STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Ian Ankers
Ian Ankers Architecture
Rye Croft Farm
Rushton Spencer
Cheshire
SK11 0RP

Mr Jason Rourke
Holly Tree Farm
School Lane
Horton
ST13 8PY

Application no: DET/2020/0026

Determined on: 06/07/2020

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

DESCRIPTION OF DEVELOPMENT
Agricultural store for the storage of tractors, agricultural equipment and hay at Holly Tree Farm School Lane Horton

PRIOR APPROVAL REQUIRED

Staffordshire Moorlands District Council has determined that the prior approval of the authority will be required as to Agricultural store for the storage of tractors, agricultural equipment and hay. **The development must not begin before the authority has given such approval.**

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 to the applicant [the date at the head of this decision]; 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.

You must now obtain the authority's prior approval of the siting, design and external appearance for the proposed agricultural storage building before the development can proceed. To do so you will need to provide details 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 application 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 submission before taking any further action in this matter.

You are advised to study the accompanying officer report as it appears to the Local Planning Authority that this proposal would not in fact qualify for submission as a Part 6 Class A application as the land parcel in which the development is proposed would appear to the Local Planning Authority to be less than 5ha in extent once the non agricultural uses of the land are taken into account. This is an essential minimum qualifying criterion. It is also noted that there is no information to verify that the agricultural land is so used agriculturally for the purposes of a trade or business as part of an agricultural unit. Accordingly planning permission may be required for the development.

X JColley

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council