STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Mrs Hulme
Lower House Farm
Basford
Leek
Staffordshire
ST13 7ET

Application no: DET/2020/0020

Determined on: 16/06/2020

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

DESCRIPTION OF DEVELOPMENT

Prioir approval for a proposed steel frame timber clad agricultural building at The Rickyard Ashbourne Road Rue Hill Cauldon Low

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,
(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.

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 these matters the application should include drawings that show the full elevations (to scale) and layout of the building, ground levels (existing and proposed) and how the materials would be used. The authority has initial concerns about the visual impact of the development within this open countryside setting and the close proximity of the proposed new building to the adjacent dwelling; further detail will assist to establish acceptability or otherwise.

It is important to question at this stage (before you have progressed beyond the initial stage of the prior approval process) whether the proposed new building is 'reasonably required for the purposes of agriculture within the unit.' If the development does not pass that test it is not permitted at all under this process and a full Planning application should be made. This is raised as a potential concern because there are no details concerning the nature of the existing farm business, no details about other land owned/rented (including location ((location maps would assist)) and land parcel sizes), why a new building is needed in this particular location and what is to be stored inside (including justification for proposed size).

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