STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Chandler
Heybridge Farm
Uttoxeter Road
Lower Tean
ST10 4LN

Application no: DET/2020/0009

Determined on: 27th March 2020

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ORDER) (ENGLAND) 2015

DESCRIPTION OF DEVELOPMENT
Steel portal framed building for storage of straw and machinery at Heybridge Farm, Uttoxeter Road, Lower Tean.

PRIOR APPROVAL REQUIRED

Staffordshire Moorlands District Council has determined that the prior approval of the authority will be required as to the siting, design and external appearance of the proposed new building. **The development must not begin before the authority has given such approval.**

If you wish to proceed you must now —
display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant; and where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days has elapsed, the applicant is treated as having complied with the requirements if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement.

The "site notice" must contain—
(a) the name of the applicant,
(b) the address or location of the proposed development,
(c) a description of the proposed development and of the materials to be used,
(d) a statement that the prior approval of the authority will be required as to the siting, design and external appearance of the building or, as the case may be, the siting and means of construction of the private way,
(e) the name and address of the local planning authority,

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

and be signed and dated by or on behalf of the applicant. It is suggested that when such a site notice has been displayed, a dated photograph of the notice in place is provided to the authority for their records.

You must now apply to the authority for the prior approval of the siting, design and external appearance of the proposed new building. The authority shall make a decision in relation to your application within 8 weeks beginning with the day immediately following that on which the application is received by the authority, or within such longer period as may be agreed by the applicant and the authority in writing.

To ensure that the authority can properly consider this matter, the application should include drawings that show the full elevations and layout of the building, ground levels, and how the materials would be used. The authority is particularly concerned because there are listed buildings nearby and the development might affect their setting; Checkley Footpaths No 9 and 42 pass within proximity and the development might affect countryside amenity; and it appears as though the development would encroach on the River Tean Floodzone.

Moreover, it is perhaps prudent at this point in the process, before you have progressed beyond the initial stage of the prior approval process, to question whether the proposed new building is indeed "reasonably necessary for the purposes of agriculture within the unit". If the development does not objectively pass that test it is not permitted at all. This is raised as a concern particularly because there do appear to be a large number of sizeable sheds already available. A review of recently dated aerial photographs does not reveal any obvious evidence of farm activity on the land or property. Perhaps you could confirm that the land is already operational for agricultural trade or business and explain how existing buildings are used and why it is necessary to build another.

The Council will now await your response and further application submission before taking any further action in this matter.

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council