Stannard, James

From: Stannard, James
Sent: 30 November 2018 10:36
To: 'Richard.woodward@stoke.gov.uk'
Subject: 63322/FUL - Land adjacent to Fern Bank Farm, ST3 5BQ

Good Morning

Thank you for consulting Staffordshire Moorlands District Council (SMDC) with regards to a full planning application submitted to Stoke City Council for a proposed agricultural building on land adjacent to Fern Bank Farm, Hulme (Ref: 63322/FUL). On behalf of SMDC I would have the following comments to make:

- The application site lies within the Green Belt and as such is subject to restrictive NPPF policies contained in Chapter 13 of the NPPF. Paragraph 145 of the NPPF sets out the forms of development which are exceptions to inappropriate development (and therefore acceptable in principle). One such exception is "buildings for agriculture and forestry".

- To be acceptable in principle, your authority should be satisfied that the building will be used for agricultural purposes, as set out at Section 336 of the Town & Country Planning Act.

- It is suggested that if your authority consider the principle of development to be acceptable, the key material planning considerations for this proposal, having regard to relevant local development plan policies, are Design, Landscape and Visual Impact, Amenity and Highway Safety.

Kind Regards

James Stannard MRTPI
Planning Officer
High Peak Borough Council/Staffordshire Moorlands District Council
Tel: 01298 28400 (Ext. 4298)
Mobile: 07976 753958
Email: james.stannard@highpeak.gov.uk