

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

23rd December 2022

Dear Ben

PROPOSED AGRICULTURAL FODDER / IMPLEMENT STORAGE BUILDING – BROOK FARM, BRADNOP

On behalf of my client Mr. J. Bourne 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 proposed building will occupy a footprint of 278 square metres and will stand to a ridge height of 6.19 metres. It is to be constructed from a steel portal frame, with concrete panels to its base, Moorlands Green metal sheet cladding to its elevations, and fibre cement sheeting to its roof. The proposed building will replace an existing poor quality Dutch Barn style agricultural building on the site that is no longer fit for purpose. The proposed building is to be used for the storage of fodder grown on the holding which in turn will be used to feed animals that are to be kept in the adjacent agricultural building. The building will also be utilised for the storage of agricultural implements.

The applicant's land holding extends to some 20 acres (owned) and is registered under holding number 37/063/9335. The applicant has recently acquired the site and intends to establish a farm business enterprise at the farmstead in the form of cattle and sheep rearing. Attention is drawn in this regard to the Agricultural Appraisal accompanying the application prepared by Graham Watkins & Co. (Chartered Surveyors) which serves to demonstrate that the building is reasonably required for the purposes of agriculture.

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 building is 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 building is designed for agricultural purposes, having a portal framed structure, enclosed by juniper green cladding and concrete blockwork base and a fibre cement roof.
- e) The ground area covered by the proposed building does not exceed 1000 square metres (278m²)
- f) The building is not located within 3km of an aerodrome
- g) The height of the building does not exceed 12 metres (6.8 maximum)
- h) No part of the building is to be located within 25 metres of a metalled road
- i) The building 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 building for your consideration, and request that the Local Authority provide its determination as to the siting, design and external appearance of the building 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