From:	Stannard, James
To:	"Robert Watkins"
Subject:	RE: DET/2019/0034 - Land at Newtown Road, Newtown, Biddulph
Date:	15 November 2019 11:42:24

Good Morning Robert

Thank you for your email. I can confirm that your application has now been withdrawn

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

From: Robert Watkins [mailto:rlw@grahamwatkins.co.uk]
Sent: 15 November 2019 11:41
To: Stannard, James
Cc: Sally Belfield
Subject: Re: DET/2019/0034 - Land at Newtown Road, Newtown, Biddulph

Dear James,

Further to our telephone conversation I confirm that the client has asked me to withdraw this application due to personal reasons.

Kind regards,

Robert Watkins BSc (Hons) MRICS FAAV
RICS Registered Valuer
Chartered Surveyor and Auctioneer
Graham Watkins & Co
69 Derby Street
Leek
Staffordshire
ST13 6JL

Tel: 01538 373308
Fax: 01538 399653
Mob: 07929 946652

On Fri, 8 Nov 2019 at 11:30, Stannard, James <James.Stannard@highpeak.gov.uk> wrote:

> Morning Robert
>
> Any update for me on when I can expect to receive the requested information?
>
> Following my site visit on Wednesday, the public consultation period ends on 27th November. As such, I would be grateful if we could agree a time extension until Friday 29th November to

allow me to review your further plans and information and finalise a report and recommendation. Could you please confirm you are happy to agree to this extension of time?

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

From: Robert Watkins [mailto:rlw@grahamwatkins.co.uk]
Sent: 31 October 2019 16:08
To: Stannard, James
Cc: Sally Belfield
Subject: Re: DET/2019/0034 - Land at Newtown Road, Newtown, Biddulph

Dear James,

Thank you for your email and your time on the phone a few moments ago.

I have spoken to the client and agreed in the circumstances for the application to continue as it is (i.e. both buildings). Therefore please continue to put up your site notice tomorrow as previously planned.

I will forward the following to you:

1. Elevation drawings
2. Agricultural justification
3. Plan showing the extent of the agricultural holding.

I hope this is in order.

Kind regards,

Robert Watkins BSc (Hons) MRICS FAAV
RICS Registered Valuer
Chartered Surveyor and Auctioneer
Graham Watkins & Co
69 Derby Street
Leek
Staffordshire
ST13 6JL

Tel: 01538 373308
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Mob: 07929 946652

On Mon, 28 Oct 2019 at 11:16, Stannard, James <James.Stannard@highpeak.gov.uk> wrote:

> Good Morning Robert

Further to my previous emails, we have already established that Prior Approval will be required for this application for the reasons previously outlined.

In line with Part 6, Class A, Paragraph A.2 sub paragraph (2)(d)(iii) of the GDPO, development cannot commence until such time as the granting of prior approval has been issued by the Local Planning Authority. As such, in light of the current 31st October determination deadline and that further information remains outstanding, I propose that we agree a one month time extension until 28th November, to allow sufficient time for information to be submitted, for a 3 week public consultation (site notice) to be applied and for me to make a recommendation based on a full assessment of all information submitted in support of the application.

Would you please confirm whether you are agreeable to this extension of time?

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

From: Stannard, James
Sent: 23 October 2019 14:43
To: 'Robert Watkins'
Subject: RE: DET/2019/0034 - Land at Newtown Road, Newtown, Biddulph

Hi Robert

Thanks for the email. I look forward to receiving further information shortly.

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

From: Robert Watkins [mailto:rlw@grahamwatkins.co.uk]
Sent: 23 October 2019 12:35
To: Stannard, James
Subject: Re: DET/2019/0034 - Land at Newtown Road, Newtown, Biddulph

Dear James,

Thank you for your email.

We are in the process of getting some further information together and hope to have something for you in the next few days. Once I have it I will probably give you a call and chat through a couple of points.

Kind regards,

Robert Watkins BSc (Hons) MRICS FAAV
RICS Registered Valuer
Chartered Surveyor and Auctioneer
Graham Watkins & Co
69 Derby Street
Leek
Staffordshire
ST13 6JL

Tel: 01538 373308
Fax: 01538 399653
Mob: 07929 946652

On Wed, 23 Oct 2019 at 11:00, Stannard, James <James.Stannard@highpeak.gov.uk> wrote:

> Morning Robert
>
> Further to my email below I am yet to hear back from you with regards to any further information.
>
> Could you please confirm receipt of this correspondence and the timescales for submitting this required information?
>
> 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**
>
> ---
>
> **From:** Stannard, James
> **Sent:** 14 October 2019 14:22
> **To:** 'rlw@grahamwatkins.co.uk'
> **Subject:** DET/2019/0034 - Land at Newtown Road, Newtown, Biddulph
>
> Good Afternoon Robert
>
> I write in connection with your prior notification application made under Schedule 2, Part 6 of the General Permitted Development Order (GPDO) for two agricultural buildings on land to the south of Newtown Road, Biddulph (DET/2019/0034).
>
> Schedule 2, Part 6, Class A permits the works for the erection, extension or alteration of a building which are reasonably necessary for the purposes of agriculture within that unit, on agricultural units of 5 hectares or more. The application submission does not include any plans showing the extent of the

agricultural holding and what farm it relates to. However, from studying the planning history of the site, I believe that the site is associated with Eggmarsh Farm, which stands a short distance away to the north.

In order to establish that the site benefits from permitted developments under Part 6, Class A, could you please submit a plan showing the application site (marked red) within the context of the rest of the land within the agricultural unit (marked blue) and provide evidence that the site is connected to an established agricultural trade or business (i.e. the agricultural unit)?

The application has not been supported by any Floor or Elevation Plans. As such, subject to an assessment as to whether the proposed building meets the requirements of Paragraph A.2 and thus equates to permitted development, Prior Approval will be required with regards to the siting, design and external appearance of the proposed agricultural building, given its prominent location in the open countryside and potential landscape and visual impacts that may result of the proposed buildings.

Please provide Floor and Elevation Plans of the two proposed buildings.

At present, there is little in the way of justification for the two proposed buildings and why they are reasonably necessary for the purposes of agriculture within the existing unit. The supporting letter simply states that the first building will remove the ability for rainwater to get into the manure and reduce the associated risk of effluent getting into the surrounding land, and will improve capacity of the storage. The justification of the second building for fodder and machinery is simply to enable farm machinery to be better looked after, to reduce wastage of fodder and reduce the need to use plastics for protection.

Questions arising from the above are i) why is there a need to improve storage capacity? ii) why is there a need for a building to house machinery – where is machinery currently stored? Iii) given the presence of a large agricultural building which has been extended why is there a need for another building?

Prior to undertaking a site visit, the planning history of the site reveals the following applications:

SMD/1999/0037	Fodder Store (Prior Notification)
SMD/2003/0531	Agricultural Building (Prior Notification)
SMD/2013/1087	Extension of existing portal framed fodder store (Prior Notification)

In light of the above, there are currently two large agricultural buildings on site. The first has a floor area of approximately 275 square metres. The second (following an extension) has a floor area of approximately 336 square metres. At this stage, without further information, I am very sceptical as to the justification/need for two further agricultural buildings. I am not convinced that they are reasonably necessary for the purposes of agriculture.

In order to satisfy the requirements of Part 6, Class A, I will need a much more detailed justification for the two further agricultural buildings, which sets out the nature of the existing farm business, the use of these current large

buildings, and an analysis for why this extra floor space is needed to facilitate the agricultural use, and thus demonstrates that the buildings are 'reasonably necessary'.

Given the limited timescale for determining this type of application (31st October) I would appreciate the above information and plans at the earliest opportunity.

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

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