

Mrs. L. Jackson
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

11th January 2022

Dear Lisa

ERECTION OF AGRICULTURAL STORAGE BUILDING – BROADGATE HALL, HOLLINGTON

On behalf of my client Mr. D. Rowley I would be grateful if you would find enclosed a prior approval application submitted pursuant to Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended). The application represents a resubmission following the refusal of application DET/2021/0045.

As with the previous submission, the application proposes the erection of an agricultural storage building on land at Broadgate Hall Farm, Hollington for the storage of grain and agricultural machinery. The proposal accords with the provisions of Part 6, Class A of the Order, having regard to the following considerations:

- The applicant's land holding extends to over 5 hectares (16.5 hectares)
- The building is to be erected on a parcel of land that exceeds 1 hectare in area (approx. 11 hectares)
- There are no buildings within the agricultural unit which have been subject to Class Q or Class S submissions under Part 3 of the Order.
- The proposal does not involve the erection, extension or alteration of a dwelling
- The building and access track are designed for agricultural purposes
- The ground area covered by the proposed building does not exceed 1000m² (465m²).
- The site does not lie within 3km of an aerodrome
- The height of the building does not exceed 12 metres (6.61 metres)
- No part of the building is located within 25 metres of a metalled part of a trunk road or classified road.
- The building is not to be used for the keeping of livestock
- The development does not involve excavations or engineering operations related to fish farming

- The proposal does not incorporate any form of biomass boiler

The applicant is an arable farmer and is currently renting buildings locally with increasing rental costs and significant inconvenience. More importantly, this current rental arrangement expires in the coming weeks, so the building is very much required to store farm machinery, including tractors, trailers, JCB Loadall and various other cultivation equipment along with the need to store grain when harvested. The applicant farms circa 170 acres of land at Croxden and the 40 acres of land at Broadgate without having any owned storage facility. In determining application DET/2021/0045 the Local Authority accepted that the building is reasonably required for the purposes of agriculture, and there has been no material change in circumstance in the intervening period.

The previous application was refused owing to concerns about the siting and visual impact of the building. The general location of the building was chosen as it is closest to the existing field gate serving the land whilst also being set behind the existing cluster of vegetation that abuts the northern boundary of the field. Concerns were raised in the determination of the previous application that the building should be located closer to the existing farmstead. It should be noted however that the buildings at Broadgate Hall are not owned by the applicant, and consequently siting the building adjacent to these existing buildings was not considered an appropriate solution. Concerns were also raised that the existing drystone wall would not afford any screening effect of the building and that consequently the development would have a significant and harmful impact on the openness of the area.

To address the concerns raised by the Local Authority a number of revisions have been made to the proposal, which are shown on the submitted plans. The changes made to the scheme may be summarised as follows:

- The building has been reduced in height. The eaves height has been lowered to 4.5 metres (6.2m previously), with the ridge height lowered to 6.61 metres (8.07m previously). The building will therefore be 1.46 metres shorter than the previously refused scheme, with a corresponding reduction in its visual impact.
- The building has been re-sited further to the east so that it is afforded better screening by the existing band of trees to the north and have a closer physical association with nearby buildings on the opposite side of the road (Paradise Cottage).
- Additional landscaping has been proposed to the east and west of the building to provide a stronger degree of enclosure to the building and further reduce its visual impact. The proposed landscaping, along with the retention of the existing band of mature trees to the north of the

building, can be safeguarded by way of a suitably worded planning condition, thereby ensuring that the screening effect of the landscaping will be retained in perpetuity.

The Local Authority is requested to provide its determination as to the siting, design and external appearance of this building in accordance with the provisions of the prior approval process set out in Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

I look forward to hearing from you in this regard.

Yours sincerely



Rob Duncan
Planning Consultant