

Mr Adam Mustafa
Wharfe Rural Planning
Sapling Home Farm
Ullard Hall Lane
Knutsford
WA16 9PJ

Broad Oak Properties
C/O Wharfe Rural Planning
Sapling Farm
Knutsford
WA16 9PJ

Application no: DET/2024/0044

Determined on: 28.11.2025.

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

PRIOR APPROVAL REQUIRED AND DETAILS SUBMITTED APPROVED

Staffordshire Moorlands District Council hereby **APPROVE** details of siting, design and external appearance for:

a new forestry building. Length 55m, Height to Eaves 5.5m, Breadth 18m, Height to ridge 8m

at

Land off Leek Road, Kingsley Moor

in accordance with the submitted application, details, conditions and accompanying plans reference

1536/J240193/001.1
1536/J240193/002.1
1536/J240193/003.2

Conditions

1. Prior to first use of the forestry building hereby approved, the access works detailed within application reference number SMD/2024/0477 shall be completed in full.

Reason: In the interests of highway safety and suitable access arrangements for the proposed use of the building hereby approved.

2. Notwithstanding the details shown on the approved plans, no consent is hereby granted for the solar panels which must be the subject of a separate application for prior approval under Schedule 2 Part 14 Class J of the Town and Country Planning (General Permitted Development Order) 2015 once the building is substantially complete.

Reason:- in the interests of clarity as to what is being approved.

3. By the end of the first full available planting season November to March following the first coming into use of any part of the development the details of a landscape planting scheme shall have been submitted in writing to the Local Planning Authority for its written approval and shall have been carried out and completed in accordance with: the layout; schedules and specifications, including plant species, numbers and planting size, and protection from grazing livestock and wild mammals, as subsequently approved. Any plants which die or are lost in the first five years following the completion of the planting shall be replaced in the next available planting season November to March following their loss with plants of the form and size as originally planted. The planting shall thereafter be allowed to grow and be maintained for the lifetime of the development.

Reason: In the interests of the appearance of the completed development in the landscape.

4. The machinery, plant or equipment including air condition and ventilation systems ("machinery") installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142 (2014 +A1:2019)(Method for Rating and assessing industrial and commercial sound)

Reason:- To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.

5. No external artificial lighting shall be installed at this site unless details have been submitted to and approved in writing by the Local Planning Authority prior to installation. Any proposed lighting shall not increase the pre-existing illuminance or glare at the adjoining light sensitive locations when the light (s) is (are) in operation. External lighting shall only be installed in accordance with the approved details.'

Reason: To protect the local amenities of the local residents and the character of the area by reason of excess of illuminance.

6. All construction activities shall be restricted to the following times of operations.

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays

Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

Informative

Although the siting, design and appearance is considered to be acceptable, if the building to which this application relates is not reasonably necessary for the purposes of agriculture or forestry within the unit and is not used as such it would not benefit from permitted development rights. **The use of the building for any purpose other than agriculture or forestry is likely to lead to Enforcement Action.**

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel: 0333 880 2000.
1. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.
2. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
3. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
4. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
5. 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.
6. 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.
7. 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.

8. 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.
9. 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>
10. 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.
11. 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.
12. Domestic sprinklers
Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building. The chance of an accidental discharge is 16,000,000:1
If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk)
13. Working smoke alarms correctly positioned in your home can save your life.
The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month. Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.