

DELEGATED DECISION REPORT

DET/2025/0044
Valid 30/10/2025

DOGCROFT FARM
TOMPKIN ROAD
STANLEY

**APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
STEEL FRAMED BUILDING
OVER AN EXISTING CATTLE
MIDDEN ENCLOSURE**

**(AGRICULTURAL/FORESTRY
DETERMINATION)**

MAIN ISSUES

Whether or not the proposed agricultural building can be built under a Notification of Prior Approval application under Part 6 of the GPDO rather than a full planning application.

If so, whether or not Prior Approval is required for the siting, design and external appearance of the proposed building.

DESCRIPTION OF SITE

The site is part of Dogcroft Farm, a cattle farm with approximately 50 hectares of land (according to the application forms) immediately to the south-east of Stanley village. The access is off Tompkin Lane which lies to the north of the farm buildings, which are tightly clustered around a narrow yard and include two dwellings in the north part of the farm, a brick “long barn” and three modern portal framed buildings in the south part of the farm, the most recent of which was erected following a Prior Approval application in 2021 and which lies on the southern edge of the farm buildings group. The actual site is between this and a modern portal framed building to the north, where there is currently an open midden outdoor enclosed storage area. The farm has been in operation for 70 years according to the application forms.

PROPOSAL

The application is a “Notification of Prior Approval” application for a “steel framed building over an existing cattle midden enclosure.” No elevation drawings or a site plan have been submitted. A Location Plan has been provided with a red edge enclosing roughly in line with the midden store boundaries. The new building to the south of the site, approved in 2021, is not shown on the Location Plan (but has been built). The only other details are contained in the application form and include the dimensions of the building which are 18.3 x 10.0 for the footprint, 5.5m eaves height and 6.5m ridge height, so it is assumed the building would have a typical low-pitch roof. The forms also appear to indicate the existing concrete panels (presumably

the midden enclosure walls) would be used with new timber cladding and slate blue metal sheeting placed on top to build up the walls and on top, a proposed cement-fibre sheeted roof. The forms also state the reason for the building is because of “new rules coming into place requiring muck middens to be covered over.”

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.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2021/0010: Proposed steel framed implement store. Prior Approval Not Required. Built.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

The land is clearly part of a long-established agricultural business (a farm implement building was approved in 2021 and aerial photo's from 2021-2024 show herds of cows within the land under control of the applicant as shown on a Location Plan submitted with the 2021 application) and therefore new agricultural buildings can be added under permitted development under Part 6 of the GPDO which relates to agricultural development. I accept the reason for the structure being needed as changes in the legislation require midden stores to be covered over. I am satisfied that the purpose of the structure is “reasonably necessary for the purposes of agriculture.”

For agricultural-related development to be provided under the Prior Approval process without needing a full planning application, the proposal would also need to meet the criteria/tests listed under Part 6 Class A.1 of the GPDO. From the information provided, it would appear the proposal would accord with all the criteria in that part. For example, the building would be under 1000 sq.m and would not be within 25m of a classified road.

The proposal meets all the tests in Part 6 Class A.1 and can therefore be deemed to be determined via the Notification of Prior Approval process.

In this case, the storage building would be permitted development not requiring a full planning application but the Council must decide if Prior Approval is required for the siting, design and external appearance of the building and this is the purpose of this Determination of Prior Approval application, i.e. the tests in Class A.2. The applicant has not provided any elevational drawings or a site plan, although the Location Plan red edge would be consistent with the footprint of the proposed building. The dimensions and materials for the building are given in the application forms.

It would be 0.5m higher than the new building to the south of it, which has a slightly larger footprint and similar coloured materials. As this building is on slightly higher land (the land slopes upwards towards the south in this area) it may appear a similar height to the new building to the south and also the large modern portal framed building to the south. As the building would be in a gap between the two, it would be partly screened by those buildings, especially from the north and south, and also to the west where there is another building (which appears to be of two-storey height). However, it is possible that the “gable” side elevation of the building would be visible from the road from the north-east, as are the current buildings and possibly from a public footpath which crosses fields to the west from the middle of the village. However, it is not likely to be harmfully prominent. Despite this, it is felt that elevational drawings would be required to be able to properly assess the visual and landscape impact of the building, particularly in terms of height in relation to the other buildings.

For the above reasons, I therefore consider that Prior Approval for the proposed building should be required as I consider that the siting, design and appearance of the development would need to be further assessed.

CONCLUSION

The proposed development meets the tests in Part 6 Class A.1 and can be provided under permitted development not requiring a full planning application, via the Notification of Prior Approval process. However, on the basis of the information submitted, it is considered that Prior Approval is required to establish if it passes the tests in Part 6 Class A.2 i.e. to determine if the siting, design and appearance is acceptable. Prior Approval is therefore required for the proposed development.

OFFICER RECOMMENDATION : PRIOR APPROVAL REQUIRED

Case Officer: Chris Johnston

Recommendation Date: 27.11.25

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council