STAFFORDSHIRE moorlands DISTRICT COUNCIL

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P A Taylor Plans
The Sand Quarry
Hougher Wall Road
Stoke On Trent
ST7 8JA

Mr Mellor
19 Congleton Road
Mow Cop
Staffordshire
ST7 3PL

Application no: DET/2020/0058

Determined on: 15/12/2020

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 farm machinery/implement storage unit on land at 19 Congleton Road, Mow Cop

PRIOR APPROVAL REQUIRED

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

If they wish 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 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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The applicant must now obtain the authorities approval for the siting and appearance of the unit. There is some concern about how the unit would impact on the character and appearance of the area given that it would occupy high ground, toward the ridge line, above Congleton Road and the slopes of the valley below. The submitted plan shows that the building would be erected on a completely flat ground level, yet it appears that the land in this location has some slope or gradient to it, and it is not clear whether cut and fill would be necessary to provide this development. There is a clump of coniferous planting in the vicinity of where the unit is proposed site and it is not clear how the gable end would relate to the land levels, the existing planting, and the appearance of the surrounding landscape. This could be explored with the provision of cross section and levels surveys to supplement those plans already provided.

However, before the applicant proceeds further. The Council must make it clear that the development appears, in any event, **NOT TO BE PERMITTED** by Part 6 of the General Permitted Development Order 2015 and in those circumstances full planning permission is required. This is because the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 ha in area. Also, it is not clear from the application thus far, that the development is reasonably necessary for the purposes of agriculture within that unit.

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

X JColley

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council