

Mr J Reid
JCB Farms Ltd
Cote Farm
Farley
Oakamoor
Staffordshire
ST10 3BQ

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Application no: DET/2016/0013

Determined on: 17/03/2016

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**PRIOR APPROVAL REQUIRED AND DETAILS SUBMITTED
APPROVED**

Staffordshire Moorlands District Council hereby **APPROVE** this application for **DETERMINATION** for

**Erection of portal framed agricultural building with hardstanding at JCB
WARDLOW, ASHBOURNE ROAD, RUE HILL, CAULDON LOW ST10 3BQ**

in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

It is considered that the proposed building is reasonably necessary in principle, that its scale and design are commensurate with the needs of the proposed agricultural enterprise, and that the building will not have a detrimental impact on the character or appearance of the countryside by reason of its siting and external appearance.

Conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

List of Approved Plans

1:2500 Amended Site Location Plan received on 15th March 2016

1:500 Site Layout Plan received on 15th March 2016

Internal floor layout plan received on 15th March 2016

Signed on behalf of Staffordshire Moorlands District Council

Informative:

The applicant is advised that a separate, full planning permission will be required for any additional works including any areas of hardstanding for purposes such as servicing and parking that may need to be provided within a period of 2 years from the date of this decision.

NOTES

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Sections 78 & 79 of the Town & Country Planning Act, 1990, within six months of the date of the decision notice. Appeals must be made on a form which is obtainable from the Department of Transport, Local Government and the Regions, Planning Inspectorate, Temple Quay House, No. 2 The Square, Temple Quay, Bristol, BS1 6PN. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise then subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the Development Order, and to any directions given under the Order.
2. If permission to develop land is refused or granted subject to conditions whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough or District Council or County Council in which the land is situated as the case may be, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part 6 of the Town & Country Planning Act, 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town & Country Planning Act, 1990.