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Lutterworth, Burbage

EXT – 25/125/STATEMENT

Thursday, June 25, 2026

CLASS Q STATEMENT

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CLASS Q SUPPORTING STATEMENT

Application for Prior Approval under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Brooklands Farm, Lutterworth Road, Burbage

1. Introduction

This Statement has been prepared in support of an application for Prior Approval under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the GPDO”).

The application seeks the conversion of an existing agricultural building at Brooklands Farm, Lutterworth Road, Burbage, to form a single dwellinghouse together with associated curtilage, parking and access arrangements.

The proposal has been designed to utilise the existing building envelope with only those alterations necessary to facilitate residential occupation whilst retaining the character and appearance of the existing agricultural structure.

2. The Site

The application site forms part of Brooklands Farm, located off Lutterworth Road, Burbage.

The wider holding comprises agricultural pasture land enclosed by mature hedgerows and trees and has historically been used for livestock grazing.

The application building is situated within the agricultural unit and comprises a group of agricultural structures including a former Nissen hut style building together with associated ancillary structures.

The building retains its agricultural appearance and remains physically and functionally associated with the surrounding farmland.

Historic and current photographic evidence demonstrates the long-established agricultural character of the site and its continued use as part of a grazing enterprise.

3. Agricultural Use

The application building forms part of an established agricultural unit.

Evidence submitted in support of this application confirms that Brooklands Farm has been used for agricultural purposes for many years.

Mr Stephen John Paul, Executor of the Estate of the late John Stanley Paul, has confirmed that the property at Brooklands Farm was let for agricultural purposes for in excess of thirty years and was used for beef cattle and sheep grazing. – See Appendix E

In addition, a statement has been provided by Mr Richard Boffey, who farmed Brooklands Farm between approximately 2008 and 2023.

Mr Boffey confirms:

“My family and I farmed Brooklands Farm, Lutterworth Road, Burbage between approximately 2008 and 2023. We used it for various purposes but mainly for animal grazing, in particular cows. During that period the agricultural buildings now subject to the planning application were used in connection with the farming operation. The buildings were used for the storage of hay, straw, feed, fencing materials and agricultural equipment associated with the grazing of cattle and sheep on the holding.

The buildings formed part of the agricultural unit and were in agricultural use on 20 March 2013.” – A signed version of this is shown in Appendix A.

Brown & Co Property & Business Consultants LLP, acting as managing agents for the previous owner, have confirmed that the land was managed under a grazing licence and that the land and buildings were solely used for agricultural purposes during the period of their instruction. – See

Appendix D

The evidence demonstrates that the application buildings formed part of a functioning agricultural unit and were actively used in connection with agricultural activities.

Historic Google Street View imagery dating from July 2011 shows cattle grazing within the holding, providing further independent evidence of the agricultural use of the site prior to the relevant qualifying date. – See Appendix B

Current photographs also demonstrate the continued agricultural use of the surrounding land for livestock grazing. – See Appendix C

The submitted evidence clearly demonstrates that the buildings formed part of an established agricultural unit and were in agricultural use on the relevant qualifying date.

4. Existing Building

The application building comprises an existing agricultural structure together with associated ancillary agricultural buildings.

The structures are constructed using traditional agricultural materials including corrugated metal sheeting, timber cladding and masonry elements.

The buildings remain substantially intact and retain their original agricultural form and appearance.

The proposal does not seek to alter the footprint of the buildings nor introduce extensions beyond the limitations imposed by Class Q.

A Preliminary Ecological Appraisal accompanies the application. The survey assesses the existing buildings and surrounding habitat and identifies any ecological constraints associated with the proposed development. Any recommendations contained within the report will be implemented as part of the conversion works.

5. Structural Capability

A Structural Report prepared by a suitably qualified Structural Engineer accompanies the application.

The report confirms that the existing structures are capable of conversion and that the proposed works can be undertaken without substantial rebuilding.

The structural assessment confirms that the principal structural elements can be retained and adapted as part of the proposed development.

The proposal therefore represents a genuine conversion of an existing agricultural building rather than replacement or reconstruction.

The development is consistent with relevant appeal decisions and case law relating to Class Q conversions.

6. Proposed Development

The proposal seeks the conversion of the existing agricultural building to create a single residential dwelling.

The proposed accommodation comprises:

- Open plan living, dining and kitchen area;
- One bedroom;
- Shower room;
- Ancillary studio/store accommodation.

The proposed development has been intentionally designed to minimise intervention to the existing building.

The external form, footprint and scale of the building remain unchanged.

Existing openings are utilised wherever possible and new openings are limited to those necessary to provide acceptable levels of natural light and residential amenity.

The proposal retains the simple agricultural appearance of the building whilst enabling its continued long-term use.

7. Curtilage and Access

A modest residential curtilage is proposed immediately adjacent to the building.

The extent of curtilage has been deliberately restricted to that reasonably required for the enjoyment of the dwelling and reflects the guidance and appeal decisions relating to Class Q developments.

Existing access arrangements are retained.

The proposal utilises the existing access from Lutterworth Road together with the existing internal access track.

Two parking spaces are provided adjacent to the proposed dwelling.

No alterations are proposed to the existing vehicular access arrangements.

8. Prior Approval Considerations

The application has been prepared having regard to the prior approval matters identified within Class Q.

Transport and Highways

The proposal utilises an established access arrangement and introduces only a single dwelling. The development is not considered to result in any material highway safety concerns.

Noise Impacts

The site is located within a rural environment characterised by agricultural land and dispersed development.

The proposal is capable of providing an acceptable residential environment for future occupants.

Contamination Risks

The site has historically been used for agricultural purposes.

No evidence of contamination has been identified and there is no reason to conclude that the proposed development would give rise to unacceptable risks.

Flooding

The site is located within Flood Zone 1 and is not known to be affected by any significant flood risk constraints that would prevent conversion of the building.

Design and External Appearance

The proposal retains the existing form, scale and agricultural character of the building.

External alterations are limited and sympathetic to the existing structure.

The proposal therefore respects the character and appearance of the existing building and its rural setting.

9. Conclusion

The application building forms part of a long-established agricultural unit and has been used in connection with agricultural activities for many years.

Evidence provided by the former landowner's estate and the former tenant farmer confirms the agricultural use of both the holding and the buildings, including agricultural use on 20 March 2013.

A Structural Engineer has confirmed that the buildings are capable of conversion without substantial rebuilding.

The proposal has been carefully designed to comply with the requirements and limitations of Schedule 2, Part 3, Class Q of the GPDO.

The application therefore represents sustainable re-use of an existing agricultural building and it is respectfully requested that Prior Approval is granted.

Appendix A

10th June 2026

To whom it may concern, my family and I Richard Boffey farmed Brooklands Farm, Lutterworth Road, Burbage between approximately 2008 and 2025. We used it for various farming purposes but mainly for animal grazing, in particular cattle and sheep.

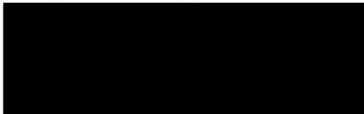
The use also included the water source, power and farm buildings in the corner of the land, adjacent to the power source.

During that period the aforementioned agricultural buildings were continuously in use. These buildings, now subject to the planning application, were used in connection with the farming operation.

The buildings were used for the storage of hay, straw, feed, fencing materials and agricultural equipment associated with the grazing of cattle and sheep on the holding. They were also used for any maintenance purposes for the farming operations. The buildings formed part of the agricultural unit and were in agricultural use on 20 March 2013.

I trust this confirms that the land and the associated buildings were constantly in use when we had an agreement with the Paul family, who previously owned the land.

Regards,



R. Boffey



Appendix B



Appendix C



Appendix D

From: [REDACTED]
Sent: Tuesday, June 23, 2026 12:00 pm
To: [REDACTED] <[REDACTED]>
Cc: [REDACTED]
Subject: RE: Land at Brooklands Farm

Dear Tom

I refer to our conversation regarding the land at Brooklands Farm.

I would like to confirm that we were acting agents on behalf of the previous owner of the property regarding a grazing licence and that the land and buildings have been solely used for agricultural purposes during that period.

Kind regards

Richard

Richard Newey
Partner



For full details of all our services, please visit our [Website](#)

For and on behalf of **Brown & Co - Property & Business Consultants LLP**



Leicester Office, 5 Geoff Monk Way, Birstall, Leicester, Leicestershire, LE4 3BU, United Kingdom

Appendix E

From: Steve Paul <[REDACTED]>
Date: Tuesday, 9 June 2026 at 14:27
To: [REDACTED]
Subject: Re: Confirmation of land being used for farming

Dear Sir or Madam

my name is Stephen [REDACTED] I have acted as sole executor for the estate of John Stanley Paul. I can confirm that John Stanley Paul let the property at Brooklands Farm for the last 30 plus years Lutterworth Road Burbage over many years for beef cattle and sheep grazing to a Farmer Mr Boffley.

beste regards

Stephen J. Paul M.Eng.
Geschäftsführer / Managing Director
(send from my iphone)



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Amtsgericht Essen HRB 32238 | USt.-Id. DE316353716

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