

DELEGATED DECISION REPORT

DET/2025/0052
Valid 18/12/2025

WHITE CHIMNEYS
BRADSHAW LANE
IPSTONES

**APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
PORTAL FRAME IMPLMENT
STORE FOR AGRICULTURAL
MACHINERY**

**(AGRICULTURAL/FORESTRY
DETERMINATION)**

MAIN ISSUES

- Whether in principle the proposal can be considered eligible to proceed under Part 6 as works which are 'reasonably necessary' for the purposes of agriculture within the agricultural unit.
- Siting, Design and External Appearance

DESCRIPTION OF SITE

White Chimneys is a much altered and enlarged detached residence originating from a pre-1900 building. The situation is rural on a broad generally flat ridge top with shallow undulations. The nearest neighbour is at 280m with the two next nearest being at 350m in opposite directions.

Confirmation of the applicant having an agricultural holding number has not been provided with this prior notice application but was quoted in connection with a 2022 application (SMD/2022/0194) as being CPH37/062/0268.

The farm is stated in the application form as comprising 50.5 hectares (125 acres). In a supporting statement the farm is described as a mixed beef and sheep enterprise with 100 breeding ewes averaging a 200% lambing output and 35 head of pedigree Hereford suckler cows.

The house is on the south side of Bradshaw Lane with extensive driveway, parking and garden to the lane side. West of this and parallel to the lane a gravel surfaced yard area has been formed within former field land and in 2017 consent was granted following prior notification for a general purpose agricultural store, now built 36m x 12.6m in the approved plan with 4m eaves and c.6m ridge.

A public footpath right of way (Ipstones 24) passes east - west along the south side of the farmstead coming to within c.10m from the south elevation of the proposal.

PROPOSAL

The building proposed is described in the application form as “Portal frame implement store for agricultural machinery”.

Measurements

Length 30m
Breadth 15m
Eaves 3.66m
Ridge 5.35m
(Ground area 450m²)

Materials

Walls – corrugated metal clad in green
Roof – corrugated metal clad in green

The building is shown with dual pitch roof and would have a 4.5m high roller shutter door to its east gable elevation. No other openings are shown.

It is stated in the supporting document that: *“The proposed portal frame building will be used to store the applicant’s vital farm machinery”*. It is also stated that: *“There is no current provision for the storage of farm machinery on site.”* Other buildings are referred to but these are said to be for housing livestock and unsuitable for machinery.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
SS11 Churner Valley Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2017/0029 – proposed agricultural building for feed, machinery and implements – approval required – **approved** – now built (nb revised plan).

SMD/2020/0374 – proposed agricultural building for housing livestock – **withdrawn** after the LPA expressed concern that the proposal could not be justified in view of the recent new building of similar size built following DET/2017/0029.

SMD/2021/0355 – proposed portal frame agricultural building used for housing of livestock – **approved** – built.

SMD/2022/0194 – Purpose built proposed portal frame agricultural building – **approved**.

Otherwise no planning applications at White Chimneys beyond those for alterations at the domestic residence.

CONSULTATIONS

Publicity

None – due to being a prior notification under Part 6.

OFFICER COMMENTS

Principle of Development

The building proposed must comply with the definitions and limitations set out under GPDO(2015) Schedule 2 Part 6. Fundamentally, in order to be eligible under Part 6 the development must be ‘reasonably necessary for the purposes of agriculture’ within the unit.

‘Agricultural unit’ is defined at Part 6 D.1 and “means agricultural land which is occupied as a unit for the purposes of agriculture, including—

- (a) any dwelling or other building on that land occupied for the purpose of farming the land by the person who occupies the unit, or
- (b) any dwelling on that land occupied by a farmworker.”

Agricultural land is defined and “means land which, before development permitted by this Part is carried out, is land in use for agriculture and which is so used for the purposes of a trade or business, and excludes any dwellinghouse or garden.”

In order to further consider the principle of this proposal the following tabulated section summarises the LPA's assessment by reference to the statutory wording used in Part 6.

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.

Is the proposed development going to take place on 'agricultural land'?

Yes – There is no alternative land use consent in place

Is it land that is [currently] in use for agriculture?

Yes – the LPA has no information to the contrary and has found it so with previous adjacent applications

Is this use taking place for the purposes of a trade or business?

No specific information has been supplied but this appears highly likely given the supporting statement refers to this being a 50 ha holding with 100 breeding ewes and a 35 cow pedigree Hereford suckler herd.

Is the land part of an agricultural unit of 5ha or more?

Yes – stated as being 50 ha – statement and application form

Is the development 'reasonably necessary' for the purposes of agriculture within that unit?

This is open to significant question as the application makes no reference to or acknowledgement of a large pre-existing building erected under DET/2017/0029 and described as an "agricultural building for feed, machinery and implements". The current application says in the statement conclusion: *"The applicant has no current buildings for the dry housing of machinery"*.

Interpretation of Classes A to C:

D.1— (1) For the purposes of Classes A, B and C—

"agricultural land" means land which, before development permitted by this Part is carried out, is land in use for agriculture and which is so used for the purposes of a trade or business, and excludes any dwellinghouse or garden;

"agricultural unit" means agricultural land which is occupied as a unit for the purposes of agriculture, including—

(a) any dwelling or other building on that land occupied for the purpose of farming the land by the person who occupies the unit, or

(b) any dwelling on that land occupied by a farmworker;

"building" does not include anything resulting from engineering operations;

D.1 (2) For the purposes of Classes A, B and C—

(a) an area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, **together with** the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided **within the preceding 2 years** and any part of which **would be within 90 metres** of the proposed development;

(b) a reference to 400 metres in paragraphs A.1(i) and (k), A.2(1)(a), B.1(d) and B.5(1) of this Part is a reference to distance measured along the ground.

Development not permitted:

A.1 Development is not permitted by Class A if—

Constraint	Compliant yes / no	Evidenced
Not permitted if the land is a separate parcel of less than 1 hectare	Yes	See 1:1250 site location plan including both red and part of blue edge as submitted.
(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;		
Not permitted where development under Class Q or S of Part 3 has been carried out in the 10 year period ending with the date the Part 6 begins	Yes	None on LPA record
(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;		
Not permitted if a dwelling involved	Yes	Plans submitted
(c) it would consist of, or include, the erection, extension or alteration of a dwelling;		
Not permitted if the works are not designed for agricultural purposes	Yes	No contrary indications
(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;		
Not permitted if 1,000m ² and 1,500m ² limits exceeded	Yes	Bldg area wld be c.450m ² . There are two earlier bldgs within 90m each 450m ² and potentially erected in last two years – the information hasn't been submitted – but all combined this wld be 1,350m ² which is within the 1,500m ² limit. (As this bldg is not for livestock para (e) (i) does not apply.)
(e) the ground area which would be covered by—		
(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or		

(ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;		
Not permitted if height exceeds 3m at within 3km of an aerodrome perimeter	Yes	N/A (The site is some 7km from the nearest aerodrome at Calton Moor.)
(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;		
Not permitted if height exceeds 12m	Yes	Max height is given as 5.4m
(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;		
Not permitted if any part is within 25m of a metalled part of a trunk road or classified road	Yes	Location is sited 75m from a metalled road and which anyway is the 'unclassified' D1122.
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;		
Not permitted if to be used for livestock or for slurry or sewage sludge storage if within 400m of a protected* building [All *as defined – see D.1 (1)]	Yes	Stated not to be for livestock housing and is not suitably designed for livestock.
(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to , a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;		
Not permitted if connected with fish farming 2(4) land	Yes	N/A
(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;		
Building not permitted in the case of...	Yes	N/A
(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system— (i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or (ii) is or would be within 400 metres of the curtilage of a protected building;		
Not permitted if the building (or extension to building) is on land (or building) that is, or is within the curtilage of, a scheduled ancient monument.	Yes	N/A (The site is not a Scheduled Ancient Monument)

* **“protected building”** means any permanent building which is normally occupied by people or would be so occupied, if it were in use for purposes for which it is designed; but does not include—

(a) a building within the agricultural unit; or

(b) a dwelling or other building on another agricultural unit which is used for or in connection with agriculture;

Conclusion

The proposal is found not to conflict with any of the categories under which development is not permitted as set out and defined at section A.1 under Part 6 of

Schedule 2 to the GPDO(2015) (as amended). It is in other words 'compliant' with all the criteria listed at A.1 as examined in the above table.

There is however a significant uncertainty about whether the development can be considered 'reasonably necessary' given the large building erected following DET/2017/0029 which was also for storage but which is not acknowledged or referenced in this submission. Indeed the submission is premised on the basis of there being *"no current provision for the storage of farm machinery on site"*.

Design and Appearance

The design style has an unfortunate 'industrial' appearance which does not fit in well with the previous approved developments at this location. The nearby east – west route of public footpath 24 (Ipstones) which passes within c.10m to 15m will afford prominent views of the development. In particular the long 30m elevation with corrugated sheet metal walls from eaves to base with height 3.6m and roof slope to height 5.6m and the similar gables including one with a roller shutter door are all likely to be especially prominent from the footpath. No provision is made in the application for any landscape screening.

The location is in the Dissected Sandstone Highland Fringe landscape character type (LCT) which at this location is regarded as being of 'high' quality in a Staffordshire-wide context (level four on a five point scale where five is highest) and at this location is noted also as having the 'highest sensitivity' to landscape change.

Local Plan Policy DC1 establishes that: *"All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should:*

- 1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;*
- 2. be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance;"*

Policy SS11 for the Churnet Valley stipulates that: *"Any development should be of a scale and nature and of a high standard of design which conserves and enhances the heritage, landscape and biodiversity of the area. Strong sustainable development and environmental management principles should also be demonstrated. The consideration of landscape character will be paramount in all development proposals in order to protect and conserve locally distinctive qualities and sense of place and to maximise opportunities for restoring, strengthening and enhancing distinctive landscape features.*

Conclusion

In design the proposed development is found unduly urbanising in its appearance for this very rural and publicly accessible location and as such is in conflict with SMDC Local Plan Policies SS11 and DC1.

Amenity

Given the separation distances as noted in the description (above) there are no issues arising from the siting with regard to living conditions for any neighbouring properties.

Highway Safety

There are no issues arising from the siting with regard to highway safety.

Biodiversity / ecology

As a Part 6 Prior Notification the proposal is exempt from statutory requirements to achieve Biodiversity Net Gain (BNG). Matters of ecological impact can be considered as being relevant under the question of 'siting' but from the LPA's familiarity with the site and there being no ecology designations in place this is not found to raise concerns in this case.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above this prior notice should be refused on design and appearance grounds. Subject to the applicant being able to address the question of whether the building is 'reasonably necessary' it is possible that an alternative design especially in terms of materials finish along with attention to landscape screening could be found acceptable through a new application. The procedural constraints of a prior notice proposal including the 28 day decision deadline and the inability to attach conditions have been found to preclude opportunity for negotiation and amendment.

OFFICER RECOMMENDATION : Refuse

Case Officer: Arne Swithenbank

Recommendation Date: 15th January 2026

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council