

Mr Adam Mustafa
Wharfe Rural Planning Ltd
Sapling Home Farm
Ullard Hall Lane
Knutsford
WA16 9PJ

Oakleys Farm
c/o Wharfe Rural Planning

Application no: DET/2024/0052

Determined on: 23rd Dec 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

A new general purpose agricultural building

at

Little Blakeley Lane Farm Blakeley Lane Dilhorne

in accordance with the submitted application, details and accompanying plans listed as follows:

- 001.1 – Location Plan
- 002.1 – Site Plan
- 003.1 – Proposed Plans

for the following reasons:-

1. In order to qualify as Permitted Development under Schedule 2 Part 6 of the Town and Country Planning (General Permitted Development) Order (2015) (as amended) the works for the erection of the building proposed must be reasonably necessary for the purposes of agriculture within the agricultural unit. The application makes generalised submissions as to the agricultural need but without any clear correlation being drawn to justify the space requirements. The application follows a recent previous refusal (DET/2024/0021) when it was found that significant amounts of space within existing buildings at the premises were in use for non-agricultural storage on a significant scale. Against this background and in the absence of clear quantitative justification the LPA finds that the building proposed is not shown to be reasonably necessary for the purposes of agriculture within the unit.

2. As a large and prominent design of building sited in an open field landscape, which is highly publicly visible from surrounding roads, on artificially raised ground there would be visual harm arising from its siting and appearance which is unacceptable given that in the Local Planning Authority's assessment the building does not meet the justifications of need required under Schedule 2 Part 6 of the Town and Country Planning (General Permitted Development) Order (2015) (as amended). For reason of its siting, design and external appearance the development conflicts with policies SS1; SS10; DC1 and DC3 of the Staffordshire Moorlands Local Plan and with the NPPF.

X *B.J. Haywood*

Signed by: Ben Haywood

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.