

Joanne Harrison
J C Harrison Planning & Admin Services
19 Mayfield Avenue
Ashbourne
Derbyshire
DE6 2JA

Mr Moss
Thompson Farm
Haddon Lane
Heaton
SK11 0RR

Application no: DET/2021/0048

Determined on: 27TH January 2022

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

DESCRIPTION OF DEVELOPMENT

Proposed agricultural building extension to house and feed livestock at Thompson Farm, Haddon Lane, Heaton

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 proposed agricultural building extension. **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 this 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 approval for the siting and appearance of the proposed agricultural building extension.

The authority is concerned that, as currently proposed, the building extension would be sited:

- over, what appears to be, the definitive line of the Public Right of Way (Heaton 3); and,
- within a 'Site of Biological Importance', a local wildlife site designated for its species rich acid grassland.

It is suggested therefore, that the applicant contacts the Staffordshire County Council footpaths officer to establish the definitive route of the right of way and, if necessary, works with them to propose an alternative route and diversion that might be acceptable. Also, an ecological survey, by a qualified ecologist, should seek to demonstrate the extent to which the development would directly or indirectly result in harm to geological and biodiversity conservation interests.

Moreover, plans submitted thus far show the existing and proposed building side by side on a completely level ground level straight through from west to east. However, photographs submitted appear to show the land sloping or falling away to the east down to a lower ground level. Revised plans should demonstrate how the building would deal with the difference in ground levels, it maybe necessary to build up or fill the ground level, and how the eastern elevation would appear as a result.

The outcome of the applicant's discussions and investigations into the issue of the public right of way, additional/revised plans, and the findings and report of the ecologist should be submitted to the local planning authority for consideration and approval. The authority shall make a decision in relation to your application within 8 weeks beginning with the day immediately following that on which these submissions are 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 *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council