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Biddulph Moor
Staffordshire
ST8 7NN

Mr Gary Aston
Salters Ford Farm
Newtown Road
Biddulph Park
Staffordshire
ST8 7SW

Application no: DET/2024/0042

Determined on: 5th Nov 2024

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

**PRIOR APPROVAL REQUIRED AND DETAILS SUBMITTED
REFUSED**

Staffordshire Moorlands District Council hereby **REFUSE** approval for the siting and appearance of the development proposed for

**Application to determine if prior approval is required for -
A new agricultural storage building Length 18.7m, Height to eaves 3.6m,
Breadth 12.1m. Height to ridge 5.4m at Salters Ford Farm Newtown Road
Newtown Biddulph**

in accordance with the submitted application, details and accompanying plans listed as follows: LP 01; PP 01 and PP 02

for the following reasons:

1. The development is not permitted by Class A of Part 6 to Schedule 2 of the Town and Country Planning (General Permitted Development Order) (2015) as amended because the land area put forward as being the agricultural unit in which the development would take place is less by some 2,000m² than the 5ha minimum for Class A to apply.
2. The development proposed is found not to be reasonably necessary for the purposes of agriculture within the unit as there is an existing building for which a previous past use is said to have been discontinued but no consideration is given in the submitted details as to how this building is to be used in future.
3. By reference to the interpretation section at paragraph D.1 (1) in order to be eligible under Class A of Part 6 to Schedule 2 of the Town and Country Planning (General Permitted Development Order) (2015) the land on which the proposal building

is to be developed must be land in use for agriculture and which is so used for the purposes of a trade or business whereas it appears from the submitted details that no such trade or business is currently utilising the land.

4. The development would be publicly visible from the local footpath network in particular Biddulph footpaths 107 and 108 and would appear to intrude out into the open field countryside disrupting the relatively compact and organised arrangement of the present buildings at Salters Ford Farm thereby introducing unnecessary visual harm to the character and appearance of the area as a result of the siting and appearance of the building and this is the more unacceptable given that in the Local Planning Authority's assessment the building proposal does not meet the eligibility criteria or the necessary justifications of need required under Schedule 2 Part 6 of the Town and Country Planning (General Permitted Development) Order (2015) (as amended). As such the proposal conflicts with Policies DC1 and DC3 of the Staffordshire Moorlands Local Plan.

X



Signed by: Jane Curley

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.
2. 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.
3. 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.
4. 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.
5. 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>
6. 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.
7. 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.