Site Location Plan : BROADPOOL FARM.



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