STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Wassail Farm (CPH holding: 37/117/1036)

Address Line 1

off Eaves Lane

Address Line 2

Kerry Hill

Address Line 3

Town/city

Stoke-on-Trent

Postcode

ST2 8NA

Description of site location must be completed if postcode is not known:

Easting (x)

392978

Northing (y)

349066

Description

The proposed site lies within the 13 acre holding to the North of Wetley Moor (land registry SF470462,field number 8915) and the specific site of the proposed building is some 20m North West of the gate way entrance to the field behind the tree shelter belt adjacent to the land

Applicant Details

Name/Company

Title

Mr

First name

Bruce

Surname

Jarvest

Company Name

Address

Address line 1

160, Trent Valley Road,

Address line 2

Penkhull

Address line 3

Town/City

Stoke-on-Trent

Country

United Kingdom

Postcode

ST4 5HL

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

The Proposed Building

Please indicate which of the following are involved in your proposal

- [x] A new building
- [ ] An extension
- [ ] An alteration

Please describe the type of building

A traditional style agricultural field barn in scale and proportions to fit the local landscape (foot print 7.5 m x 12.5m).The proposed to be build with concrete blockwork and faced in local stone with a reclaimed traditional plain tile roof to (a) fit in with the moorland landscape (b) make use of recycled/reclaimed materials reduce the carbon footprint of he build

Please state the dimensions of the building

Length

12.5 metres

Height to eaves

3.5 metres

Breadth

7.5 metres

Height to ridge

7 metres

Please describe the walls and the roof materials and colours

Walls

Materials

Concrete blockwork faced in local irregular sandstone and undecorated timber yorkshire boarding, plain wooden plank style doors. All woodwork preservative treated but not stained to blend more sympathetically

External colour

brown/grey to match adjacent tone field walls

Roof

Materials

Constructed from reclaimed traditional plain clay roof tiles already "aged"

External colour

Red clay tiles however already aged so will appear dull reds/greys.

Has an agricultural building been constructed on this unit within the last two years?

◯ Yes
⊘ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

⊘ Yes
◯ No

If Yes, will the building be more than 400 metres from the nearest house excluding the farmhouse?

◯ Yes
⊘ No

Would the ground area covered by the proposed agricultural building exceed 1000 square metres?

◯ Yes
⊘ No

Please note: If the ground area covered exceeds 1000 square metres it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

◯ Yes
⊘ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

53013.0

Scale

Sq.metres

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

1

Months

6

Is the proposed development reasonably necessary for the purposes of agriculture?

⊘ Yes
◯ No

If yes, please explain why

I have owned the holding for the past 22months in which time it has been used for hay production and sheep grazing. I have also planted some fruit trees, hazel for a coppice and willow for basket work and production of plant mulch. The barn is required for the storage of hay undercover rather than making haylage to reduce the use of plastic and disposal costs and so as to not rely on contractors to come and wrap it during busy times of the year when there is risk that contractors could not be available. The barn is also required for the safe storage of equipment used in working the land and for the storage of animal feed and importantly the sheltering of livestock during breeding / for young stock protection . Without shelter for livestock I would struggle to keep any through winter or breed .

Is the proposed development designed for the purposes of agriculture?

- [x] Yes
- [ ] No

If yes, please explain why

The proposed field barn is designed exclusively for agricultural purposes to especially enable the keeping of livestock which when breeding would require good well ventilated shelter. The building is required immediately, prior to sourcing livestock so that a high standards of animal husbandry can be achieved and animal welfare promoted.

Does the proposed development involve any alteration to a dwelling?

- [ ] Yes
- [x] No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- [x] Yes
- [ ] No

What is the height of the proposed development?

7.0	Metres

Is the proposed development within 3 kilometres of an aerodrome?

- [ ] Yes
- [x] No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Declaration

I / We hereby apply for Prior Approval: Building for agricultural/forestry use as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Bruce Jarvest

Date

22/09/2022