

DELEGATED DECISION REPORT

DET/2025/0050
Valid 04/12/2025

SPRINGFIELD FARM
CONSALL LANE
WETLEY ROCKS

**APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
AGRICULTURAL BUILDING TO
STORE FODDER AND
IMPLEMENTS**

**(AGRICULTURAL/FORESTRY
DETERMINATION)**

MAIN ISSUES

Whether or not the proposed storage 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 the LPA wishes to approve the siting, design and external appearance of the proposed storage building.

DESCRIPTION OF SITE

The site lies within the Green Belt a short distance to the south-west of Consall village. It comprises of a small holding farmland surrounding an historic farmstead which is located on Consall Lane off the A522 (Leek Road).

An isolated farmstead laid out around a loose, two-sided yard with farmhouse set long side on and additional detached outbuildings. The farmstead appears to have been established in the mid-19th century and survives relatively unaltered. The farmstead appears on the County record and survey of historic farmsteads.

The submitted Location Plan indicates the ownership of almost 2ha of farmland surrounding the farmstead, with additional land ownership on the other side of the road. The submission confirms the size of the holding/unit to be 6.8ha.

From Consall Lane, the farmstead can be seen set within a plateau of irregular field parcels contained and enclosed by livestock fencing, traditional hedgerow, and scattered tree lines.

The stone doubled fronted elevation of the original farmhouse is apparent with a brick farm building set behind and to the left, west, of the house. The application site is a small parcel to the west of the brick farm building and the rest of the farmstead.



PROPOSAL

To erect a building with 'simple agricultural form', with natural coloured fibre cement roofing, treated Yorkshire boarding to walls, and pre stressed concrete panels at lower level.

The building is specified on the application form and detailed in elevational drawings as 18.28m by 6.1m, 3.66m to eaves and 4.48m to ridge. Open fronted facing north.

It is submitted that the proposal is to support the ongoing operation of a small scale agricultural holding of approximately 17 acres (6.8ha) that stocks 30 breeding ewes and lambs under holding number 37/023/0235.

It is said that the building is to be used solely for:

- Storage of fodder (hay and feed), and
- Storage of agricultural implements and equipment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

84/13713/OLDDC Proposed extensions and alterations to form larger lounge, two bedrooms and bathroom. APPROVED.

87/00760/OLD Construction of boarding kennels. APPROVED.

88/00840/OLD Conversion of part of farm building to extra living accommodation. APPROVED.

98/00230/OLD Change of use/ conversion of farm building to form living accommodation. APPROVED.

SMD/2021/0589 Change of use of annexe, stables and barn into a 4 bedroom dwelling (removal of condition ref SM 0840 88). APPROVED.

OFFICER COMMENTS

The proposal meets the criteria listed under Part 6 Class A.1 of the GPDO it would appear reasonably necessary for agriculture given that the structure would have the obvious design and function, as described, necessary for the storage of fodder and implements associated with a recently established, but small, enterprise on a unit of more than 5ha. The proposed building would have a floorspace of less than 1,000m², and a height of less than 12 metres. The proposal lies over 3 kilometres from the

perimeter of an aerodrome. The facility does not therefore appear excessive or unreasonable for the size of the site and enterprise.

Therefore, the “Notification of Prior Approval” process can be used to determine if the building can be permitted. As it meets Class A.2, the building will be permitted development that can be carried out without needing full planning permission.

The conditions set out under class A2 state that the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.

The red edge on the location plan marks the position of the proposed building to be located to the west of the existing, historic farmstead. The farm and the application site in particular is shown on aerial and street view photograph to be surrounded by irregular field parcels and hedgerow enclosure and tree lines provide scale and sense of place within an otherwise open plateau farmland landscape.

It is apparent from the mapping system and aerial photographs that there are no specific biodiversity allocations or constraints on the land or public footpaths that would be affected.

The red edge on the location plan marks the position of the proposed building and it is described with sufficient accuracy on the form and shown in drawn detail to understand how the building would be built and how it would appear. The building would have context with the adjacent buildings without interfering with the arrangement of the historic farmstead. It would occupy land to the side of the buildings on land that is enclosed by hedgerow and tree lines that would provide sense of place. Although apparent from the roadside, the building would not appear unduly intrusive or prominent in the landscape and it would not obstruct or interfere with uniquely special landscape beyond.

Prior approval of the development is not required and the development can be carried out as development permitted by the GPDO in accordance with the details submitted with the application.

CONCLUSION / PLANNING BALANCE

The proposed development would be permitted by Class A, Part 6 of the GPDO. The submitted location plan and description of the development provide sufficient detail to confirm how the building would be built and appear. Prior approval is not required and to comply with the conditions at Class A the development must be carried out in accordance with those submitted details.

OFFICER RECOMMENDATION : PRIOR APPROVAL NOT REQUIRED

Case Officer: Ben Hurst

Recommendation Date: 31st December 2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council