

## DELEGATED DECISION REPORT

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**DET/2025/0053**  
**Valid 22/12/2025**

**WASSAIL FARM EAVES**  
**LANE**  
**ARMSHEAD**

**APPLICATION TO DETERMINE**  
**IF PRIOR APPROVAL IS**  
**REQUIRED FOR A PORTAL**  
**FRAMED AGRICULTURAL**  
**BUILDING FOR THE STORAGE**  
**OF IMPLEMENTS,**  
**MACHINERY, FEED AND**  
**FODDER**

**(AGRICULTURAL/FORESTRY**  
**DETERMINATION)**

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### MAIN ISSUES

Whether the proposed agricultural building is permitted by Part 6 of the GPDO. Whether or not Prior Approval is required for the siting, design and external appearance of the proposed building and if the submitted application is sufficiently detailed, can the prior approval be granted.

There are two stages to the process. The question of whether the proposal is permitted development needs to be dealt with before the question of the prior approval matters is addressed.

### DESCRIPTION OF SITE

The site is in the countryside about a mile to the north of Werrington and comprises a small rectangle within the middle of an L-shape field with no buildings, on the north-east side of a long dead-end narrow country lane which joins the junction of Eaves Lane and Jack Haye Lane to the north. The lane is not a “classified road”. The area is known as Kerry Hill with Wetley Moor to the south. There are no buildings or structures on the site. The nearest building is a dwelling called Little Greenfields House in the gap between the lane and the site and there is also a small patch of woodland in the gap between the house and the site access further to the south-east of the house. The site is fairly flat like much of the surrounding area characterised by large fields separated by lines of trees or hedgerows. The field has a size of 5.3 hectares and is part of an overall agricultural holding with a size of 8.9 hectares, comprising the 5.3ha field which the applicant owns, 2.0ha of neighbouring land farmed by the applicant and 1.6ha of land half a mile away which the applicant rents for farming.

### PROPOSAL

The application is a “Notification of Prior Approval” application for a typical modern portal-framed green metal sheeted agricultural building with a footprint of 24 x 12.5m, an eaves height of 4.65m (shown as 5.0m on elevational drawings) and a

ridge height of 7.0m. There are large 5.0m high roller shutter vehicular doors on each of the side elevations. A Planning Statement has been provided which gives more details as follows:

*A hard standing area will be provided around the perimeter of the building with a yard area in front of the both gables. Due to the topography of the site a small amount of cut and fill will be required in order to accommodate the development.*

*Wassail Farm has been owned by Mr Jarvest since November 2020. The holding comprises of 22 acres (8.09 hectares) of land of which 13 acres (5.26 hectares) are owned, 5 acres (2.02 hectares) are provided by the neighbouring landowner as part of a reciprocal agreement and farmed by the applicant and the remaining 4 acres (1.62 ha) are rented by the applicant for hay production and lie just half a mile away.*

*Wassail Farm is an established small holding and registered with DEFRA under CPH number 37/102/0272. The applicant is registered with DEFRA to keep sheep (flock number is U1595193 433666), poultry (poultry number is U1595191) and pigs (pig number is U1446442 EJ3717).*

*The proposed agricultural building will house implements, machinery, feed and fodder all of which are required in conjunction with the holding. There are currently no suitable buildings on site which would be capable of meeting these needs. Whilst a small single storey building has been constructed within the adjacent field this building is currently unauthorized and subject to enforcement action.*

*Furthermore it would not, by virtue of its modest size, single storey scale, form and design be capable of accommodating machinery or any reasonable quality of feed or fodder.*

*Since purchasing the site in November 2020 the applicant has committed to making improvements and using the land exclusively for livestock and growing of crops. Approximately 1.5 acres of the land is used for pigs and divided into fenced paddocks which were erected in May 2024. Pigs were introduced to the holding in early June 2024 and the applicant currently has 8 adult pigs and at different times a varying number of piglets.*

*The pigs are:*

*1 x pedigree saddleback boar registered with the British Pig Breeders Association (BPA)*

*3 x Saddleback gilts currently in pig again registered with the BPA*

*1x Pedigree Berkshire boar registered with the BPA*

*1x Pedigree Berkshire Gilt registered with the BPA*

*2x Pure bred but not breed standard Berkshire sows both who have recently had good litters farrowing in the pig shed.*

*The applicant's aim is to produce pedigree breed standard pigs to maintain these traditional breeds both of which have been in decline Berkshires are now an at risk priority breed ( only 236 breeding sows in the UK) and saddlebacks are also at risk (with only 315 registered breeding pedigree sows) Conservation - British Pig*

*Association Both breeds are listed with the Rare Breeds Survival Trust Download.ashx*

*Whilst the land has previously been farmed by neighbouring farmers and grazed with sheep and cattle this has provided the applicant with some experience and mentorship. The applicant has recently purchased a small flock of 8 pedigree Jacob ewe lambs with the intent of breeding these to support the traditional breed and because these are a hardy minimal intervention breed suitable for this location.*

*This summer the applicant produced 20 big round bales of hay from an unimproved field but was forced to sell these due to lack of storage. The improved pasture will be baled in 2026 with a conventional baler and anticipate producing some 2 cuts of hay producing over 800 bales which will be stored with the excess sold at a premium.*

*A conventional hay bale measures approximately 4' long x 2' wide x 18" deep. Stacked 10 high 800 bales will require 960 sq ft which equates to 90 sq metres or roughly one bay of the building.*

*In addition to the above the holding requires storage for additional fodder, including but not limited to corm, straw, sawdust as well as medicine cabinet etc.*

*The machinery used in the production of the hay (tractor, baler, topper, mower, tedder, rake etc) will need to be stored undercover as well as additional machinery involved in the maintenance of the land and keeping of the livestock i.e. quad bike, livestock trailer etc.*

*The implements and machinery are vital to the success and day to day running of the agricultural enterprise. Machinery stored outside exposes it to the elements, which causes severe decay and malfunctions, this means extra, time, money, and manpower to get the malfunctions sorted, in an already challenging work environment. Working machinery is essential to the safe and efficient operation of the holding. The applicant does not reside on site or within sight or sound of the holding and given the dramatic rise in rural crime and theft of such items it is essential that these can be accommodated securely on the land which they are intended to serve.*

Under Part 6 Class A of the GPDO, a full planning application is not required for new agricultural buildings on farms of over 5.0 hectares, subject to the proposal meeting all the other criteria set out in Class A.1 of that part. However, the same part of the GPDO requires the submission of a "Notification of Prior Approval" application and the Council must determine whether or not Prior Approval is required for the siting, design and external appearance of the building and if necessary request further information in which to determine the proposal, or whether or not on the basis of the information submitted, the application should be refused.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

N/A

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

DET 2022 0039: Part 6 Prior Approval application for an agricultural building. Refused as this was for a livestock building within 400m of the nearest dwelling and also due to the design.

DET 2023 0025: Part 6 Prior Approval application for an agricultural storage building with a footprint of 12.5 x 7.5. Refused for the following reason:

*Due to its traditional construction, the design of the building does not appear to be suitable and therefore reasonably necessary for the purposes of modern agricultural practices within the unit. The application would therefore contravene Part 6 Class A of the above legislation and Policy DC1 of the adopted Staffordshire Moorlands Local Plan 2020.*

DET 2024 0032: Part 6 Prior Approval application for an agricultural storage building with dimensions of 15 x 10 x 5.5. Refused for the following reason:

*The evidence submitted with the application is insufficient to determine that the proposal would be on 'agricultural land' occupied as an 'agricultural unit' which meets the requirements of Schedule 2, Part 6, Class A of the GPDO, and that the building would be reasonably necessary for the purposes of agriculture.*

SMD/2025/0535: Erection of pig sty (partially retrospective). Validated on 15.1.26.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: N/A

Neighbour consultation period ends: N/A

Press Advert: N/A

### **Public Comments**

None.

### **Town / Parish Comments**

None.

## **OFFICER COMMENTS**

Class A of Schedule 2 Part 6 to the GPDO provides for works for the erection, extension or alteration of a building provided the works are on agricultural land comprised in an agricultural unit of 5 ha or more where such works are reasonably necessary for the purposes of agriculture within that unit. Class A1 sets out a number of criteria which must then be satisfied. If both A and A1 are satisfied then the applicant must seek the prior approval of the LPA to determine whether prior approval is required as to the siting, design and external appearance of the development.

It would appear from the information provided in the Planning Statement that some form of agricultural operation has occurred on the land for the past 5 years (as claimed in the application form) although very small scale more akin to “hobby farming” rather than a large commercial farm operation and it would also appear that all the tests/criteria outlined in Class A1 would be met.

Therefore the siting, design and appearance of the particular building would need to be determined, under Class A2.

The applicant has applied for a 7 metre high building with a floorspace of about 300 sq.m. This is substantially larger than the previous buildings applied for under Part 6 applications. Although it would appear that some form of agriculture has been recently advanced on the land, this is still a very new agricultural undertaking and stock numbers are very small (i.e. 8 pigs (with varying numbers of piglets) and recently purchased 8 lambs). The scale, height and form of the building are more akin to a much larger commercial agricultural operation and appears excessive in size for those stock numbers and the associated fodder and machinery requirements for the livestock size specified.

The applicant also produces hay and states he proposes to produce 800 stating he needs 90 sq.m in order to do this. This would take up less than a third of the floorspace of the proposed building. In the last summer the owner produced just 20 bales of hay which he claims he had to sell due to no storage. However, this number, if stacked ten-fold would require just a few square metres of floorspace. The applicant claims that in addition to this, the holding requires storage for “additional fodder, including but not limited to corm, straw, sawdust as well as medicine cabinet etc.” but does not set out the floorspace requirement for this.

With regard to machinery, this would be required for the production of the hay and would include a “tractor, baler, topper, mower, tedder, rake etc” as well as additional machinery involved in the maintenance of the land and keeping of the livestock i.e. “quad bike, livestock trailer etc.”. No size requirements for each of these items has been provided but even if the applicant did manage to produce 800 bales of hay taking up 90 sq.m, the remaining approx. 210 sq.m inside the proposed building would appear substantially excessive for the numbers of items to be stored. The heights of the larger items of machinery are not given but the 5.0m high vehicular doors and eaves height of the building would still also appear excessive given the average height of a tractor, assumed to be one of the largest items of machinery specified.

The Planning Statement mentions that a significant amount of planting has been undertaken on the land including trees but it is unclear as to how this contributes to the agricultural use of the land or any horticultural operations for that matter and therefore an amount of floorspace required inside the proposed building to store machinery associated with this process is not justified.

The siting of the building is also unacceptable. Previous applications proposed a siting closer to the strip of woodland along the western edge of the field, close to the

access. However, the new siting is in a more visually exposed middle of a field a significant distance from the boundaries.

Overall, due to the scale and height of the proposed building, considered substantially excessive for the purposes put forward by the applicant, along with the exposed siting, it is not considered the siting, design and appearance of the proposed development is acceptable and therefore would not pass Class A2 of the Part 6 of the GPDO and should therefore be refused.

The proposal would therefore not be deemed to be “permitted development” under Part 6 of the GPDO and a full planning application would instead be required.

**OFFICER RECOMMENDATION :    REFUSAL**

**Case Officer: Chris Johnston**

**Recommendation Date: 19.1.26**

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Signed by: Jane Curley

**On behalf of Staffordshire Moorlands District Council**