STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Robert Watkins
Graham Watkins & Co
57 Derby Street
Leek
Staffordshire
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Mr Mayer
Rosa Leigh
Eaves Lane
Werrington
ST2 8LY

Application no: DET/2022/0041

Determined on: 05/12/2022

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ORDER) (ENGLAND) 2015

DESCRIPTION OF DEVELOPMENT

Portal frame agricultural building at land known as Whiston Fields Eaves Lane Armshead

PRIOR APPROVAL REQUIRED

Staffordshire Moorlands District Council has determined that the **prior approval of the authority will be required** as to the siting, design and external appearance of the proposed portal framed agricultural building.

The development relating to the proposed new building must not begin before the authority has given such approval.

If they wish to progress with the proposal the applicant(s) must now - display a site notice by the site, displaying it 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,

(e) the name and address of the Local Planning Authority, and be signed and dated by or on behalf of the applicant. When such a site notice has been displayed, a dated photograph of the notice in place is provided to the Local Planning Authority for their records.

The applicant must now obtain the authority's prior approval of the siting, design, and external appearance of the proposed new building before the development can proceed.'

You must now apply to the authority for the Prior Approval of the Portal frame agricultural building. The authority shall make a decision in relation to your application within 8 weeks beginning with the day immediately following that on which the application is 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.

IMPORTANT INFORMATIVES

The applicant(s)/developer(s) is advised that the proposal may not in fact be Permitted Development in accordance with the provisions of Class A, Part 6 'Agricultural and Forestry,' Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the following reasons;

1. Not demonstrated that the agricultural unit is more than 5 hectares in area of land
2. No information to demonstrate compliance with A.1(i) of Class A, Part 6 'Agricultural and Forestry,' Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

In addition to the Prior Approval requirements, the applicant(s)/Developer(s) should also provide information to satisfactorily address points 1 and 2 above which will assist with the 'siting' consideration.

ADDITIONAL INFORMATION

1. The applicant/developer is advised that Secretary of State approval is likely to be needed to build on Common Land under the commons legislation. You must be satisfied that you have the necessary consent.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council