

Supporting Statement, Class Q Prior Approval Application

Conversion of an Existing Agricultural Building to Two Semi-Detached Dwellings
Girdon Hill Farm, 106 Macclesfield Old Road, Buxton

1. Introduction

This supporting statement accompanies an application for Prior Approval for the change of use and conversion of an existing agricultural building at Girdon Hill Farm, 106 Macclesfield Old Road, Buxton, to provide two semi-detached dwellings.

The proposed conversion has been designed to retain the existing agricultural building, requiring only those operational works reasonably necessary to facilitate its conversion to residential use in accordance with the provisions of Class Q.

2. Existing Agricultural Building

The building forms part of the established agricultural holding at Girdon Hill Farm and has been used for agricultural purposes.

Evidence submitted with the application includes:

- A Structural Survey confirming that the existing building is structurally capable of conversion.
- Photographs demonstrating the agricultural use of the building and wider holding, including agricultural machinery.
- Land Registry plans identifying the agricultural holding and demonstrating the relationship between the building and the farm.

This information demonstrates the building's agricultural use prior to 24th July 2023 and supports its eligibility for conversion under Class Q.

3. Structural Suitability

The accompanying Structural Survey concludes that the existing structural frame and foundations are suitable for conversion. The proposed development retains the existing building and does not amount to a replacement structure. The proposed works comprise only those necessary to enable residential occupation, including the insertion of windows and doors, internal works, insulation and associated building fabric improvements. The proposal therefore accords with the established principles of Class Q by converting an existing agricultural building rather than undertaking substantial rebuilding.

4. Proposed Development

The proposal will create two spacious semi-detached family dwellings, each with an internal floor area of approximately 144 m². Each dwelling has been designed to meet the Nationally Described Space Standard, providing generous accommodation with well-proportioned living spaces, sufficient storage and good levels of internal amenity. The design has sought to retain the simple agricultural appearance of the existing building whilst introducing high-quality residential accommodation. External alterations have been kept to the minimum necessary to facilitate the conversion and maintain the character of the original agricultural building.

5. Design and Residential Amenity

The position and arrangement of new windows and external doors have been carefully considered. Openings have been orientated away from neighbouring residential properties to minimise overlooking and protect existing residential amenity. The design also maximises natural daylight within the proposed dwellings whilst respecting the privacy of neighbouring occupiers. The proposed conversion maintains the agricultural form, scale and proportions of the existing building, ensuring that it continues to sit comfortably within its rural setting.

6. Access and Parking

The proposal utilises the existing vehicular access serving Girdon Hill Farm. No alterations to the existing access arrangements are proposed. Existing areas of hardstanding will provide parking and turning facilities for both dwellings without requiring additional engineering operations or significant new areas of hard surfacing. The proposal therefore makes effective use of existing infrastructure associated with the agricultural holding.

7. Prior Approval Considerations

The matters requiring assessment under Class Q are addressed as follows.

Transport and Highways

The development will utilise the established farm access and existing hardstanding. The proposal is not expected to result in any unacceptable highway or traffic impacts.

Noise

The site lies within a rural environment where residential use is considered compatible with surrounding land uses.

Contamination

There is no evidence of contamination that would prevent the proposed residential use.

Flood Risk

The site is not affected by flood risk that would preclude conversion.

Design and External Appearance

The proposal retains the existing agricultural building and preserves its overall appearance. External alterations are limited to those necessary to provide appropriate residential accommodation while respecting the character and simplicity of the existing structure.

Natural Light

The internal layouts have been designed to ensure that all habitable rooms receive appropriate levels of natural light through carefully positioned openings.

8. Sustainability

The proposal represents the sustainable re-use of an existing rural building. Rather than constructing new housing in the countryside, the development secures the long-term future of an existing agricultural building through sensitive conversion. The proposal also makes efficient use of the existing access arrangements, hardstanding and building fabric, reducing the need for unnecessary new construction.

9. Conclusion

This application demonstrates that the existing agricultural building at Girdon Hill Farm is suitable for conversion under the provisions of Class Q. The application is supported by:

- Structural Survey
- Existing and proposed floor plan and elevation drawings
- Site location and layout plans
- Land Registry plans
- Photographic evidence demonstrating the agricultural use of the building and wider holding.

The proposal will deliver two high-quality family dwellings through the sensitive conversion of an existing agricultural building, avoiding unnecessary new-build development in the open countryside. Each dwelling provides approximately 144m² of accommodation designed to meet the Nationally Described Space Standard, ensuring a high standard of residential amenity. The existing access and hardstanding will continue to be used, no new highway access is required, and the placement of windows and doors has been carefully designed to safeguard the privacy and amenity of neighbouring occupiers. The proposal therefore represents a sustainable and appropriate reuse of an existing rural building in accordance with the provisions and objectives of Class Q.

Wylie Architecture

Residential Architecture Design and Planning



Wylie Architecture
38 Lismore Road, Buxton, Derbyshire SK17 9AN
M: 0787 555 1825 E: fiona@wyliearchitecture.co.uk
www.wyliearchitecture.co.uk

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Frank R Marshall & Company
MARSHALL
CHARTERED SURVEYORS
AGRICULTURAL

A Detached Farmhouse,
Farm Buildings, 4.66 acres Land
including a Building Plot



**GIRDON HILL FARM,
MACCLESFIELD OLD ROAD,
BUXTON, DERBYSHIRE.**
SK17 6T

FOR SALE BY PRIVATE TREATY

**OFFERS IN THE REGION
OF £120,000**

Viewing strictly by appointment

8 The Quadrant,
Buxton,
Derbyshire
SK17 6AW
Tel 01298 23038
Fax 01298 72291
Agents for the
Agricultural
Mortgage
Corporation plc

Wylie Architecture

38 Lismore Road, Buxton, Derbyshire SK17 9AN

M: 0787 555 1825 E: fiona@wyliearchitecture.co.uk

www.wyliearchitecture.co.uk

GIRDON HILL FARM, MACCLESFIELD OLD ROAD, BUXTON

INTRODUCTION

This property provides the rare opportunity to purchase a farmhouse, land and associated outbuildings within easy reach of Buxton town centre.

There is a large portal framed building which could be utilised for various storage/livestock purposes. The land adjoining the farmhouse extends to approximately 4.66 acres.

LOCATION

Located on the western outskirts of Buxton the property enjoys a rural position with all the associated benefits of the town within easy reach.

Buxton has a considerable range of shops commercial and leisure facilities and the Railway Station provides a main line link with Manchester.

DIRECTIONS

From Buxton town centre travel along St. John's Road towards Burbage. At the traffic lights bear right into Macclesfield Old Road. Continue for approximately 1/4 mile and the property can be found on the right hand side identified by our For Sale board.

VIEWING

Viewing of this property will be strictly by prior appointment with Frank R. Marshall & Co. Buxton Office.

FIELD BOUNDARIES

The responsibility for the repair and maintenance of the boundaries is denoted by a "T" mark on the plan attached to these particulars. This information is provided by the Vendors and is accurate to the best of their knowledge.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to any existing easements, wayleaves and rights of way by which it may be effected.

E.C. QUOTAS

For the avoidance of doubt there is no wholesale milk quota offered for sale with this property. Nor are there any other Quotas or Premium Rights included in the sale of this property.

TENURE AND POSSESSION

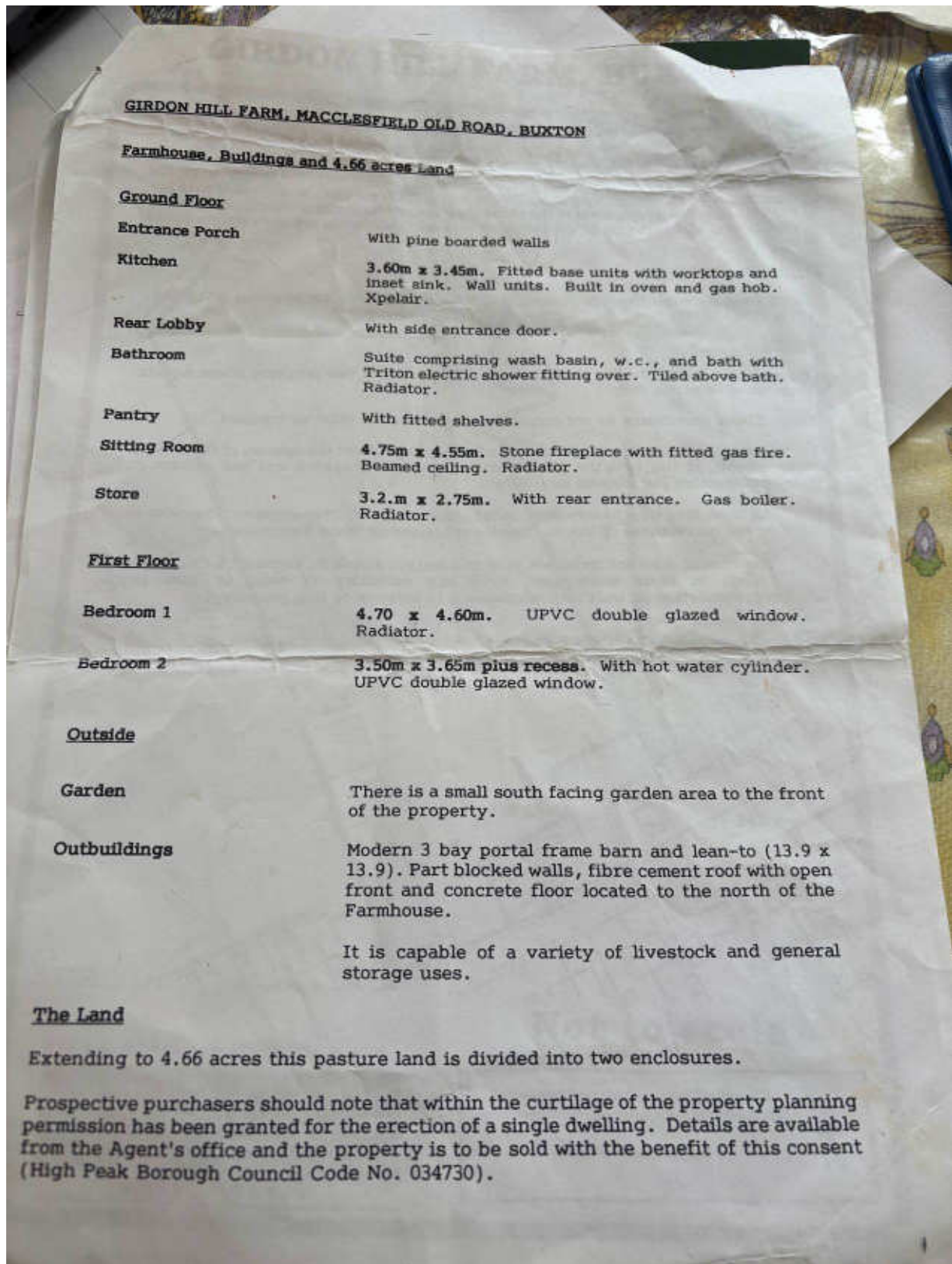
The property is sold freehold and with the benefit of vacant possession upon completion of the sale.

TOWN AND COUNTRY PLANNING ACTS

The property is sold notwithstanding any description contained in these particulars, subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may be or may come to be in force and subject to any statutory provisions or by-law without obligation on behalf of the vendors to specify the same.

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21

1150

INLAND REVENUE
PRODUCED
- 6 DEC 1996
FINANCE ACT 1931
M (Rules 98 or 113, Land Registration Rules 1925)

H M LAND REGISTRY FORM 19 (RULE 72)

COUNTY AND DISTRICT : Derbyshire High Peak

OR LONDON BOROUGH : Part of Girdon Hill Farm Macclesfield Old Road Buxton

PROPERTY :

DATE 4th December 1996

In consideration of One Hundred and Fifteen Thousand pounds (£115,000.00) the receipt of which is acknowledged WE CHRISTOPHER PEACH of 4 Sunnybank Chelmorton Buxton Derbyshire and TIMOTHY PEACH of 16 Level Lane Burbage Buxton aforesaid ("the Transferors") transfer to TIMOTHY JOHN SNEE of 13 Cowdale Cottages King Sterndale Buxton aforesaid ("the Transferee") the land and premises known as Girdon Hill Farm comprising farmhouse farm buildings and 4.66 acres or thereabouts at Macclesfield Old Road Burbage Buxton aforesaid shown (for identification only) edged red on the plan attached hereto

This Transfer is made with full title guarantee.

The Transferors have not given or made any assent or conveyance affecting any legal estate in the said land hereby transferred

The Transferors hereby acknowledge the right of the Transferee to the production and delivery of copies of the Grant of Probate of the Will of Sylvia Peach granted to the Transferors out of the District Probate Registry at Manchester on the 26th day of January 1996

FIFTY POUNDS

ONE HUNDRED POUNDS

ONE THOUSAND POUNDS

H.M. LAND REGISTRY

FREEHOLD TITLE REGISTERED

TITLE NUMBER BY 280647

Wylie Architecture

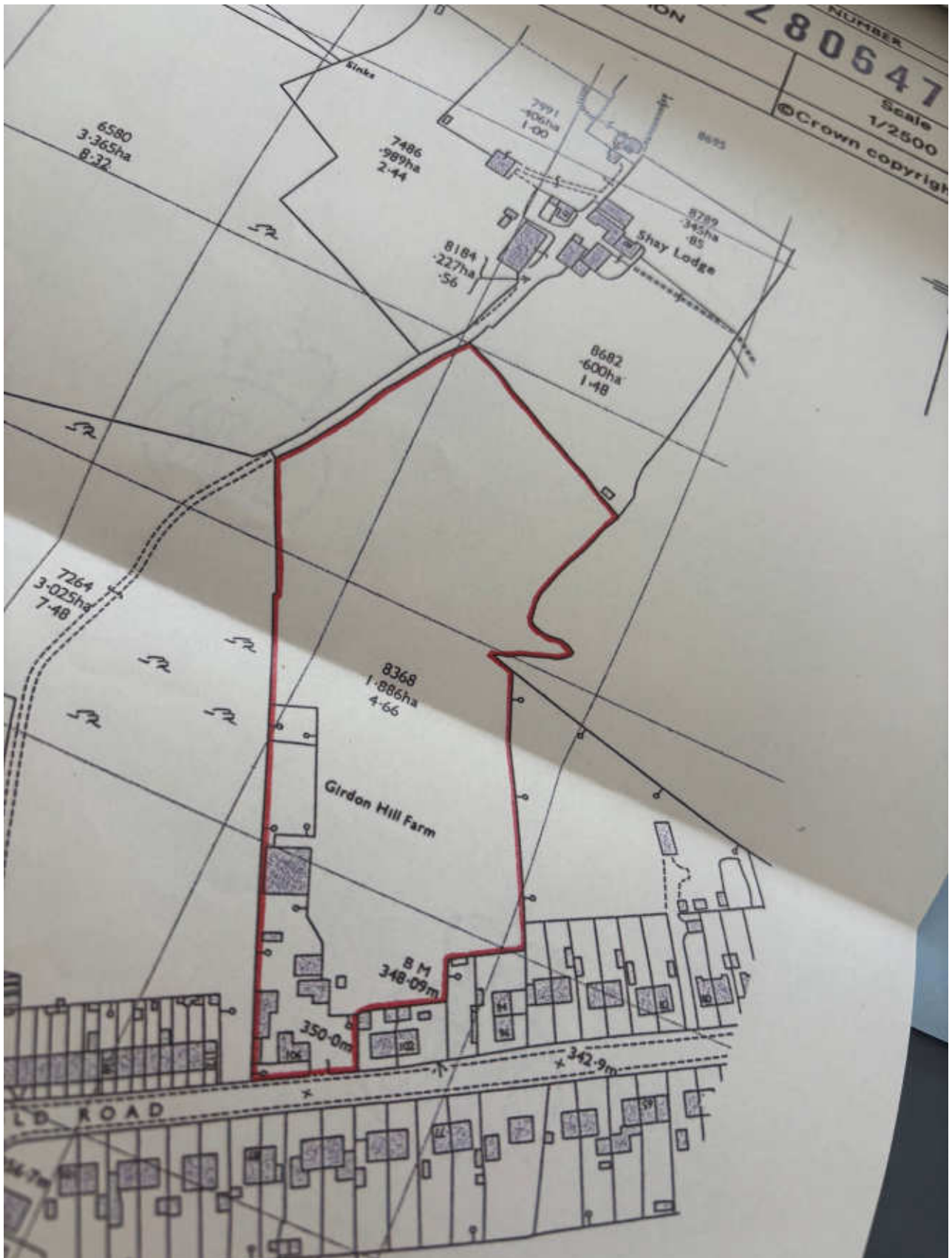
38 Lismore Road, Buxton, Derbyshire SK17 9AN

M: 0787 555 1825 E: fiona@wyliearchitecture.co.uk

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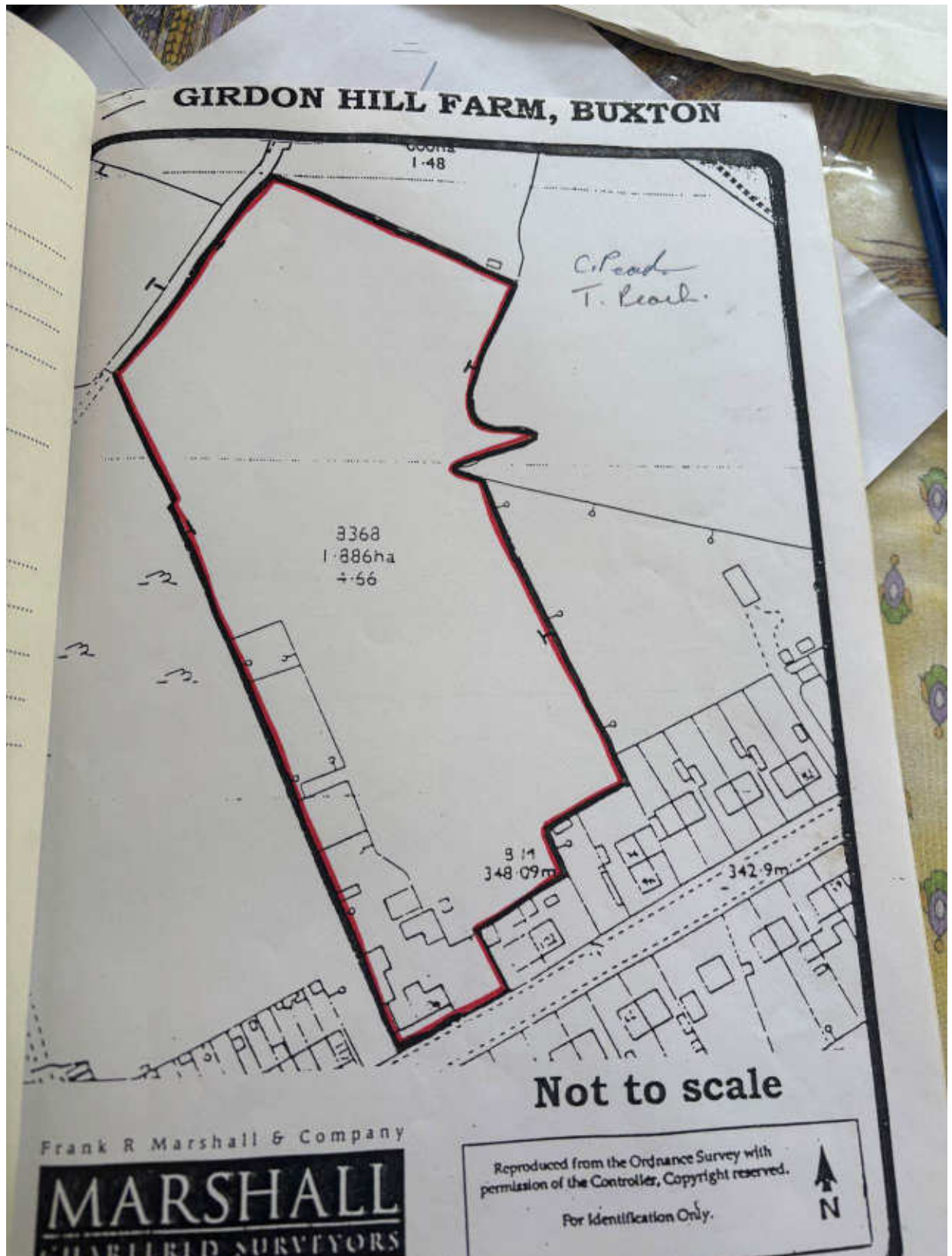
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THIS AGREEMENT is made the **First** day of **May 2012**

between **Timothy Snee** of **13 Cowdale Cottages, Buxton Derbyshire**
and **Bernard Minshull** of **Goslin Bar Farm, Burbage, Buxton**

(hereinafter referred to respectively as "the owner" and "the licensee")

whereby IT IS AGREED :

1. THE OWNER will grant THE LICENSEE a licence to graze or mow the land known as **Girdon Hill Farm O.S Ref 8368** with an approximate area of **4.5 acres** and having an access from **Goslin Bar Farm O.S Ref 8682**.
2. THE LICENSEE shall pay THE OWNER the sum of **£150** on the making of this agreement by way of a **LICENCE FEE**.
3. THE LICENSE shall be term certain between the **First day of May 2012** and the **Thirty-first day of October 2012** and at the expiry of the licence period THE LICENSEE shall remove all his stock and property from the land.
4. THE LICENSEE shall keep in good repair all the walls fences gates drains water-supplies and other structures on the land and **UNDERTAKES** at all times to prevent stock from straying from the land.
5. THE LICENSEE shall indemnify the OWNER against all claims made against the OWNER arising as a result of out of the granting of the licence.
6. THE LICENSEE shall not erect any buildings pens or other structures on the land and shall not fell any trees standing on the land.
7. THE LICENSEE is cognisant that this agreement grants only a bare licence and shall not be constructed as granting any form of tenancy and that the rights hereby granted are personal to THE LICENSEE and shall not be transferred or assigned.
8. **ANY BREACH** of the terms or conditions of this licence shall bring it to an immediate end and any rights hereby granted shall forthwith be terminated.

IN WITNESS WHEREOF the parties set their hands on the day first before written.

SIGNED T. Snee OWNER

SIGNED B. Minshull LICENSEE