



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
Address Line 1	Eaves Lane
Address Line 2	
Address Line 3	Staffordshire
Town/city	Armshead
Postcode	ST2 8NA

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

Easting (x)	Northing (y)
392978	349066

Description

Applicant Details

Name/Company

Title

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

County

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

- ☒ A new building
- ☐ An extension
- ☐ An alteration

Please describe the type of building

Modern portal frame agricultural storage building. Proposed access track from existing gated field access. Porous crushed Mot with central grass strip to match existing roadway . Building sited in a low level position below the level of the un-adopted roadway minimally visible to the public.

Please state the dimensions of the building

Length

15metres

Height to eaves

4.2metres

Breadth

10metres

Height to ridge

5.5metres

Please describe the walls and the roof materials and colours

Walls

Materials

1 meter high concrete block wall with natural wood coloured timber yorkshire boarding above this

External colour

grey & brown

Roof

Materials

box corrugated metal sheeting

External colour

grey

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

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- ☐ Yes
☒ No

NOTE: If the ground area covered exceeds the square metre limit 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

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- ☐ 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

3

Months

9

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

- ☒ Yes
☐ No

If yes, please explain why

I have owned the holding for nearly 4 years in which time it has been used for hay production and sheep grazing and currently pedigree pigs . I have also planted some fruit trees, hazel for a coppice and willow for basket work and production of plant mulch. • On site storage and work area is required for the following : The storage of livestock feed which I need to buy in bulk and associated equipment & tools The processing of produce grown on the land (willow/ hazel/ flax/ cereal crops) The storage of straw for livestock bedding and species rich hay in small bales .The barn will provide safe dry secure storage of equipment used in working the land : tractor, cutter, topper, harrow & roller, baler, hand tools and materials for use on the land

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

Following advice from the planning department (via email correspondence with Chis Johnston)

Ideally I need one storage building on the holding so want to maximise the volume but keep a relatively small footprint so have combined a modest eaves height with a low pitched roof (@15 degrees) matching similar local modern farm buildings. With a 4m x4m opening this give an option for any tall or bulky machinery to be housed, and as none can predict the use in years to come it would future proof for a greater variety of modern equipment should that ever be required.

After much consideration the building has been sited specifically to minimise its impact on the landscape. The land drops away from Wetley Moor and the building location is hidden for the most part by the adjoining shelter belt and boundary hedges and trees. The ridge height is 5.5m but due to the site slope it will appear be effectively about 3 to 3.5m from the moor and much lower than the screening shelter belt .The size, design and materials will provide storage and affords some undercover space where processing of the holdings produce can also take place .

The base wall would afford an element of improved security. Damage deliberate or accidental to timber is easier than a block wall and nominally easier stil to break in at ground level if timer ? the base wall also arguably makes for a stronger structure.

Storage requirement.

I have a tractor currently sat outside with a tarp over it which is detrimental, I've a good, rebuilt topper which cost me £800 to repair last autumn due to finally rusting through again sat in the open. The holding genuinely needs under cover storage for equipment. I've various other bits and bobs, a trailer, harrow and a big old roller, baler, binder and a cutter, rotavator and sundry tools and equipment for growing food (for humans and pigs) all need some cover.

I have 4 rare breed pigs with several more arriving this autumn which require somewhere for me to store their food + bales of straw bedding plus associated equipment - they live outdoors all year round in movable arks but their stuff need proper cover.

Winter 2023 I sold my first £40 of willow withies for basket work and planted another 500 plants which next year I expect will produce £300 to 400+ worth of product, this I can process out in the field as I did this winter but it is a cold miserable job better done under some cover. The willow when harvested then needs drying out and storing until sold.

Finally further to requirements above I need somewhere to make/repair things as and when, associated with growing produce on the land if they break or need maintenance or repair .The proposed field barn has been designed and will be built exclusively for modern farming practices.

Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

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

- ☒ Yes
☐ No

What is the height of the proposed development?

5.5

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ 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
☒ No

Site Visit

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

- ☒ Yes
☐ No

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

- ☐ The agent
☒ The applicant
☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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.

☒ I / We agree to the outlined declaration

Signed

Bruce Jarvest

Date

12/08/2024