

DELEGATED DECISION REPORT

DET/2025/0032
Valid 15/08/2025

LAND NORTH OF RICHMORE
HALL LEEK ROAD
DILHORNE

APPLICATION TO DETERMINE IF
PRIOR APPROVAL IS REQUIRED
FOR THE ERECTION OF GENERAL
PURPOSE AGRICULTURAL
STORAGE BUILDING

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- Whether or not the proposal complies with the General Permitted Development Order, Schedule 2 Part 6 Class A and if so whether the following matters are satisfied.
- Siting;
- Design;
- External appearance.

DESCRIPTION OF SITE

The application site is a plot of land within the open countryside (Green Belt) to the north of Richmore Hall. A track within the site leads to a narrow road which links the Leek Road (A522) and Kingsley Road (A52). There are some land level variations and the site can be seen from the highway.

The application forms state that the agricultural unit has an area of 6.3 Hectares and that the parcel of land where the building would be located is greater in area than 1 Hectare.

PROPOSAL

The erection of a general-purpose, agricultural storage building. The application consists of an application form, Design and Access Statement, Location Plan, elevation drawings of the proposed building and a copy of a letter issued by Staffordshire Moorlands District Council on 5th February 1992 which stated that works had commenced for the construction of an agricultural storage building albeit no details/plans etc are attached to the letter

The application form states that the building would have a footprint of 15.9m x 10.9m, have an eaves height of 5.4m and ridge height of 6.5m. The elevations plan shows the proposed location of the roller shutter doors and open-ended gable. Concrete blockwork with dark grey, PPC metal sheeting. The roof would be constructed using the same materials as the walls. The building would be internally divided, and the roof would benefit from rooflights.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

2. Achieving sustainable development
12. Achieving well-designed places
16. Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2024/0056	General purpose agricultural storage building. Prior approval required.
DET/2019/0042	Steel Portal Framed Building. Prior notification.
13/00279/FUL	Proposed installation of a 50kW wind turbine on a 24.6m monopole together with hardcore access track. Refused and allowed at appeal.

CONSULTATIONS

Publicity

There are no provisions within Part 6 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for public consultation, other than by display of a site notice in the event the local planning authority deems that Prior Approval is required.

Public Comments

No comments have been received.

OFFICER COMMENTS

The Local Planning Authority (LPA) are informed that the agricultural unit is 6.3 hectares in size and that the land has been used for agricultural purposes for 100 years. The applicant has submitted a supporting statement which provides information on the use of the land and reasons why the proposed building is required. The supporting information can be summarised as follows:

- Already own and farm 27 acres of land at Big Southlowe Farm
- Purchasing the application land brings the land ownership to 42.5 acres.
- The ability to utilise and share the existing service road to the present wind turbine.
- Currently converting a barn to residential for the applicant to live in (SMD/2022/0500) which is within the area at Big Southlowe Farm.
- New building will allow expansion of business into organic farming.
- Building required to securely store farm machinery, fuel and crops.
- Currently owned machinery includes tractor, loadall, tipping trailer, bail trailer, slurry tanker, drum hay mower, hay rake, hay bailer, pasture topper, chain harrows, rotavator, farm buggy, bail elevator, general farm tools and fuel tank.
- Machinery currently out in the open, behind hedges.
- Maintenance can be undertaken inside.
- Crop bales currently sold straight from the land.
- Many insurance companies require tractors and machinery to be stored inside locked buildings.
- Building has been designed specifically for its intended use.
- Colours chosen to allow blending with the skyline and surroundings.

- New building would be positioned on top of an existing concrete base which has previously been accepted by the council as a commencement of development.

The application form clarifies that the building would not be used to house livestock, slurry or sewage sludge. Part 6 'Agricultural and Forestry' of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows (subject to compliance with the relevant criteria) for the erection of agricultural buildings providing that they are 'reasonably necessary for the purposes of agriculture within that unit.'

The most recently submitted Part 6 Agricultural Notification application (reference DET/2024/0056) highlighted the fact that there was an extant approval for an agricultural building towards the southern end of the site, reference DET/2019/0042. Part of the officer report (accompanying application DET/2024/0056) states that *'whilst it may be the case that agricultural need could be demonstrated for the proposed building in its own right, the extant building is large and agricultural need for the extant approval was assessed against the need of a different farming enterprise at Parkfields Farm, Cheadle. The current application does not include any Unilateral agreement and unfortunately there is no demonstration of agricultural need for both buildings, the applicant must therefore consider which route to follow.'*

The applicant previously informed that he would rescind the consent but there was no mechanism in place for this to occur. The application now being considered informs that the applicant has allowed for the DET/2019/0042) application to expire and that the proposed location for the building the subject of this application, is to be on top of concrete foundations which were laid for a previous agricultural storage building prior to January 1992. The applicant has provided a signed letter from one of the Principal Planning Officer's at the time, confirming a *'start to the building in planning terms, which has commenced before the provisions of the Town and Country Planning General Development (Amendment) (No.2) Order 1991.'* Whilst this letter represents the opinion of an Officer, it is not a formal determination of the Council. The means to achieve this would have been through a CLUD. A site visit has however confirmed the presence of slabs within the area of the proposed agricultural building.

Based on the information submitted by the applicant, it is considered that the building is reasonably necessary for the purposes of agriculture. It appears to be of a modest size for the enterprise as described, along with the list of materials / machinery to be stored.

Assessment of the Part 6 criteria is as follows;

- A.1(a) This parcel of land is not less than 1 hectare in area;
- (b) Not applicable.
- (c) Would not consist of, or include, the erection, extension or alteration of a dwelling;
- (d) Building is designed for agricultural purposes
- (e i,ii) the building would not exceed the 1000 square metres or 1500 square metres allowances.
- (f) building is not within 3km of aerodrome;
- (g) building does not exceed 12m high;
- (h) building is not within 25m of a metalled part of a trunk or classified road;
- (i) Application form confirms the building will not be used to house livestock, slurry or sewage sludge.
- (j) is not development on/over article 2(4) land and does not involve fish farming;
- (k) not to be used for storage of fuel for or waste from a biomass boiler or anaerobic digestion system. – Agent has confirmed that only fuel for agricultural machinery will be stored in the building.
- l) The building would not be on land which is within the curtilage of a scheduled monument.

Siting, design and external appearance.

The agricultural building will be accessed via the existing track which leads to the wind turbine. A gateway will allow access from the track to the field where the proposed building would be located.

There will inevitably be some visual impact upon the area. However, this is not a large-scale agricultural building, its 6.5m height is not excessive. There will be some visual mitigation by way of the hedgerow running along the northern side of the proposed building and adjacent to the access track. The fact that the building is not proposed to be located within the middle of a field is welcomed. Although it is likely that the building would be seen from the highway (nearest road being Dilhorne Road (C) Class), it does

not raise any undue concerns as it is of an acceptable design (including external appearance) for its intended agricultural use. There are also other agricultural buildings within the locality which can also be seen from the road, therefore this scheme is not adding anything 'new' to the area in terms of use.

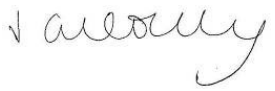
CONCLUSION / PLANNING BALANCE

It is concluded that the proposal is reasonably required for the purposes of agriculture and that the scheme does comply with the Schedule 2, Part 6, Class A criteria of the General Permitted Development Order. Furthermore, it is considered that the siting, design and external appearance of the building is acceptable.

OFFICER RECOMMENDATION : Approved.

Case Officer: Lisa Jackson

Recommendation Date: 02.10.2025.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council