



BATES BROS (FARMS) LTD
LOWER HONEYDON FARM
HONEYDON
BEDFORDSHIRE
MK44 2LR

FARM: 07711 729175
ENGINEERING: 07555 797031
OFFICE: 07704 651323
Email: batesbrothersfarms@gmail.com

F.A.O. STAPLOE, DULOE AND HONEYDON PARISH COUNCIL

13th May 2026

Dear Lucy,

RE: Planning Application 26/00669/COU
Change of use of storage facility to use classes E(g)(iii), Bs and B8 at
Lower Honeydon Farm

I write with regard to the above application to provide some information which may be helpful in your consideration of the application.

The viability of Lower Honeydon Farm has long relied upon agricultural diversification of the business, which includes the use of some redundant agricultural buildings for commercial purposes – an approach that has long been supported by successive governments and policy initiatives.

This application relates to a redundant storage shed which was used for more than 10 years by UKPN and their contractors as a storage and staging area for materials, plant and machinery. Having been vacated by UKPN, the existing commercial use class needs to be amended to offer a flexible use arrangement. In this regard, the application before you seeks to open the uses up to general commercial, storage and light industrial – all uses that work well on larger agricultural sites away from residential properties.

If this building did not already have an approved commercial use, we would be able to use Class R Permitted Development Rights to secure the change of use.

To reassure you about the scale of use and activity, we do not envisage the use being any greater than that which has occurred for more than 10 years, and hope that the building can support local commercial operatives looking for accommodation. We have yet to hear from the planning case officer, but we assume we will be able to discuss and agree on hours of operation, and any desired restrictions that they wish to impose that would provide them and our neighbours with the necessary reassurance that their amenity will be protected.

I am therefore hopeful you will be able to support this application.

If you have any questions, please do not hesitate to contact me.

Kind regards

Alex Bates
Director, BATES BROS (FARMS) LTD

VAT Registration Number: 196 9451 09
Registered in England Number 539386

Directors: V A Bates, A C D Bates, A R Bates