

PL/20/0120/PNO | Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (Use Class B1(a)) to 1 residential unit (Use Class C3) for proposed change of use of building from office use (Use Class B1) to dwellinghouse (Use Class C3) | Cliveden Stud Office Cliveden Road Taplow Buckinghamshire

Taplow Parish Council raises objections to this application.

For Class O to be relevant the applicant must establish use of the property as an office at the relevant date but offers no evidence in support. This is significant as the applicant did not own the property at that time (2013). In the absence of such clear proof of its use at that date and current such use, the referred to Class O legislation cannot apply and the application must be refused.

Furthermore very special circumstances exist. The entire Cliveden Stud property was only approved originally as a narrowly specified equestrian operation. As such all the accommodation on the site was conditioned for use only by persons involved in equestrian or agricultural activities and these criteria have been the subject of many enforcement actions by SBDC in recent years.

It would be anomalous and unacceptable to arrive at a situation where an office on the site became free standing residential accommodation on this large Green Belt site that is fully dedicated to equestrian activities.

If the notification cannot be rejected then we strongly request that SBDC consider either that the property is conditioned in similar fashion to all other accommodation on the site in being restricted to occupation solely by persons occupied in equestrian or agricultural employment or that an Article 4 condition be applied to the whole site so that SBDC can properly control development on this critical local site that is currently being subjected to major damage and degradation.