

DELEGATED DECISION REPORT

DET/2025/0044
Valid 30/10/2025

DOGCROFT FARM
TOMPKIN ROAD
STANLEY

**APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
STEEL FRAMED BUILDING
OVER AN EXISTING CATTLE
MIDDEN ENCLOSURE**

**(AGRICULTURAL/FORESTRY
DETERMINATION)**

MAIN ISSUES

Whether or not the siting, design and external appearance of the proposed building is acceptable

DESCRIPTION OF SITE

The site is part of Dogcroft Farm, a cattle farm with approximately 50 hectares of land (according to the application forms) immediately to the south-east of Stanley village. The access is off Tompkin Lane which lies to the north of the farm buildings, which are tightly clustered around a narrow yard and include two dwellings in the north part of the farm, a brick “long barn” and three modern portal framed buildings in the south part of the farm, the most recent of which was erected following a Prior Approval application in 2021 and which lies on the southern edge of the farm buildings group. The actual site is between this and a modern portal framed building to the north, where there is currently an open midden outdoor enclosed storage area. The farm has been in operation for 70 years according to the application forms.

PROPOSAL

The application is a “Notification of Prior Approval” application for a “steel framed building over an existing cattle midden enclosure.” No elevation drawings or a site plan have been submitted. A Location Plan has been provided with a red edge enclosing roughly in line with the midden store boundaries. The new building to the south of the site, approved in 2021, is not shown on the Location Plan (but has been built). The only other details contained in the application as originally submitted were in the application form and included the dimensions of the building stated as being 18.3 x 10.0 for the footprint, 5.5m eaves height and 6.5m ridge height. The forms also appear to indicate the existing concrete panels (presumably the midden enclosure walls) would be used with new timber cladding and slate blue metal sheeting placed on top to build up the walls and on top, a proposed cement-fibre sheeted roof. The forms also state the reason for the building is because of “new rules coming into place requiring muck middens to be covered over.”

Under Part 6 Class A of the GPDO, a full planning application is not required for new agricultural or horticultural 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.

On 27th November 2025, the Council decided that Prior Approval was required (as to the siting, design and external appearance) and issued the Decision Notice.

The applicant put up a Site Notice (as required under the GPDO) on 27th December 2025 and submitted a photo of the notice, to remain in place for 21 days as required under Part 6 of the GPDO.

On 9th January 2026, the applicant submitted full elevational drawings of the proposed building, with dimensions and also a site plan. The drawings show only a slight deviation from the dimensions stated in the application form, with an increased width of 11.5m (10.0 stated on the forms) but slightly lower eaves of 5.3m (5.5m stated on the forms). It would be placed in the gap between the two rear-most buildings on the farm, abutting a grey metal sheeted portal frame farm building to the north (marked on the site plan as a "silage" building) and leaving a gap of about 7 metres to a slate blue metal sheeted portal frame building to the south (marked as an implements shed) which was erected under a recent 2021 Part 6 Prior Approval application.

There is a covering email from the applicant which states the following:

"With regards to the justification of the height of the building, we need this height to allow us to store the muck, to enable us to spread it at the most beneficial time of year. Also, this height is in keeping with the existing silage shed, which the new shed will be attached to.

In relation to your point made about running the Plant hire business from the farm, we are happy to provide you with a certificate of lawfulness as we have ran the business from this location for the last 30 years. The plant machinery remains on sites, unless we require them on the farm for carrying out work such as ditching, draining, fencing, etc.

We feel that there will be no need to apply for a change of use, as the farm is still very much a working farm. We are applying for a roof over the existing cattle midden, as this is beneficial to the environment due to preventing water runoff and complying with environmental regulations. We can confirm this building will not be used for anything other than the storage of cow muck."

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2021/0010: Proposed steel framed implement store. Prior Approval Not Required. Built.

CONSULTATIONS

Publicity

Site Notice expiry date: 17.1.26
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

With regard to the siting, design and appearance of the proposed building, the building has a suitable typical modern portal-framed farm building design and would be placed in a gap between two existing portal framed modern agricultural buildings which would help screen it from views from the north and the south. There would also be another existing building a short distance to the west with a footprint over twice the size as the one proposed. The building would only be visible from the east including from the road to the north-east. From the road, it would appear as being well contained within the farm. It would not encroach any further into the fields to the east and the view towards the farm from the road would be of a row of three gable sided elevations of modern portal framed buildings. The timber materials differ with the materials of the other farm buildings, which include grey corrugated metal, slate blue sheeting and some traditional brick barns. However, the timber materials are not untypical of farm buildings in the area and there is already a mix of materials on buildings at the farm. The footprints of the two adjacent buildings are larger than proposed, and the height would not exceed the building to the north. The eaves height is slightly lower than the building to the north, which overall, would have greater volume than the proposed building. The proposed building would harmonise in scale, height and form with the other farm buildings and due to the well contained siting, would not appear unduly prominent in relation to them when viewed from the road and public footpaths. The scale and height is not deemed excessive for the purposes of covering an existing muck midden and allowing for the safe storage of muck mounds.

The proposed building is located to the south of the farm complex. The nearest neighbouring properties are located to the north side. Given the distance involved and intervening building no overshadowing or overbearing impacts will occur. The addition of a roof enclosure over the midden should improve amenity with regard to odour and noise. Overall, I do not consider the proposed building would lead to any significant harm to the landscape, character and appearance of the area or residential amenity and therefore the siting, design and appearance of development is acceptable.

CONCLUSION

It is considered that the siting, design and appearance of the proposed building is acceptable, hence passing the tests in Part 6 Class A.2 and that an approval can therefore be given for it to be built as permitted development under Part 6 of the GPDO.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 05/02/2026

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council