

DELEGATED DECISION REPORT

DET/2025/0022
Valid 22/05/2025

BIRD GROVE FARM
SANDON ROAD
HILDERSTONE

SINGLE STOREY STEEL
PORTAL FRAME
AGRICULTURAL BUILDING

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- Whether the development complies with Class B of Part 6 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

DESCRIPTION OF SITE

The application site is located within the open countryside on a 2.3 hectare small holding south east of Moss Lane, approximately 4.5km south of Blythe Bridge. The site is a steel portal framed agricultural building which forms part of a farm yard with other similar buildings. As the agricultural holding is less than 5 hectares it must comply with Class B – *agricultural development on units of less than 5 hectares*.

PROPOSAL

The proposed development comprises a replacement shed, as well as an extension which will provide a secure implement store.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Class B of Part 6 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None relevant.

CONSULTATIONS

Publicity

None at this stage due to being a Part 6 prior notification to the LPA.

OFFICER COMMENTS

The application is made under the Permitted Development procedure for agricultural development contained at GPDO (2015) Schedule 2, Part 6 Class B. This includes

provision for the carrying out on agricultural land comprised in an agricultural unit of not less than 0.4 but less than 5 hectares in area, of development consisting of—

- (a) the extension or alteration of an agricultural building;

The application form states that the proposed development would be a replacement building, however Part 6 class B does not provide for the replacement of agricultural buildings, only their extension or alteration, and a replacement building would not be considered an 'alteration'. Therefore, the proposal does not comply with Part 6 Class B of the GDPO, and prior approval would be required.

CONCLUSION / PLANNING BALANCE

The proposal fails to comply with the provisions set out within Class B of Part 6 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore would not be permitted development. Prior approval required, and therefore refused. Planning permission is therefore required.

OFFICER RECOMMENDATION : Refuse

Case Officer: Reuben Berriman

Recommendation Date: 19/06/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council