

Mr. B. Haywood
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

5th July 2022

Dear Ben

PROPOSED AGRICULTURAL FODDER / STORAGE BUILDING – WESTWOOD HALL FARM, LEEK

On behalf of my client Mr. M. Shuker I would be grateful if you would find enclosed a prior notification submission pertaining to the erection of an agricultural building at the above site under the provisions of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

The applicant's land holding extends to some 141 acres and is used for the rearing of cattle and for the growing of fodder. The application proposes the erection of two buildings on an existing area of hardstanding within the site, which are to be used for the storage of implements and for the storage of fodder. The applicant has a number of agricultural implements that are currently stored externally, including three tractors, trailers, bailer, roller, harrow, post knocker and muck spreader. The proposed implement storage building will provide a secure location for the storage of those implements. The proposed fodder building will be used for the storage of fodder grown on the applicant's agricultural holding, which will then be used as feed for the animals.

The applicant's land holding extends to some 141 acres (57 hectares) whereupon works for the erection of a building reasonably necessary for the purposes of agriculture amounts to permitted development, provided it fulfils a number of specified criteria. The submitted proposal meets the relevant criteria laid down in Part 6, Class A of the Permitted Development Order having regard to the following considerations:

- a) The buildings are to be erected on a parcel of land that exceeds 1 hectare in area

- b) There are no buildings within the agricultural unit that have been subject to Class Q or Class S prior approval submissions
- c) The proposal does not involve the erection, extension or alteration of a dwelling
- d) The buildings are designed for agricultural purposes, having a portal framed structure, enclosed by juniper green cladding and blockwork base, and open sided on their end elevations for ease of accessibility.
- e) The ground area covered by the proposed building does not exceed 1000 square metres
- f) The building is not located within 3km of an aerodrome
- g) The height of the buildings does not exceed 12 metres
- h) No part of the buildings is to be located within 25 metres of a metalled road
- i) The buildings will not be used to provide accommodation for livestock
- j) The development does not involve excavations or engineering operations related to fish farming
- k) The proposal does not incorporate any form of biomass boiler

I enclose details of the design and location of the proposed buildings for your consideration, and request that the Local Authority provide its determination as to the siting, design and external appearance of the buildings in accordance with the provisions of the prior approval process set out in Schedule 2, Part 6, Class A of the Permitted Development Order.

I trust this proposal will be of interest, and look forward to hearing from you.

Yours sincerely



Rob Duncan
Planning Consultant