

Mr Jarvest
160 Trent Valley Road
Stoke-on-Trent
ST4 5HL

Application no: DET/2022/0039

Determined on: 20/10/2022

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) (AS AMENDED) ORDER 2015**

PRIOR APPROVAL REQUIRED & REFUSED

Staffordshire Moorlands District Council hereby **REFUSE** the application for prior approval for:

**A traditional style agricultural field barn at Wassail Farm Eaves Lane
Armshead**

in accordance with the submitted application, details and accompanying plans for the following reasons:-

1. The proposed building would be used to accommodate livestock and would be within 400 metres of the curtilage of a “protected building”, in this case a dwellinghouse not connected with agriculture, within different ownership of the application site, located approximately 200m to the north-west of the siting of the proposed building. The application would therefore contravene Part 6 Class A.1(i) of the above legislation.
2. Due to its traditional construction, the design of the building does not appear to be suitable and therefore reasonably necessary for the purposes of modern agricultural practices within the unit. The application would therefore contravene Part 6 Class A of the above legislation and Policy DC1 of the adopted Staffordshire Moorlands Local Plan 2020..

Informative

Due to the above reason for refusal, the proposed development is not deemed to be “permitted development” under the above legislation and therefore cannot be applied for under the “Notification of Prior Approval” process as set out in the above legislation. A full planning application is required for the above proposal and would be determined against the Staffs Moorlands Local Plan and the government planning guidance contained in the NPPF. You can apply online via the Planning Portal or

Council website which also contains guidance on applying for full planning permission.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
1. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
2. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
4. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
5. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in

whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.