STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Ian Bulcock
86 Leader Road
Sheffield
S6 4GH

Application no: DET/2020/0013

Determined on: 04/05/2020

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

DESCRIPTION OF DEVELOPMENT
Proposed agricultural barn at Oakapple Farm Meerbrook Road Leek

PRIOR APPROVAL REQUIRED

Staffordshire Moorlands District Council has determined that the prior approval of the authority will be required as to this Proposed agricultural barn. **The development must not begin before the authority has given such approval.**

In order to proceed the applicant 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 [ie. notice of prior approval being required as dated at the head of this document] 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,

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.

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You must now obtain the authority's prior approval of the siting, design and external appearance for the **proposed agricultural barn** before the development can proceed. To do so you will need to provide in addition details of the means of construction of the track proposed and confirmation of the posting on site of a site notice as referenced above. The authority shall make a decision in relation to your application within 8 weeks beginning with the day immediately following that on which the additional information is received by the authority, or within such longer period as may be agreed by the applicant and the authority in writing.

The Council will now await your response and further application submissions before taking any further action in this matter. Before making these further submissions you are advised to note the considerations discussed in the accompanying officer decision report. It remains possible that the Authority may conclude that the proposal is not eligible for approval as 'permitted development' due to factors such as for example the land area of the agricultural unit being less than 5ha if that is confirmed / not contested.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council