STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Sammons Architectural
10 Cawdry Buildings
Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mr Davenhall
C/O Sammons Architectural LTD
10 Cawdry Buildings
Leek
Staffordshire
ST13 6JP

Application no: DET/2020/0035

Determined on: 11th August 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**
**Erection of agricultural building at Banktop Farm, Dilhorne Road, Blakeley**

**PRIOR APPROVAL REQUIRED**

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

If the applicant wishes to proceed they 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,

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.

The applicant must now obtain the authority's prior approval for the siting and appearance of the building. There is particular concern for the extent to which the development might affect the setting of the Grade II listed buildings; and it is not clear from the plans how, and which parts of, the land and property form the 'agricultural unit' or what the nature of the existing agricultural trade and business might consist of.

It would be helpful therefore, if the applicant could submit a heritage statement relative to the significance of the listed buildings, the historic farmstead and their context within the farm land. A suitably scaled plan that outlines the whole of the 'agricultural unit' in blue and an explanation that clarifies the extent of the agricultural use would be useful – it maybe that the development is not permitted at all if it does not objectively pass the criteria tests set out at Part 6 of the GPDO relative to 'agricultural unit', 'agricultural use' and 'reasonably necessary for agriculture'.

The authority shall make a decision in relation to your application within 8 weeks beginning with the day immediately following that on which that additional information and detail has been 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.

X

Signed by: Jane Colley

**On behalf of Staffordshire Moorlands District Council**