

Mr George Bryant
SJM Planning Limited
Unit 4
The Old Granary
Strettit Farm
East Peckham
TN12 5EE

Mr and Mrs Walker
Holly Dale Farm
Douse Lane
Bradhop
Staffordshire
ST13 7NF

Application no: DET/2025/0036

Determined on:

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) (AS AMENDED) ORDER 2015**

PRIOR APPROVAL REQUIRED AND REFUSED

DESCRIPTION OF DEVELOPMENT:

Steel framed agricultural building for secure storage and livestock handling at Holly Dale Farm, Douse Lane, Bradhop
(as shown and described in plans and details submitted with the application)

Staffordshire Moorlands District Council hereby **REFUSES** to grant prior approval for the design, siting and external appearance of the development described above, for the following reason(s):-

1. The development is not permitted by Class A, Part 6, Schedule 2 of the General Permitted Development Order, because: it would consist of, or include, the erection and construction of a building to be used for the accommodation of livestock within 400 metres of the curtilage of a protected building. Moreover, it is not clear that the land is 'agricultural land' – in use for agriculture and which is so used for the purposes of a trade or business, given that the land is a recent acquisition by the applicant, who's address, provided on the land title, is at a property in Cheadle. The development would therefore exceed the limits set out at Class A.1, Part 6, Sched. 2 of the General Permitted Development Order 2015.
2. The proposed building would be sited in a remote and isolated position, beyond the grouping of the original Holly Dale Farmstead. From Douse Lane, which rises on the other side of the valley to the southwest, the large functional building would appear exposed and centrally located within quality, sensitive landscape. The development would be viewed as a visually prominent building and result in an intrusion into the countryside. For these reasons, it is considered that the proposed development would result in a prominent intrusion into the countryside that would be harmful to the sensitivities and quality of the landscape and the character and appearance of the area. In these regards, there would be conflict with policies DC1 and DC3 of the Local Plan, the terms of the NPPF and the Council's design SPG.

X *J Curley*

Signed by: Jane Curley

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.
1. 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.
2. 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.
3. 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.
4. 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>
5. 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.
6. 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.