STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for prior notification of agricultural or forestry development - proposed building.

Town and Country Planning General Permitted Development Order 1995

Schedule 2, parts 6 & 7 Part one

08/01202

- 7 JUL 2008 - S M D

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR/MRS
First name:	ARTHUR /KATHLEEN
Last name:	BAILEY
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	HALLHOUSE FARM
Address 1:	ASKERBANK LANE
Address 2:	RUSHTON
Address 3:	
Town:	LEEK
County:	STAFFORDSHIRE
Country:	ENGLAND
Postcode:	SK11 0QN

2. Agent Name and Address

Title:	MR
First name:	ROBERT
Last name:	FORD
Company (optional):	RYDER FORD ASSOCIATES
Unit:	
House number:	
House suffix:	
House name:	PARKSIDE
Address 1:	PARK ROAD
Address 2:	LEEK
Address 3:	
Town:	
County:	STAFFORDSHIRE
Country:	ENGLAND
Postcode:	ST13 8JT

$Date: 2007/08/22 15:20:06 $ $Revision: 1.21 $

3. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name: LAND AT HALL HOUSE FARM

Address 1: ASKER BANK LANE

Address 2: RUSHTON

Address 3:

Town: LEEK

County: STAFFORDSHIRE

Postcode (optional): SK11 0QH

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

4. The Proposed Building

Please indicate which of the following are involved in your proposa

☑ A new building ☐ An extension ☐ An alteration

Please describe the type of building: PORTAL FRAME

Please state the dimensions:

Length	18.9	metres
Height to eaves	4.95	metres
Breadth	9.15	metres
Height to ridge	6.2	metres

Please describe the walls and the roof materials and colours:

Walls - Materials:	YORKSHIRE BOARDING
Walls - External colour:	NATURAL (TIMBER)
Roof - Materials:	PROFILED SHEETING
Roof - External colour:	DARK GREEN

Has an agricultural building been constructed on this unit within the last two years? ☐ Yes ☑ No

If Yes:	What is the overall ground area:	metres^2
	What is its distance from the proposed new building:	metres

Would the proposed building be used to house livestock, slurry or sewage sludge? ☐ Yes ☑ No

If Yes will the building be more than 400 metres from the nearest house excluding the farmhouse? ☐ Yes ☐ No

Would the floor area of the building exceed 465 square metres? ☐ Yes ☑ No

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last 2 years? ☐ Yes ☑ No

5. Agricultural and Forestry Developments

What is the area of the proposed agricultural unit? 67 HA ~~Square metres~~/Hectares (delete as appropriate).

What is the area of the parcel of land where the development is to be located? Please tick only one box:

☑ 1 hectare or more ☐ Less than 1 hectare but at least 0.4 hectare ☐ Less than 0.4 hectare

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business? Years: 100+ Months:

Is the proposed development reasonably necessary for the purposes of agriculture? ☑ Yes ☐ No

If Yes, please explain why:

SEE SEPARATE JUSTIFICATION

Is the proposed development designed for the purposes of agriculture? ☑ Yes ☐ No

If Yes, please explain why:

SEE SEPARATE JUSTIFICATION

Does the proposed development involve any alteration to a dwelling? ☐ Yes ☑ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road? ☑ Yes ☐ No

Is the proposed development within 3 kilometres of an aerodrome? ☐ Yes ☑ No

What is the height of the proposed development? ~~6.2~~ metres ☑ Not applicable

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve? ☐ Yes ☑ No

If Yes please provide details:

6. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☑ The correct fee: ☑

3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

7. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 01/07/2008 (date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

9. Agent Contact Details

Telephone numbers

Country code: 01538 | National number: 398290 | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional): roblford@btopenworld.com

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☑ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: ROB FORD | Telephone number: 01538 398290

Email address: roblford@btopenworld.com

AGRICULTURAL JUSTIFICATION FOR THE PROPOSED ERECTION OF AN AGRICULTURAL BUILDING ON LAND FORMING PART OF **HALLHOUSE FARM** RUSHTON NEAR LEEK STAFFORDSHIRE MOORLANDS

04 2008

08/01 - 2 - 7 JUL 2008 - S M D

The farm to which the hay and straw store building relates is Hallhouse Farm. The farmed land extends to some 166 acres (67 ha.). The holding land is devoted entirely to pastoral farming and comprises some 150 head of beef aged 2 months to 4 years.

Stock is winter housed and fed silage, hay and some straw. Stock is straw bedded.

Average comsumption of silage and hay is some 1 no. big bale per day per 20 head throughout the six month winter period. That is: 150/20 x 7 x 26 = 1,365.

The building is designed to store a maximum of 420 such bales being either hay (which is preferred to silage because it is denser and is does not require expensive wrapping but which cannot be stored outside) and /or straw, which cannot be stored outside.

All straw is bought in and hay / silage is found on the farm and bought in.

The main holding buildings are situated some 200 metres from the proposed hay / straw building and on high ground. Vehicular access to the holding buildings is extremely difficult and with no scope for improvement.

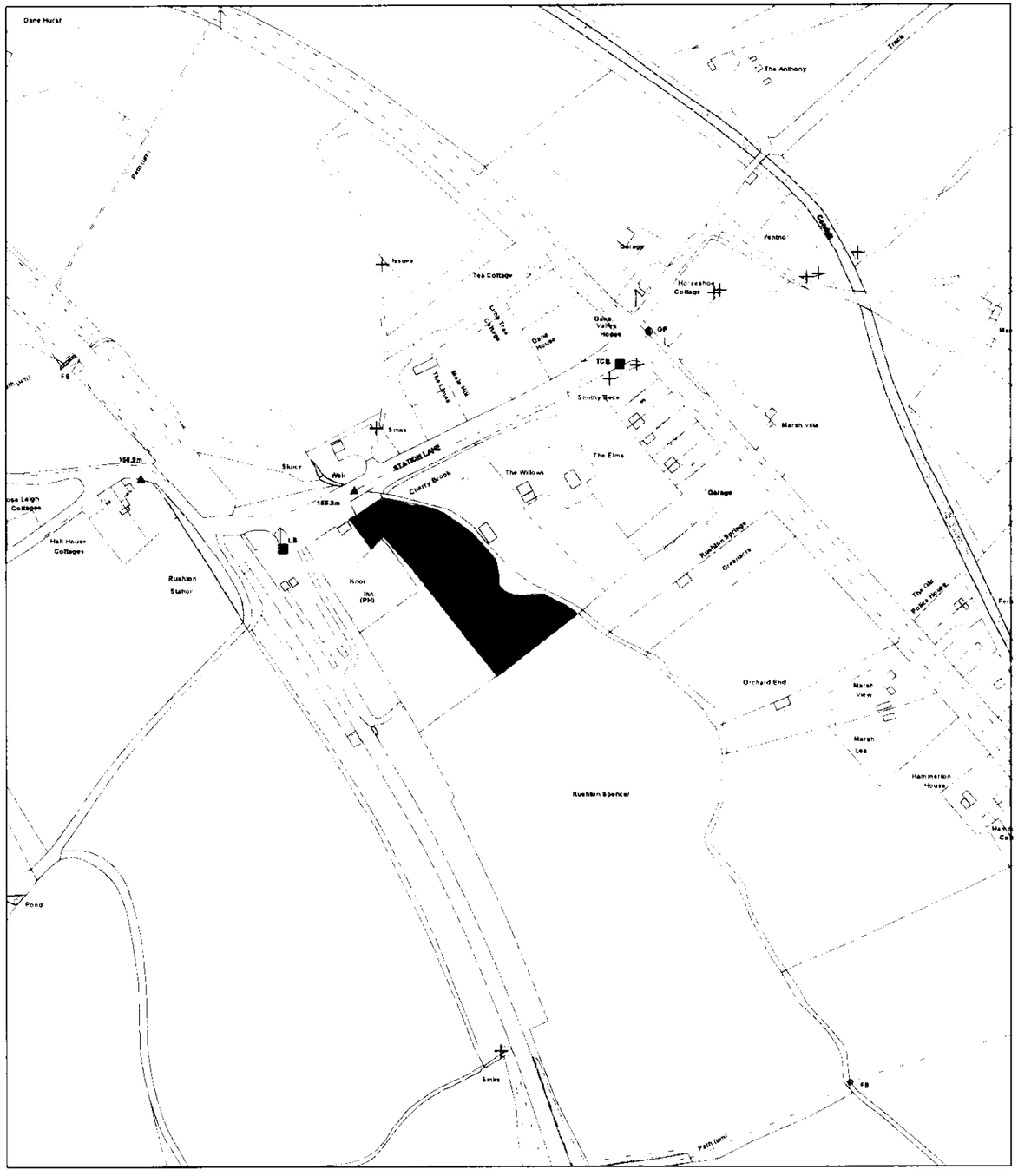
The intended building is therefore required to receive deliveries of bought in straw and or hay derived from outlying land or bought in. Such bales can be delivered to the site via a tractor and long trailer or by a long bodied lorry.

Individual bales can then be transported by tractor as required, in small loads, up to the farm buildings.

The building is therefore necessary to house dry feedstuffs and bedding and is located because there is no access to the existing farm holding buildings for large loads of such material. Nor is there space to erect the required building near to the existing holding buildings because steeply sloping ground and because of the farm house listing (grade 2)

Rob Ford
Ryder Ford Associates
Parkside
Park Road
Leek
Staffordshire Moorlands
ST13 8JT 01538 398290 roblford@btopenworld.com

Reference:	08/01292/PNOT_1 Rushton

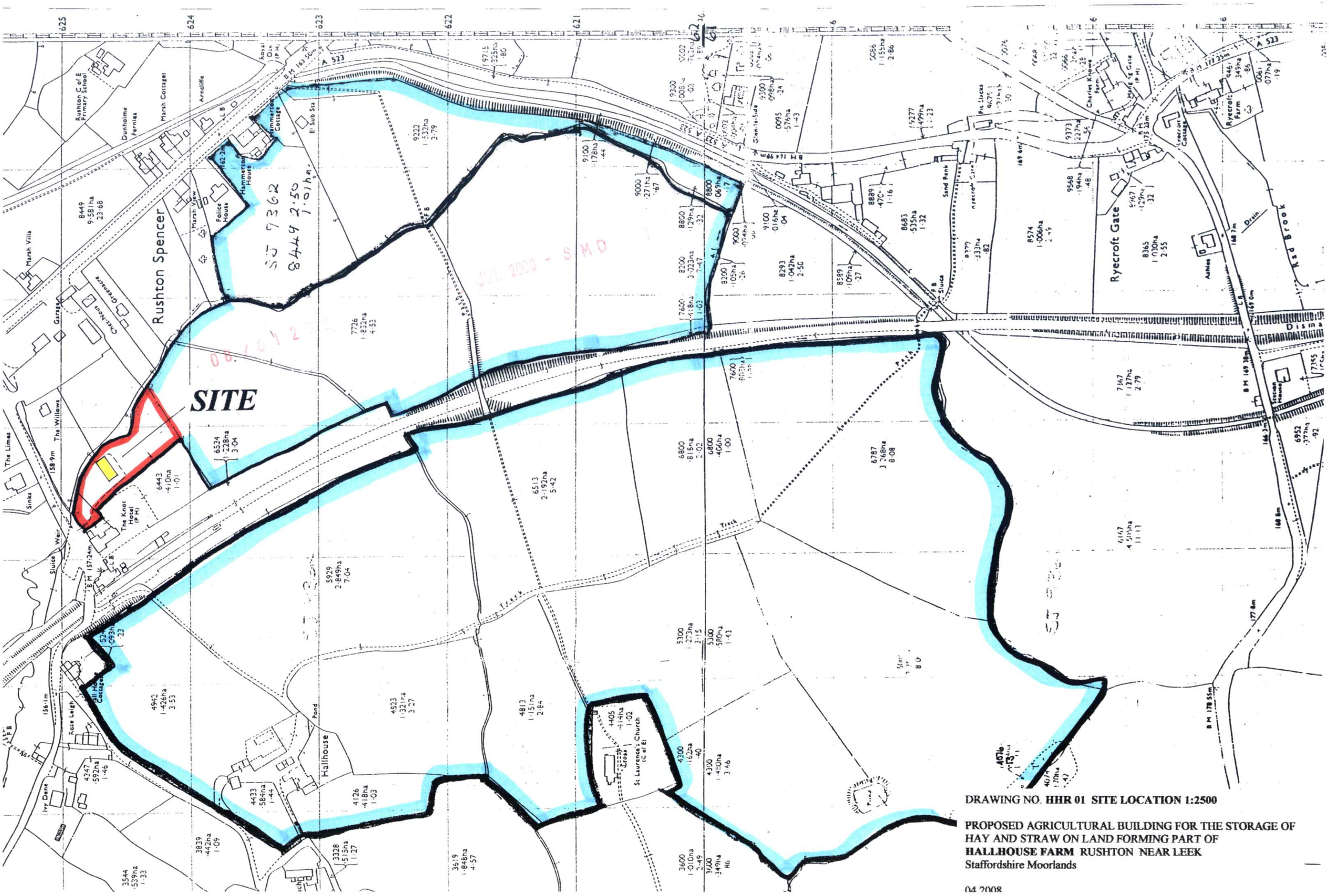


Scale : 1:2500

This copy has been produced specifically for the Map Return Scheme purposes only. No further copies may be made.

© Crown copyright. All rights reserved.
Staffordshire Moorlands District Council. Licence no. 100018384. 2007.

Organisation	SMDC
Department	PLANNING
Description	Not Set



DRAWING NO. **HHR 01 SITE LOCATION 1:2500**

PROPOSED AGRICULTURAL BUILDING FOR THE STORAGE OF HAY AND STRAW ON LAND FORMING PART OF **HALLHOUSE FARM** RUSHTON NEAR LEEK
Staffordshire Moorlands

04.2008

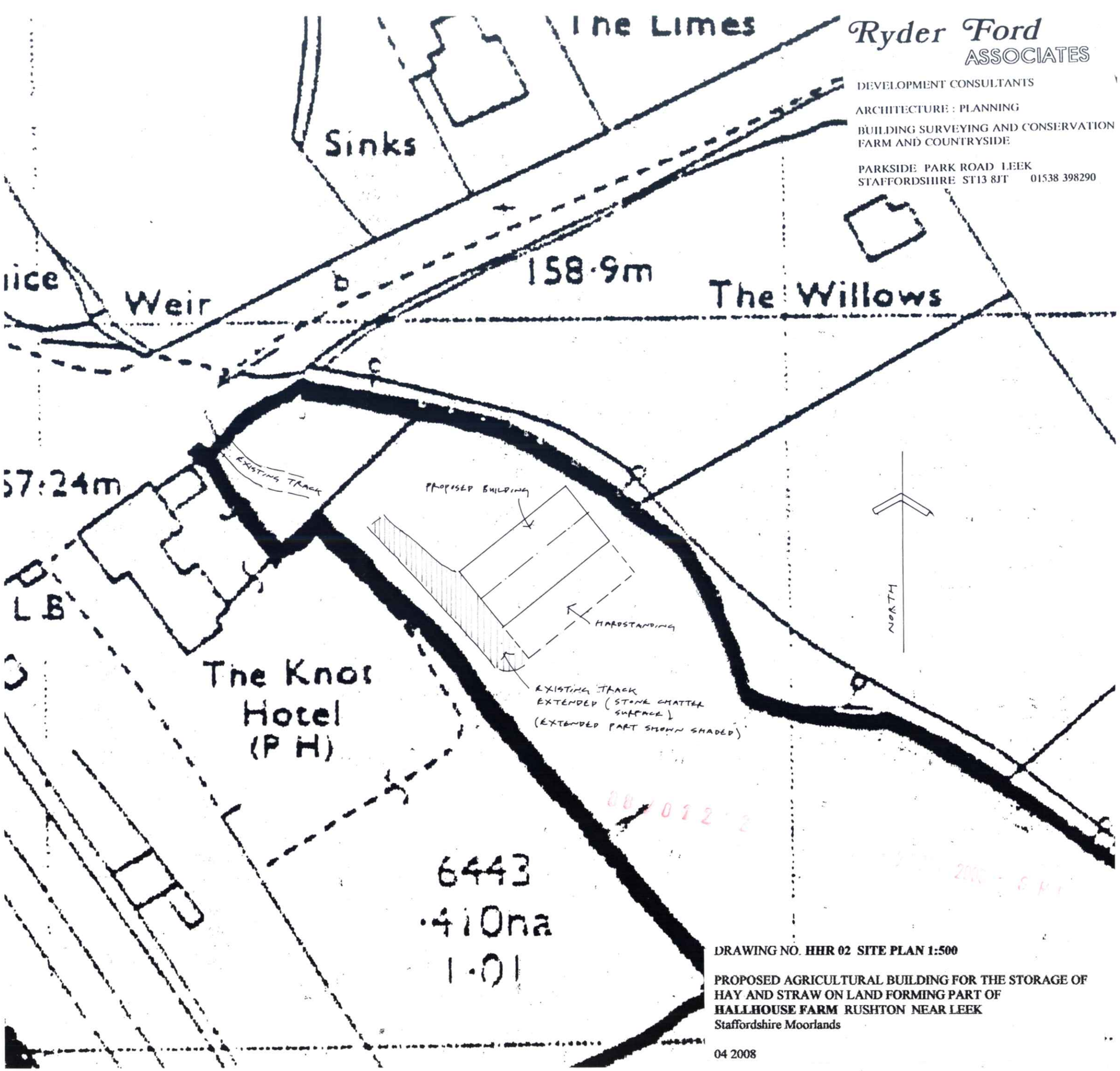
Ryder Ford
ASSOCIATES

DEVELOPMENT CONSULTANTS

ARCHITECTURE : PLANNING

BUILDING SURVEYING AND CONSERVATION
FARM AND COUNTRYSIDE

PARKSIDE PARK ROAD LEEK
STAFFORDSHIRE ST13 8JT 01538 398290



DRAWING NO. **HHR 02 SITE PLAN 1:500**

PROPOSED AGRICULTURAL BUILDING FOR THE STORAGE OF HAY AND STRAW ON LAND FORMING PART OF HALLHOUSE FARM RUSHTON NEAR LEEK
Staffordshire Moorlands

04 2008

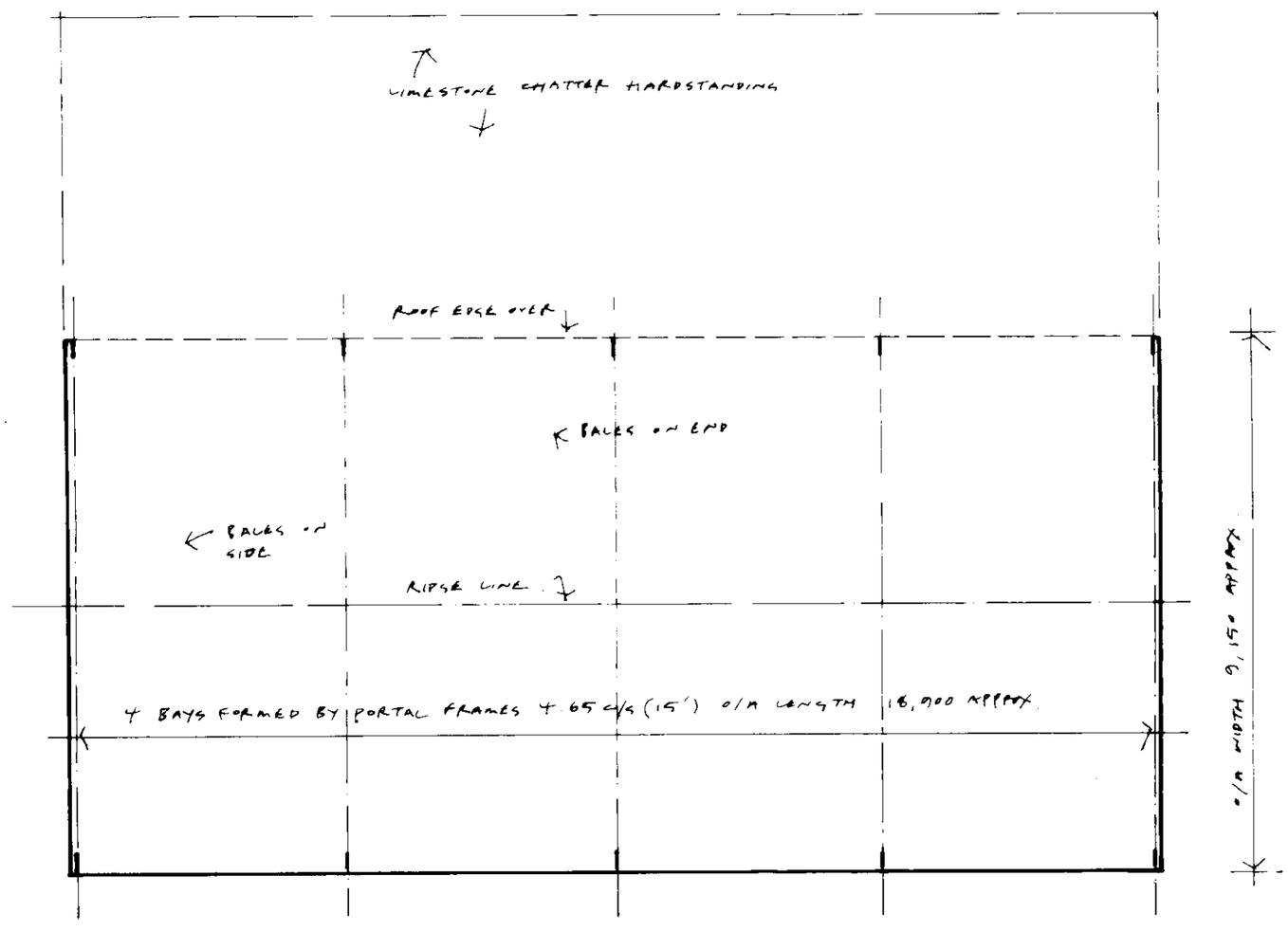
Ryder Ford
ASSOCIATES

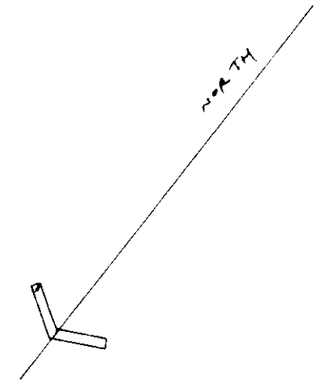
DEVELOPMENT CONSULTANTS

ARCHITECTURE : PLANNING

BUILDING SURVEYING AND CONSERVATION
FARM AND COUNTRYSIDE

PARKSIDE PARK ROAD LEEK
STAFFORDSHIRE ST13 8JT 01538 398290

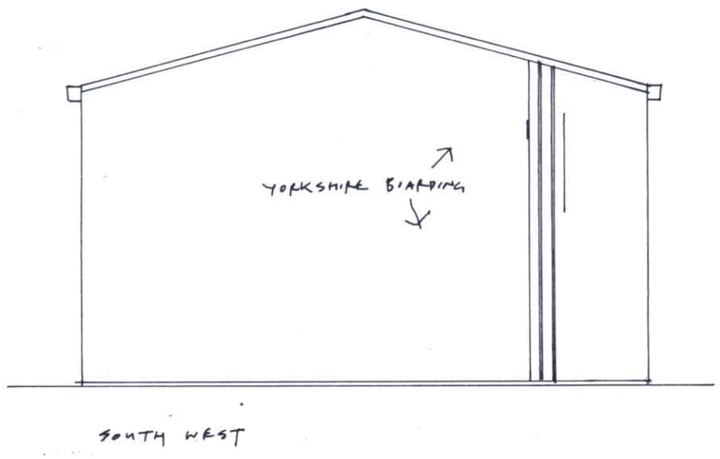




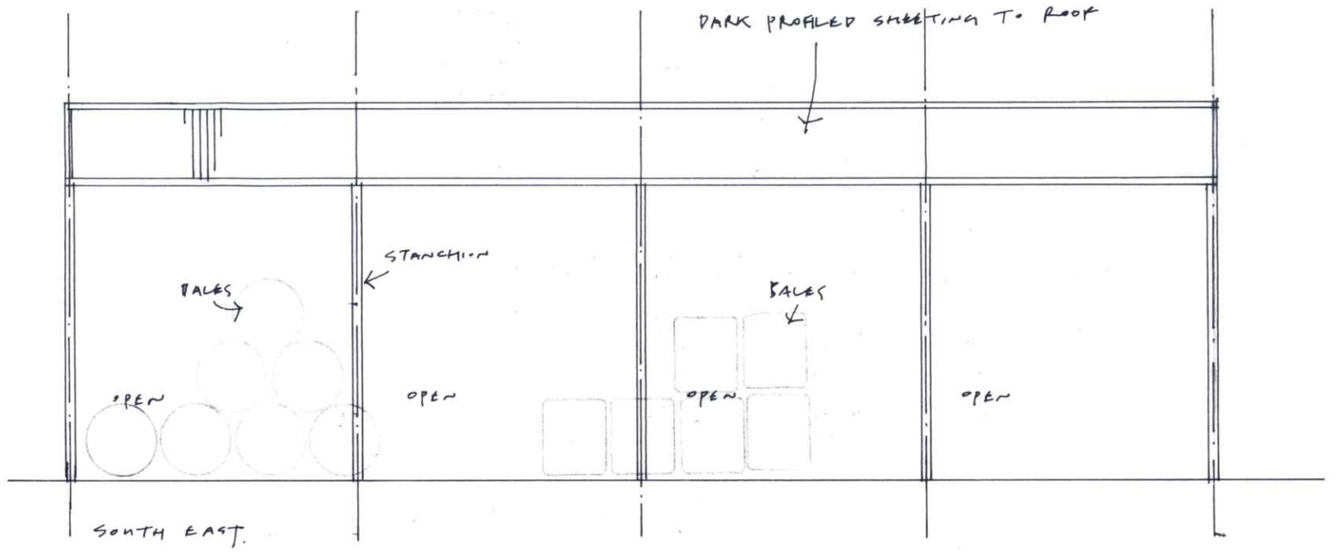
DRAWING NO. **HHR 03 BUILDING PLAN 1:100**

PROPOSED AGRICULTURAL BUILDING FOR THE STORAGE OF HAY AND STRAW ON LAND FORMING PART OF
HALLHOUSE FARM RUSHTON NEAR LEEK
Staffordshire Moorlands

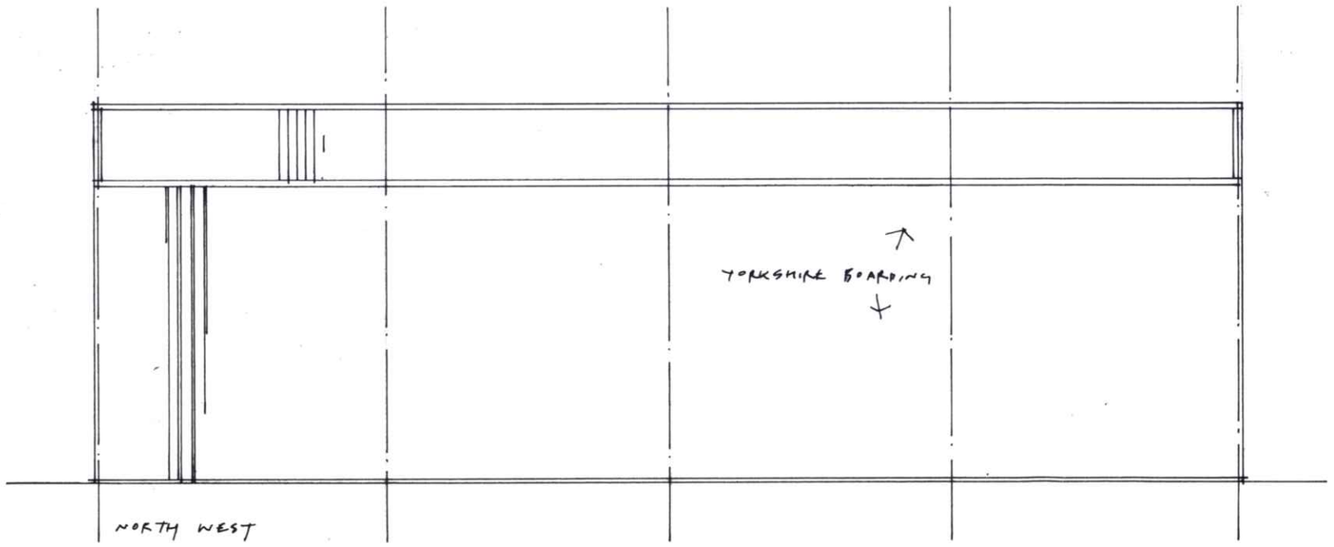
04.2008



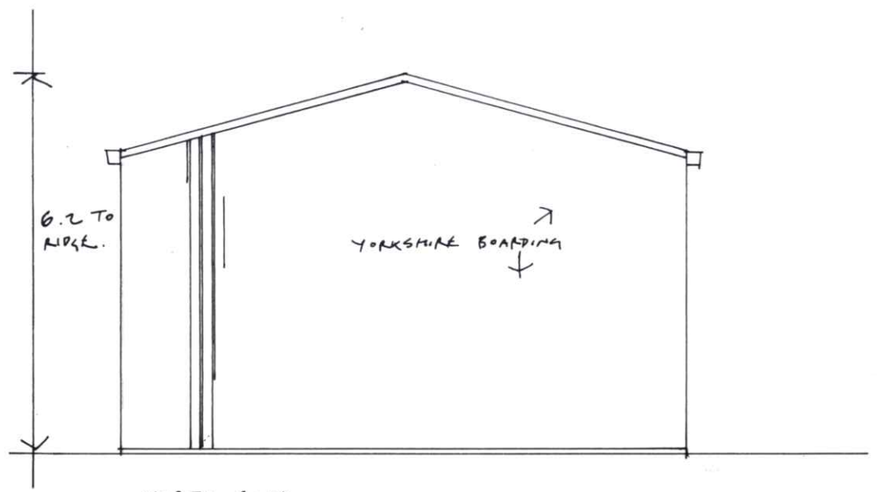
SOUTH WEST



SOUTH EAST.



NORTH WEST



NORTH EAST.

08/01 - 7 JUL 2008 - SMD

DRAWING NO. **HHR 04 ELEVATIONS 1:100**

PROPOSED AGRICULTURAL BUILDING FOR THE STORAGE OF HAY AND STRAW ON LAND FORMING PART OF
HALLHOUSE FARM RUSHTON NEAR LEEK
Staffordshire Moorlands

04 2008