



STAFFORDSHIRE
moorlands
 DISTRICT COUNCIL
 ACHIEVING • EXCELLENCE

Staffordshire Moorlands District Council
 Moorlands House, Stockwell Street, Leek
 Staffordshire Moorlands, ST13 6HQ
 Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application to determine if prior approval is required for a proposed: Erection, Extension or
 Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
 amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Jacksons Nurseries Uk Ltd
Address Line 1	Thornycroft Road
Address Line 2	
Address Line 3	Staffordshire
Town/city	Bagnall
Postcode	ST9 9LE

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
393488	350391

Description

Applicant Details

Name/Company

Title

Mr

First name

Luke

Surname

Jackson

Company Name

Jacksons Nurseries

Address

Address line 1

Thorney Edge House

Address line 2

Thorney Edge Road

Address line 3

Bagnall

Town/City

Stoke on Trent

County

Staffordshire

Country

United Kingdom

Postcode

ST9 9LE

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
- ☐ An extension
- ☐ An alteration

Please describe the type of building

Agricultural building of standard construction comprising of a steel frame fitted with green corrugated metal cladding and sky lights installed into the roof. Concrete slab floor.

Please state the dimensions of the building

Length

40metres

Height to eaves

6metres

Breadth

25metres

Height to ridge

10metres

Please describe the walls and the roof materials and colours

Walls

Materials

Breeze block at the base, corrugated metal above

External colour

Green

Roof

Materials

Corrugated metal with sky lights

External colour

Green

Has an agricultural building been constructed on this unit within the last two years?

- ☐ Yes
☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ☐ Yes
☒ No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- ☐ Yes
☒ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- ☐ Yes
☒ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- ☐ Yes
☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

25.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

35

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

Yes, the proposed development is necessary for the following agricultural purposes:

- Storage of machinery, equipment, hay and grain/feed for 12 Belted Galloway cattle that we now have on the farming site. For avoidance of doubt, the new agricultural building will not be used to accommodate the cattle themselves.
- Need for increased production and potting capacity for roses – we increased our rose sales by 150% year on year this year and have increased the number of varieties we grow from 180 to 300. This year we grew over 10,000 roses for the first time, representing a significant increase on the crop from previous years. Additional indoor space is needed for potting benches and a larger working area for our potting teams, including the space for roses to be laid out as they are being graded and organised into types/varieties in A-Z order for the potting process and subsequent growing on.
- Increase in plant sales through our website (on track for ~30-40% year on year) increasing the need for packing space (packing benches, holding areas for plants waiting to be packed, etc).
- Space needed to store all terrain buggies used to collect plants securely overnight. We increased the number of nursery buggies we have by 4 this year and expect a similar increase next year. These vehicles are used both by our nursery teams to care for the plants (moving plants around the site, carrying trugs for weeding and feeding, tools to clean the nursery beds, etc) and also to pull plants that have been sold for website orders.
- Keeping firewood logs dry. Currently these are stored outside but they get wet and rot, meaning they do not burn properly. We need a space to store these indoors.
- Dry bulk store of compost ahead of it being used for potting runs (it needs to be dry for our potting machine to work effectively) and similarly storage of pots ahead of potting production runs.
- Storing seed and bulbs between production / delivery and sale for display on our nursery.
- Additional tools, vehicles, machines and consumables for increased levels of production and plant care. We are growing more of our own stock since I've come into the business, especially roses and perennials. Specific items include spades, forks, hoes, brushes, spray packs, trugs for holding weed and compost, rotavators, osmocote tablets, etc.
- Overwintering of certain plant stock that has to be kept dry – e.g. tree fern logs and similar.
- Additional rest break areas for staff. At present staff are having to take breaks in the checkout area behind our plant sales area, which is inadequate in terms of wellness and rest facilities.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

Yes, the building is of standard construction for an agricultural building. It will be designed and constructed in a way that is in-keeping with the other existing agricultural buildings already on the site. The building will be suitable for the agricultural use cases described above.

Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ☒ Yes
☐ No

What is the height of the proposed development?

10.0

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;

- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Luke Jackson

Date

01/12/2025