

From: [Andrew Batson](#)
To: [Planning \(SMDC\)](#)
Cc: [Ben Haywood](#); [bagnallpc](#)
Subject: SMD/2024/0330
Date: 12 November 2024 12:06:54
Attachments: [image1.png](#)
[image2.png](#)

Dear sirs

I object to the change of use application SMD/2024/0330

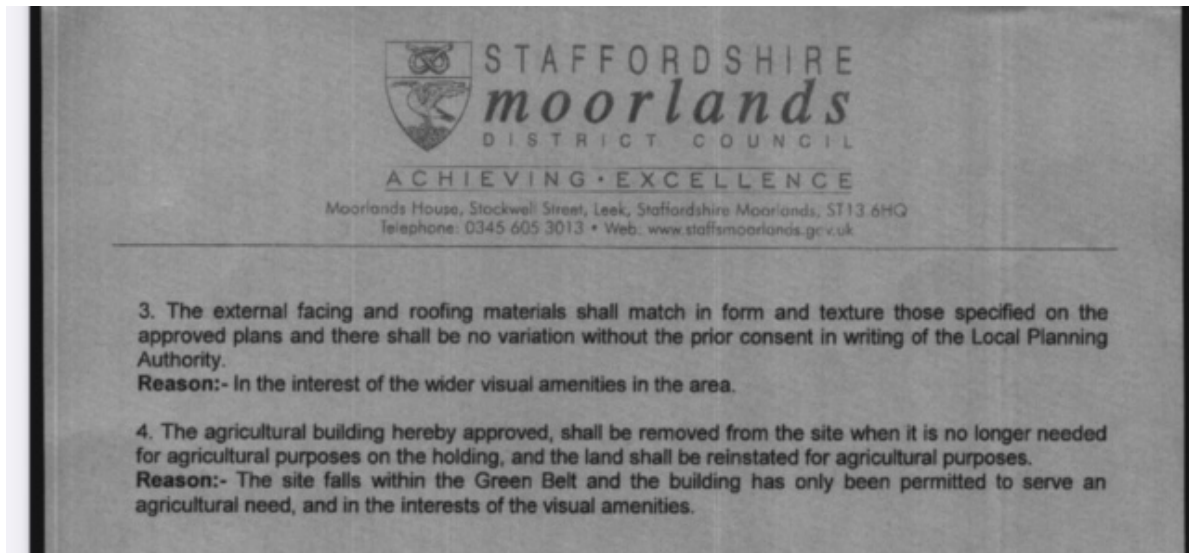
The planning officer in 2013, under delegated powers, approved the application for an agricultural building. It was recognised at the time that the construction was to be erected in a Green Belt location and was normally considered inappropriate however the agricultural use swayed the decision. In full recognition of the potential for longer term change of use a condition was raised that the structure should be removed if the agricultural use ended. I have attached an extract from the decision notice at the time and the planners comments for ease of reference.

I consider that the applicant's statement regarding their change of direction etc. to be irrelevant to the present submission.

It is quite clear to me that the question to be now considered by the Planning Committee is to confirm that the 2013 condition requiring removal of the structure should be enforced as the applicant has demonstrated that an agricultural need is not required.

Regards
Andrew Batson

4 The Cottages
Bagnall
ST9 9JR





STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING EXCELLENCE

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Telephone: 0345 605 3013 • Web: www.staffs Moorlands.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application No: 13/00448/FUL

To:
Mr John Jackson
c/o Sammons Architectural Ltd Sammons Architectural Ltd
10 Cawdry Buildings
Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP
United Kingdom

Location of Development:
Wayfields Farm Rowan Road Wetley Rocks Staffordshire ST9 0BP

Description of Development:
Erection of replacement agricultural building

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the Local Planning Authority: Drawing no. 2013-1898-01B; 2013-1898-02A; 2013-1898-03.

Reason:- To ensure that the development is carried out in accordance with the approved plans.

DELEGATED REPORT

FILE REFERENCE: 13/00448/FUL**MAIN ISSUES:**

Principle, impact on visual and residential amenities

PUBLICITY/REPRESENTATIONS:Parish Council - No objections
Local Highway Authority - No objections, subject to condition**OFFICER ASSESSMENT:**

This application is considered to be acceptable as the applicant has put forward a case that justifies the proposal. The applicant has submitted additional information on the farming operation that further justifies the need for the proposal and why the building is necessary for the purposes of agriculture. The proposed structure whilst located on Green Belt is not 'inappropriate development' and does not require 'very special circumstances' to be demonstrated. The proposed structure is suitably located and is considered to represent an acceptable alternative to the siting of the existing buildings. The existing buildings are no longer fit for purpose and a new building is a preferred option. As the proposed building is for an agricultural use, it is also considered appropriate in form, size and appearance in this countryside setting. In addition the proposal is not located in close proximity of any neighbouring dwellings, to cause any adverse impacts. For these reasons the application is recommended for approval as it is justified in its principle and sensibly located to avoid an adverse impact on the wider visual amenities in the Green Belt and Special Landscape Area and complies with the approach of paragraph 28 of the NPPF (Supporting a prosperous rural economy).

RECOMMENDATION: APPROVE

Date 27 August 2013

Signed _____

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date _____

Signed _____

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Sent from my iPhone