

DELEGATED DECISION REPORT

DET/2025/0017
Valid 31/03/2025

ASHLEA FARM BRADLEY
LANE
BRADLEY IN THE MOORS
ALTON

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR AN
AGRICULTURAL BUILDING TO
STORE FODDER AND
IMPLEMENTS

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Whether details of the siting, design and external appearance of the proposed building are acceptable.

DESCRIPTION OF SITE

The site is part of Ash Lea Farm Springfield Farm, a 24 hectare arable and beef rearing farm on the west side of Bradley Lane, a narrow lane connected to the B5032 to the north, between Cheadle and Alton. There are a small number of buildings grouped together next to the road including a farmhouse and a large modern metal sheeted farm building. The site itself is adjacent to the north boundary of the farm, close to the where the other buildings are grouped. Immediately to the north is another farm, Springfield Farm, which appears to have formed part of the same agricultural unit as Ash Lea Farm (and with an apparent family connection) before falling under separate ownership. The farm has been in operation for between 75 years and 100 years.

PROPOSAL

The application is a "Notification of Prior Approval" application for a typical portal framed green metal sheeted storage building for straw and implements. It would have a floor dimension of 30.5 x 15.2 metres, an eaves height of 4.9 metres and a ridge height of 6.9m. It would be partly open on one side. A Design and Access Statement gives further details:

This holding extends to approximately 60 acres of which 20 is owned. The existing buildings on site are used to house livestock and vintage agricultural machinery. The applicant currently rears beef cattle from approximately 12-18 months old to finishing. This building will provide a secure storage area for some of the machinery that is currently stored in the fields and yard area due to lack of storage on the holding. This will include tractors, balers, toppers, chain and harrow and general agricultural equipment for managing the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements

being stolen with the increase in agricultural machinery thefts in rural locations. This building will also be used to store the fodder produced on the holding for feeding his livestock. This is for ease of the farming process and also to remove unsightly temporary storage facilities including storage containers and trailer bodies currently used.

Amended plans were received to show the building moved further to the east, closer to the existing buildings and separated from them by an existing yard area.

Under Part 6 Class A of the GPDO, a full planning application is not required for new agricultural or horticultural buildings on farms of over 5.0 hectares, subject to the proposal meeting all the other criteria set out in Class A.1 of that part. However, the same part of the GPDO requires the submission of a "Notification of Prior Approval" application and the Council must determine whether or not Prior Approval is required for the siting, design and external appearance of the building and if necessary request further information in which to determine the proposal, or whether or not on the basis of the information submitted, the application should be refused.

On 28th April 2025, the Council decided that Prior Approval was required (as to the siting, design and external appearance) and issued the Decision Notice.

The applicant put up a Site Notice (as required under the GPDO) on 5th June 2025 and submitted a photo of the notice on the same day to remain in place for 21 days as required under Part 6 of the GPDO.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2024/0012: Proposed steel framed portal building, for the storage of crops and implements.
Prior Approval Required and Details Approved.

DET/2025/0015: Corresponding Part 6 Prior Approval application for a separate farm storage building further north within Springfield Farm. Prior Approval Required. April 2025.

DET/2025/0016: Corresponding Part 6 Prior Approval application for a separate farm storage building within Springfield Farm on land neighbouring the site. Prior Approval Required. April 2025.

CONSULTATIONS

Publicity

Site Notice expiry date: 26.6.25

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

Siting, Design and External Appearance

With regard to the siting, design and appearance of the proposed building, the building has a suitable typical modern portal-framed farm building design and although it has a large footprint, this would not be excessive in relation to other nearby farm buildings including the ones on the neighbouring farm to the south. It would be seen as being part of a cluster of close knit farm buildings belonging to Ashlea Farm and would not appear isolated or encroaching significantly into open land to the north and west or visually exposed. It would be well screened from the road by the other farm buildings at Ashea Farm but would be visible from a public footpath running north/south across fields up sloping land to the west although from there it would be seen against the backdrop of the other existing buildings. It would have an appropriate eaves and ridge height for its purpose of storing machinery.

Overall, I do not consider the proposed building would lead to any significant harm to the landscape or character and appearance of the area and therefore the siting, design and appearance of development is acceptable.

Other Matters

On the site visit it was observed that the existing buildings on the farm, which would be capable of meeting the applicant's requirements for storage of machinery and fodder in connection with the working farm were in use for the storage of vintage farm machinery which appeared to be either for commercial or personal hobby purposes. If the buildings to which this application relates are not reasonably necessary for the purposes of agriculture and are not used as such they would not benefit from permitted development rights and would be subject to enforcement action. An informative to that effect should be added to the decision notice.

CONCLUSION

It is considered that the siting, design and appearance of the proposed building is acceptable, hence passing the tests in Part 6 Class A.2 and that an approval can therefore be given for it to be built as permitted development under Part 6 of the GPDO.

OFFICER RECOMMENDATION : **APPROVE** details of siting, design and external appearance .

Case Officer: Chris Johnston

Recommendation Date: 17/10/2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council