

DELEGATED DECISION REPORT

DET/2025/0046
Valid 25/11/2025

LAND WEST OF PORTERS LANE
BRADNOP

APPLICATION TO DETERMINE IF
PRIOR APPROVAL IS REQUIRED
FOR A PROPOSED NEW
AGRICULTURAL BUILDING

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- Whether or not the proposal complies with the General Permitted Development Order, Schedule 2 Part 6 Class A and if so whether the following matters are satisfied:
- Siting;
- Design;
- External appearance.

DESCRIPTION OF SITE

The site is a parcel of grassland on the western side of Porter's Lane and to the north of the A523 Ashbourne Road. There is an existing vehicular access off Porter's Lane with fields gates and some hardstanding at the access mouth. Trees / hedgerows mark many of the field boundaries. To the north of the proposed access track there is a detached stone barn which sits at the field boundary. Public Right of Way Bradnop and Cawdry (26) runs to the side of the stone barn in the direction of the A523. The application site sits within the open countryside to the south-east of Bradnop, it is not within the Green Belt.

PROPOSAL

The erection of an agricultural building with hardstanding around its perimeter and a new access track leading to an existing vehicular access gate. The proposed building would have a length of 30m, a width of 12.5m, extend to 5.1m high at the eaves and have a ridge height of 6.6m. 375 square metres of floorspace is proposed. The elevations drawing does not provide any detail regarding proposed materials; however the application form states concrete side panels and dark green profiled sheeting for the walls, and dark green profiled metal sheeting for the roof. The building would be used for the storage of hay, haylage and machinery. The application form confirms that the building would not be used for housing livestock.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS10 Other Rural Areas Area Strategy
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for Development

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2. Achieving sustainable development
- 12. Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

88/00874/OLD	Change of use of barn to dwelling. Refused.
86/00041/OLDDC	Overhead lines supported on wooden poles. Approved.
84/13460/OLDDC	Conversion of barn on land. Refused.

CONSULTATIONS

There are no provisions within Part 6 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for public consultation, other than by display of a site notice in the event the local planning authority deems that Prior Approval is required. In this instance Bradnop Parish Council have been notified.

Bradnop Parish Council

No representations received.

OFFICER COMMENTS

The application is accompanied by elevation drawings and a planning statement outlining the applicant's case and providing an assessment of how the applicant / agent assesses the proposal to comply with the Part 6 allowances. In summary the LPA is informed that

- Applicant comes from local farming family
- Applicant managed grazing and cultivation on the land for the former owner
- Applicant now owns the land and it is used for producing hay and haylage as well as sheep grazing
- Building would be used for the management of livestock and the storage of fodder and equipment essential to the operation of the farm. When not used for hay/haylage the building will be used for the storage of agricultural machinery and equipment
- Existing barn provides some storage but it is not suitable ie too small for modern farming purposes
- New track would be hardcore topped with compacted road planings

Assessment of the Part 6 allowance is as follows;

Permitted development

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

(a) works for the erection, extension or alteration of a building; or

(b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

The application site does not appear to form part of, or be connected to, any established farmstead or agricultural unit. Although there is a smaller stone barn within the vicinity, the proposed building would sit in a relatively isolated part of the open countryside, a long way from the road, accessed by a proposed (approximately) 240m long track which would be formed with hardcore and topped with road planings. The application contains no detailed information to demonstrate that the building is 'reasonably necessary' within this location. The site is remote; there is no obvious connection to any surrounding holding and no details of where existing machinery and hay / haylage is stored and why this arrangement cannot continue. The application submission does state that the existing stone barn is used for some storage but the planning statement confirms that it cannot accommodate any farming equipment or hay / haylage bales.

Whilst it is considered that the application fails on the inability to demonstrate reasonable necessity, it is relevant to consider the application against the Part 6, Class A criteria.

A.1

(a) Complies. Development would not be carried out on land which is less than 1 hectare in area.

(b) No applications relating to Class Q or S of Part 3 can be found. However, as the application cannot demonstrate that the building is reasonably necessary for the purposes of agriculture, it cannot be assumed that it is an established agricultural unit and therefore it cannot be guaranteed that the proposal complies with the A.1(b) criteria.

(c) Complies. The proposal does not consist of, or include, the erection, extension or alteration of a dwelling.

(d) Complies. The proposed building does appear to be constructed for the purposes of agriculture.

(e) (i) and (ii) Complies. The building has a footprint of less than (i) 1000 square metres and (ii) 1500 square metres.

(f) Complies. Building is not within 3km of the perimeter of an aerodrome.

(g) Complies. Building is not more than 12m high.

(h) This part relates to whether 'any part of the development would be within 25 metres of a metalled part of a trunk road or classified road.' The proposal complies as the building would be further than 25m away from a metalled trunk or classified road.

i) Complies. The application states the building is to be used for the storage of hay, haylage and machinery.

j) Complies. The proposal is not for excavations or engineering operations on or over article 2(4) land which are connected with fish farming.

k) Complies. Proposed building is not stated to be used for storage of fuel for or waste from a biomass boiler or anaerobic digestion system.

l) Complies. Development is not proposed to a building which is, or is within the curtilage of a scheduled monument.

It is not possible to confirm that the proposal meets within all of the A.1 criteria, it is noted that (b) cannot be satisfied. For completeness, consideration of the siting, design and external appearance has been carried out, the findings as follows.

Siting, design and external appearance

There is an existing vehicular access farm gate, linking to Porters Lane. There is some hardstanding at the gate mouth and this application proposes (in addition to the agricultural building) to form a track (hardcore and road planings) of some 240m in length and approximately 4.3m wide, in a straight line from the gate to the proposed building. Surrounding the building there would be an area of hardstanding, projecting approximately 6m at each side and to the front. The building is proposed to have a footprint of 30m long and 12.5m wide. Eaves height is said to be 5.1m and the ridge 6.6m high. 375 square metres of floorspace is proposed.

The Planning Statement informs that the siting of the building has been chosen 'to ensure the building is not readily visible from Porters Lane and will take advantage of a falling ground level to minimise its impact in the landscape,' however there are no land level details. The building is large. Whilst it may be smaller in size than what can supported in principle within the Part 6 criteria, it is nonetheless a large structure which would have visual impact upon this part of the countryside. Whilst it is unlikely that all of the track will be viewed from Porters Lane, the site visit demonstrated that a good section of it will be seen due to the field level and openness of the site. The submission fails to mention the existence of PROW Bradnop and Cawdry (26) from which much of the track (at the other end to Porters Lane) and all of the building, including the majority of the surrounding hardstanding, would be viewed. Although there is some field boundary vegetation, it will not prevent all views of the building outside. The proposed location of the building, the hardstanding and access track will all have a significant and visually harmful impact upon this part of the open countryside by reasons of being a large detached building, within a remote location, which is poorly related to existing development and the introduction of a significant area of associated hardsurfacing to provide access. .

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is found that the application has not satisfactorily demonstrated the proposal is reasonably necessary for the purposes of agriculture within the unit. It is also found that due to the size, location and extent of hardsurfacing, the development would be harmful in terms of siting, design and external appearance.

OFFICER RECOMMENDATION : Refuse.

Case Officer: Lisa Jackson

Recommendation Date: 22.12.2025.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council