

SYLVESTERS FARM HAY STORE

JOHN POINTON & SONS LTD

PLANNING STATEMENT

JULY 2025

REFERENCE: 1302/J250111

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1 INTRODUCTION & SITE CONTEXT

1.1 This planning statement has been prepared on behalf of John Pointon & Sons Ltd. It is submitted in support of a retrospective application for operational development, specifically external alterations at the Hay Barn, Sylvesters Farm, Rownall Road, Wetley Rocks, ST9 0BT.

1.2 The application building comprises a portal frame design that was constructed in 2017 for agricultural purposes. It was attached to a larger portal frame building on site, which has been there for more than 20 years.

1.3 The application building is shown edged red in the photograph below, in respect of the adjoining building.



Figure 1: Application building

2 PROPOSAL

2.1 The proposal seeks retrospective consent for the external alterations of the building, specifically including infilling the northern, eastern and western elevations with walls comprising concrete panels and green box profile sheeting, and the installation of a roller shutter door in the western elevation.

2.2 The existing and proposed plans are shown below.

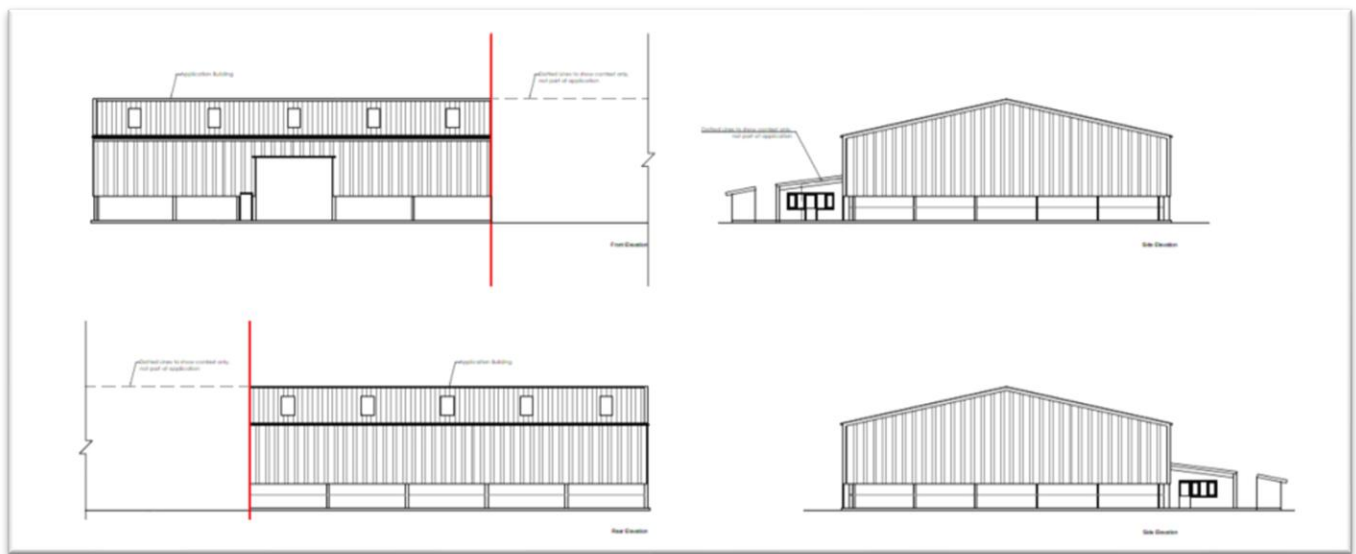


Figure 2: Existing and proposed elevations

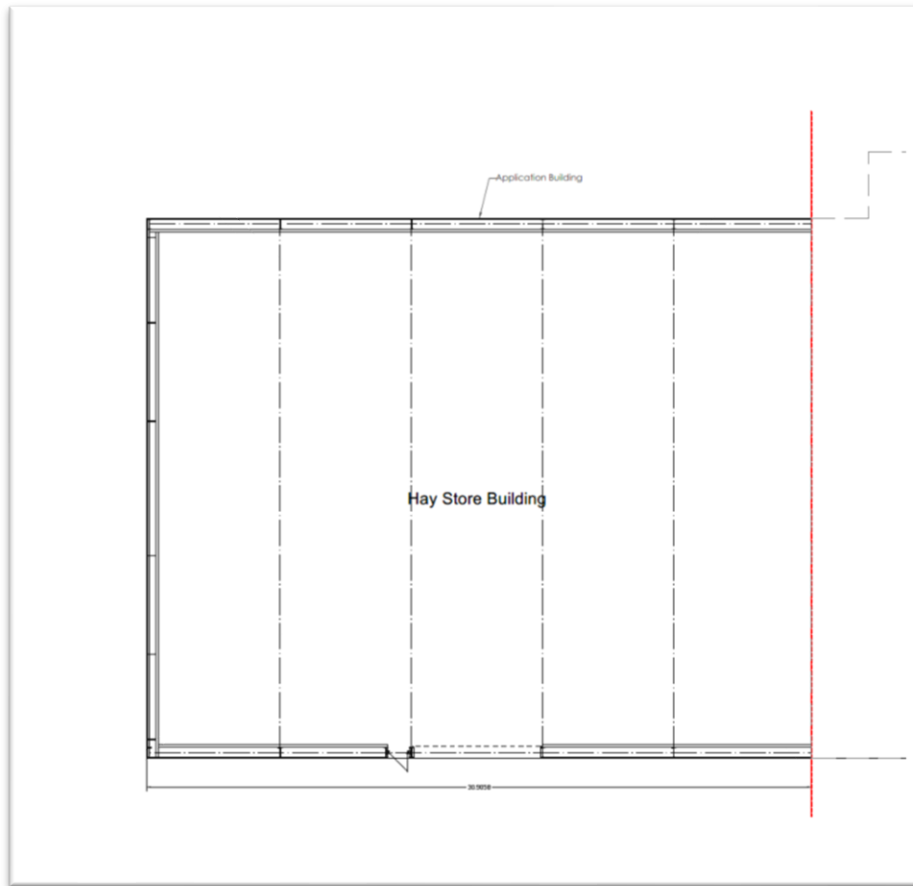


Figure 3: Existing and proposed floorplans

3 PLANNING POLICY FRAMEWORK

3.1 Sylvesters Farm lies within the Staffordshire Moorlands Council area. The Staffordshire Moorlands Local Plan was adopted on 9 September 2020 and sets out the council's vision and strategy for the district until 2033. The adopted Local Plan has replaced the Staffordshire Moorlands Core Strategy 2014.

3.2 The site is located in the Green Belt, as shown in the image below from the 2020 adopted Local Plan map. No other local plan policies or designations are identified on the Local Plan map.



Figure 4: Local Plan proposals map

STAFFORDSHIRE MOORLANDS LOCAL PLAN 2014 - 2033

3.3 The relevant policies are set out below:

POLICY DC1 – DESIGN CONSIDERATIONS

NATIONAL PLANNING POLICY FRAMEWORK 2024

3.4 The National Planning Policy Framework 2024 is a material consideration in the determination of this application. The relevant sections relating to the proposal include:

SECTION 2 - SUSTAINABLE DEVELOPMENT

SECTION 12 – ACHIEVING WELL-DESIGNED PLACES

SECTION 13 – PROTECTING GREEN BELT LAND

4 APPRAISAL

PRINCIPLE

4.1 The application site lies within the Green Belt. Paragraph 154(c) of the National Planning Policy Framework 2024 confirms that the extension or alteration of a building may be considered appropriate development in the Green Belt, provided that it does not result in disproportionate additions over and above the size of the original building.

4.2 The proposal seeks retrospective planning permission for operational development comprising the enclosure of an existing agricultural building through the addition of external walls and a roller shutter door. These works have not increased the footprint or volume of the building; they have merely enclosed a structure that was previously open-sided.

4.3 The alterations are modest in scale and do not constitute a disproportionate addition over and above the size of the original building. As such, the proposal accords with paragraph 154(c) of the NPPF and is considered acceptable in principle.

DESIGN

4.4 Policy DC1 of the local development plan requires new development to be of good design, to respect the site and its surroundings, and to use materials that are appropriate to the local character. In this instance, the external walls and shutter door have been constructed using materials that are sympathetic to the rural context and visually consistent with the adjoining enclosed building on the site.

4.5 The building appears as a typical structure, assimilated within the wider landscape. It is well screened by existing boundary vegetation and landform from public vantage points, including Rownall Road, and as such, no adverse impact on the openness or character of the countryside is anticipated.

RESIDENTIAL AMENITY

4.6 The building is located at a sufficient distance from any neighbouring residential properties, and the nature of the works, being purely structural, does not give rise to any noise, overlooking, or overbearing impacts. It is therefore concluded that the proposal would not result in any harm to the amenities of neighbouring occupiers.

5 CONCLUSION

5.1 This application relates to minor and proportionate works that have enclosed an existing rural building without altering its size. The development is discreet, visually coherent with its surroundings, and has no impact on neighbouring amenity or the wider landscape.

5.2 The proposal aligns with both national and local planning policy, including Green Belt provisions under paragraph 154(c) of the NPPF. It represents a practical improvement to an existing structure and supports the continued use of the site without giving rise to any planning harm.

5.3 In the absence of any adverse impacts and given the policy compliance and modest nature of the works, there is no justifiable reason to withhold consent. Accordingly, it is respectfully requested that the application be approved without delay.