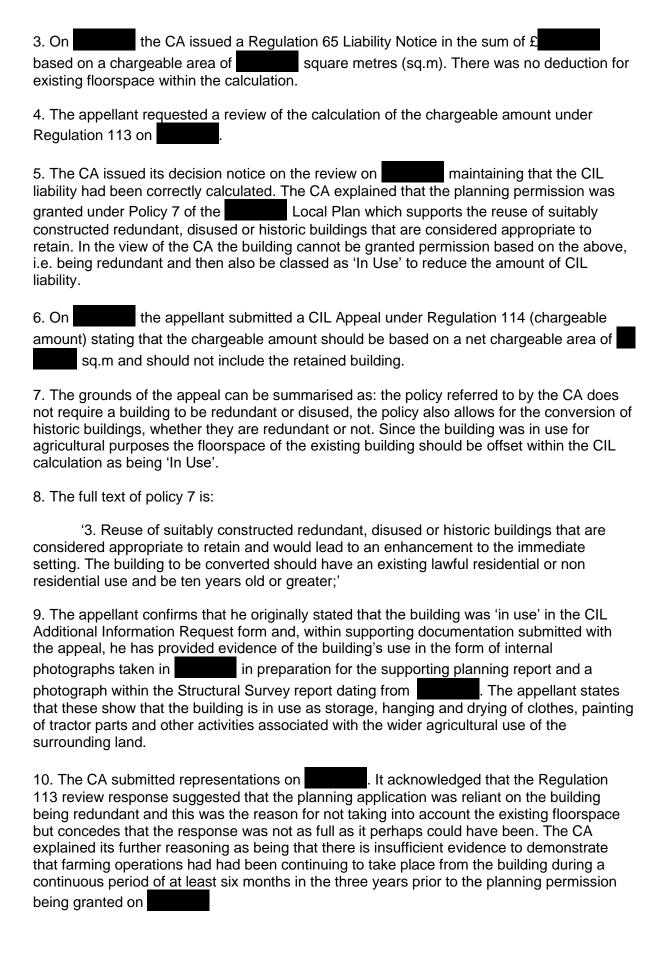
Appeal Decision

| by BSc(Hons) MRICS |
|---|
| an Appointed Person under the Community Infrastructure Levy Regulations 2010 (as Amended) |
| Valuation Office Agency (DVS) |
| Email: @voa.gov.uk |
| Appeal Ref: 1765454 |
| Address of property: |
| Development: Conversion and extension of a redundant agricultural building to form a dwelling |
| Planning permission details: granted by on |
| |
| |
| Decision |
| I determine that the Community Infrastructure Levy (CIL) payable in this case should be £1 (). |
| Reasons |
| 1. I have considered all the submissions made by on behalf of appellant, and I have also considered the representations made by the Collecting Authority (CA), In particular, I have considered the information and opinions presented in the following documents:- |
| (a) Planning permission decision notice dated (b) The CA's Liability Notice dated (c) The CA's letter on review of CIL chargeable amount dated (d) Completed CIL Appeal form dated and additional supporting documents submitted with the CIL Appeal. |
| (e) The CA's representations in a letter dated(f) The appellant's comments on the CA's representations received on |
| 2. Planning permission was granted on by for conversion and extension of a redundant agricultural building to form a dwelling. |



11. The appellant submitted comments on the CA's representations on reemphasising some of his original points. 12. I have fully considered the representations made by the appellant and the CA. Firstly I do not consider that reliance on Policy 7 necessarily requires that a building cannot be 'in-use' for CIL purposes. There is provision for the policy to apply to 'suitably constructed redundant, disused or historic buildings' (emphasis mine). A building can therefore still have a use, despite perhaps being redundant from its original purpose, and still qualify under Policy 7 as an historic building. 13. Secondly, I consider that there is sufficient evidence that the existing building has been in use for purposes connected with the agricultural use of the surrounding land. This evidence in the form of photographs dating from which show the building was being used for storage, drying of work clothes and painting of tractor parts. This evidence is at a point in time within the requisite three year period but considering that the building has been used in conjunction with the continual operation of a working farm I consider that this evidence is sufficient to confirm that the building has been 'in use' for CIL purposes for the requisite period, i.e. for a continuous period of at least six months in the three years prior to the planning permission being granted on 14. I therefore consider that the area of the existing building should be offset within the CIL calculation and the charge based on the extension floor area only. The appellant has calculated this floor area to be sg.m and there is no evidence provided to me to suggest that this is incorrect. There also appears to be no dispute in relation to the CIL rate or the indexation and I therefore calculate the CIL charge as follows: sq.m @ £ per sq.m x indexation (1.047) = £15. Based on the facts of this case and the evidence before me I therefore determine a Community Infrastructure Levy charge of £ in respect of the development.

BSc(Hons) MRICS

RICS Registered Valuer Valuation Office Agency

12 May 2021