

Mr Machin
Dogcroft Farm
Stanley
Stoke on Trent
ST9 9LX

Application no: DET/2025/0044

Determined on: 27/11/2025

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ORDER)
(ENGLAND) 2015**

DESCRIPTION OF DEVELOPMENT

Application to determine if prior approval is required for a proposed steel framed building over an existing cattle midden enclosure at Dogcroft Farm Tompkin Road Stanley

PRIOR APPROVAL REQUIRED

Staffordshire Moorlands District Council has determined that the prior approval of the authority will be required as to the design, siting and external appearance of the proposed steel framed building over an existing cattle midden enclosure. **The development must not begin before the authority has given such approval.**

The applicant must now —

display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant; and where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days has elapsed, the applicant is treated as having complied with the requirements if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement.

The “site notice” must contain—

- (a) the name of the applicant,
- (b) the address or location of the proposed development,
- (c) a description of the proposed development and of the materials to be used,
- (d) a statement that the prior approval of the authority will be required as to the siting, design and external appearance of the building or, as the case may be, the siting and means of construction of the private way,
- (e) the name and address of the local planning authority,

and be signed and dated by or on behalf of the applicant. It is suggested that when such a site notice has been displayed, a dated photograph of the notice in place is provided to the authority for their records.

You must now apply to the authority for the **Application to determine if prior approval is required for a proposed steel framed building over an existing cattle midden enclosure.** The authority shall make a decision in relation to your application within 8 weeks beginning with the day immediately following that on which the application is received by the authority, or within such longer period as may be agreed by the applicant and the authority in writing.

Your attention is drawn to the Council's further information requirements in relation to this proposal:

- Full elevational drawings and an exact site plan;
- Justification of the particular height of the building.

The Council will now await your response and further application submission before taking any further action in this matter.

Informatives

The Council has found information that a plant hire business is operating from the farm. This appears to be unauthorised and if this use is still in operation the applicant is requested to submit a planning application to retain the change of use as soon as possible. This would be determined against the policies contained in the Council's Local Plan (adopted Sep 2020).

In view of the above, the applicant is reminded that the proposed structure would only be deemed to be permitted development (under Part 6 of Schedule 2 of the GPDO) on the basis that is used for agricultural purposes only, otherwise a full planning application would be required for the proposed building.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council