

DELEGATED DECISION REPORT

DET/2025/0051
Valid 12/12/2025

LAND AT NORTH PLANTATION
TENFORD LANE
TEAN

APPLICATION TO DETERMINE IF
PRIOR APPROVAL IS REQUIRED
FOR PROPOSED CONVERSION OF
AN AGRICULTURAL BUILDING TO
FORM A SINGLE DWELLING (C3
RESIDENTIAL USE)

(NOTIFICATION - CHANGE OF USE
PRIOR APPROVAL)

MAIN ISSUES

- Whether or not the application and proposal details as submitted comply with GPDO (2015) Schedule 2 Part 3 Class Q (May 2024 revisions) – buildings on agricultural units and former agricultural buildings to dwellinghouses.
- Transport and highways impacts;
- Noise impacts of the development;
- Contamination risks on the site;
- Flooding risks on the site;
- Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of Schedule 1 to the Use Classes Order;
- Design or external appearance of the building;
- The provision of adequate natural light in all habitable rooms of the dwelling house;
- Part 3 paragraph W (procedure for applications under Part 3 prior approval) including assessments of impacts or risks.
- Part 3 – paragraph X.

DESCRIPTION OF SITE

A large, detached, agricultural building constructed with a steel portal frame, Yorkshire Boarding, cement sheet roofing and concrete panels at lower wall level. The building is accessed via a lengthy farm track which rises in level from the roadside before reaching the crest of the field and then dropping down towards the building.

PROPOSAL

This is an application for Prior Approval under the provisions of Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use of part of an existing agricultural building along with associated building operations. Part of the building would be converted to a single dwellinghouse with three bedrooms (two with ensuite), separate bathroom, pantry, utility and an open plan kitchen/living/dining area.

The Supporting Statement describes the proposal as..

'The proposal would see the part of the building converted as a dwelling and the remaining floorspace used for the storage of agricultural machinery and as a secure dry store for vet and medicine. The resultant dwelling would have a gross internal floor area of 146 sq m. Provided with the proposed dwelling is 145.00m² of residential curtilage, which includes parking 25 sq m and patio lawn area of 120 sq m.'

The plans show that a garden/patio area would be formed on the north-eastern side of the building and that there would be two parking spaces.

The Supporting Statement also confirms that..

'This application is a revised scheme following approval DET/2023/0017 determine don 18th August 2023. Following a change in family circumstances the applicant wishes to pursue a smaller dwelling whilst retaining building space restricted to agricultural storage only.'

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Strategy
H1	New Housing Development
DC1	Design Considerations
DC2	The Historic Environment
DC3	Landscape and Settlement Setting
NE1	Biodiversity and Geological Resources
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

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
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well-designed places
15. Conserving and enhancing the natural environment

Checkley Parish Neighbourhood Development Plan 2021 – 2035.

National Planning Policy Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2023/0017	Change of Use of Agricultural Buildings to Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion. Approved.
DET/2023/0012	Application to determine if prior approval is required for a proposed change of use of agricultural buildings to one dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion. Prior approval required and details submitted refused.
DET/2017/0003	Proposed change of use of Agricultural Building to 3 dwellinghouses. Refused.
DET/2016/0008	Conversion of an existing agricultural building into three dwellings. Refused.
SMD/2015/0105	Approval of reserved matters following outline approval (12/00255/REM1MJ) for erection of 9000 bird organic free range egg laying unit and access. Approved.
12/00256/REM_1	Extension of time for implementation of 10/00068/FUL, Agricultural workers mobile home (amended scheme of 09/00910/FUL) Variation of Condition 1 of 10/00068/FUL extension of time to 11/00106/REM_1. Approved.
12/00255/REM1M	Extension of time for implementation of 09/00465/OUT_MJ erection of 9000 bird organic free range egg laying unit and new access. Approved.
11/00106/REM_1	Variation of condition 1. of planning permission 10/00068/FUL- extension of time to 28.07.2012. Approved.
10/00068/FUL	Agricultural workers mobile home (amended scheme of 09/00910/FUL). Approved.
09/00465/OUT_MJ	Erection of 9000 bird organic free range egg laying unit and new access. Approved.
08/01421/OUT	Erection of 9,000 bird organic free range egg laying unit including new access. Refused.
07/01114/FUL	Shelter for livestock and storage. Approved.
06/00749/NOT_AG	Shelter for livestock and storage.
79/07395/OLDDC	Details of farm bungalow. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired

Public Comments

One representation received offering support for the application. Comments are as follows.....

I support this planning application. I live immediately adjacent to the building and have observed its construction and use since 2010, when it was built for agricultural purposes. The proposed design and layout will not encroach on us as neighbours, with living arrangements positioned on the far side of the building, consistent with the NPPF's objective of Achieving well-designed places (Chapter 12) and Local Plan Policy DC1 (Design Considerations).

I would welcome an agricultural occupancy condition to ensure compliance with the NPPF's aim of Supporting a prosperous rural economy (Chapter 6) and Local Plan Policy SS10 (Rural Areas Strategy). The surrounding fields remain in active agricultural use, and conditions should safeguard this, including biodiversity and environmental impacts, in line with NPPF Conserving and enhancing the natural environment (Chapter 15)

Traffic impacts will be minimal, as the applicant is downsizing and already lives locally. Farm vehicle movements could be made internally rather than on public roads, representing an improvement.

Checkley Parish Council

The supporting statement and structural survey show the building is suitable for conversion, with works limited to those allowed under Class Q. The site sits in a rural area outside settlement boundaries. The proposal fits with Staffordshire Moorlands Local Plan Policy SS10 (supporting rural building re-use for sustainability) and Policy H1 (new housing), Checkley Neighbourhood Plan policies on rural housing, and NPPF guidance enabling conversions to meet rural needs without harming the countryside. We note the applicant's offer of an agricultural occupancy condition to address access, and suggest clarifying this with SMDC Planning. Overall, we have no objections, but we do reserve the right to submit further comments if additional information or amendments are provided.

Severn Trent Water

No representations received.

Staffordshire Wildlife Trust

No representations received except confirmation that it is classed as Permitted Development and therefore not subject to the 10% BNG.

Waste Services (SMDC)

No representations received.

Environmental Health

Agricultural Building to Dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion at Land at North Plantation, Tenford Lane, Tean, that application and permission was solely for residential use. This application is for a mixed-use building. This proposal to introduce a mixed use residential and storage use complicates the application and future use of the building. If both areas (storage and residential) of the building will be occupied by the same person/ people then amenity concerns are lessened. The occupier would be in control of timings, material stored, odours and noise caused in the storage area. There would be little difference between this area and a domestic garage or workshop. It is noted the applicant has proposed they 'would be willing to enter into a condition restricting occupation to someone employed in agriculture on the holding in the interests of the amenity of the future inhabitants.' If this type of condition can be imposed, then amenity concerns would also be addressed.

If the use of the building is not under one occupier, it should be refused due to insufficient information being provided to assess the impacts to the amenity in the residential unit. For example, a farmer using the storage unit may have need to access the building in the early hours of the morning causing disturbance to the third-party residential occupiers, complaint would be likely. Additionally potential housing of animals in the building alongside residential would cause significant amenity concerns through odours, insects, manure storage, noise etc. The residential occupier would have no control over noise, smells or fumes from the storage area.

If the building can be conditioned to ensure both sections being in control of the occupier and farm animal housing prohibited, then our concerns are addressed. But if there will be separate occupancy then noise and odour impact assessments should be submitted to determine suitability of the site for the proposed use.

Contamination: The site has historically been used as agricultural building / farm and may have some minor associated contamination (chemicals / asbestos from old buildings). But as no garden area appears to be proposed so direct risks to human health are reduced. An unexpected contamination condition is proposed.

Recommendation: Environmental Health recommend refusal unless a condition can be imposed requiring both units to have the same occupier or restricting occupancy to use associated with the applicant's farm (as proposed by the applicant). If these conditions cannot be imposed, then we would advise refusal due to insufficient information being provided to properly assess the potential impacts to amenity and demonstrate suitability for third party residential use.

Conditions recommended in the event of the application being approved.

Staffordshire County Council Highways

Recommendation Summary: Conditional

Site Visit Conducted on: 26-Dec-2025

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Tenford Lane within 215 metres either side of the property accesses for the previous five years.

Background

Tenford Lane is an unclassified road (Road No. D1194) with a speed limit of 60 mph. Tenford Lane has no footways on development side of the carriageway. The road is unlit.

History

DET/2023/0017 Proposed Change of Use of Agricultural Building to Dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion

Description of Proposal

Application to determine if prior approval is required for proposed Conversion of an Agricultural building to form a single dwelling (C3 residential use).

Comment on Information submitted

The access is existing as a gated access. This application is a revised scheme following approval DET/2023/0017. Following a change in family circumstances the applicant wishes to pursue a smaller dwelling whilst retaining building space restricted to agricultural storage only.

Recommendations

I have no objection subject to the following being secured via conditions:

1 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

OFFICER COMMENTS

Principle of Development and consideration of Class Q criteria

Of material planning consideration is the fact that there is an extant Class Q permission for the conversion of the whole of this agricultural building to residential accommodation. The application

(DET/2023/0017) was approved by Planning Committee members, the decision notice was issued on 18.08.2023.

The Town and County Planning (General Permitted Development) (England) Order 2015 (21.5.2024 amendments) allows, within Part 3, Class Q, for buildings on agricultural units and former agricultural buildings, to be converted into dwellinghouses.

Permitted development is development consisting of;

(a) the change of use of:-

(i) a building that is part of an established agricultural unit and any land within that building's curtilage,

or

(ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage;

to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order.

(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.

The May 2024 GDPO revisions relating to Class Q now enable a broader range of buildings to be considered for Prior notification Part 3, Class Q change of use to Class C3 (dwellinghouses). Whereas the previous class Q provisions related solely to agricultural buildings, the current allowances provide the potential for non-agricultural buildings to be converted, providing that they are on an agricultural site and comply with other, relevant Class Q criteria.

The Supporting Statement informs that the applicant's *'farming enterprise comprises a total holding of 332 acres, and operates as an organic dairy farm, with approximately 130 head of milking cattle each year.'* The Local Planning Authority is also told that *'the subject building is predominantly utilised for the housing of cattle, with it also facilitating the storage of machinery, equipment, and materials, during the warmest months when all livestock has calved.'*

Furthermore, previous applications to convert this building have accepted the established agricultural use of the building and the most recent site visit does not suggest any other use. The proposal is considered to comply with Q.1(a).

Q.1(b) is not applicable as this scheme does not relate to a building which was formally part of an established agricultural unit.

Q.1 (c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres.

This part appears to be complied with. The internal floorspace of the proposed dwelling measures approximately 146 square metres.

Q.1 (d)(i) Complies. Only a single dwelling is proposed, therefore not exceeding the limit of 10.

(d) (ii) Complies. Floorspace is significantly less than the 1000 square metres limit.

Q.1 (e) and (f). Not applicable, the site is not subject to agricultural tenancy. The application form confirms this, and no representations have been received to suggest otherwise.

Q.1 (g) Complies. No evidence of any Part 6 Class A or Class B related applications can be found spanning the previous 10 years.

Q.1 (h) Complies. No proposed extensions.

Q.1 (i) Complies. No proposed extensions.

Q.1 (j) the development under Class Q(c) would consist of building operations other than—

(i) the installation or replacement of—

(aa) windows, doors, roofs, or exterior walls, or

(bb) water, drainage, electricity, gas or other services,

to the extent reasonably necessary for the building to function as a dwellinghouse, and

(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i)

The application is accompanied by a Building Condition Report dated 3rd December 2025, which confirms that the building was inspected on 11th November 2025. The survey report confirms that its purpose *'is to inspect the key structural elements, ascertain whether the building is of permanent and substantial construction, and determine its suitability for conversion to residential use without the need for extensive alteration, rebuilding, or extension.'* The survey report also clarifies that it *'focused on identifying structural characteristics relevant to the building's stability and adaptability for conversion.'*

Findings of the report include the following;

- Structurally stable, with a robust and safe structural fabric suitable for continued use, retention, and adaptation.
- Existing slab is structurally adequate without the need for strengthening or modification.
- Some corrosion at the base of several steel columns but does not currently compromise structural integrity/loadbearing.
- Existing structure is stable and fundamentally suitable for conversion to a residential dwelling (Use Class C3), requiring minimal structural intervention
- Steel portal frame and supporting timber purlins—are in satisfactory condition
- Roof structure is sound.
- Existing floor construction is capable of accommodating rigid insulation and a new screed finish to meet required thermal performance standards.
- The proposed works can be undertaken sensitively, preserving the existing building's character while providing a structurally robust and regulation-compliant residential conversion.

The report concludes that *'based on our review of the current condition and proposed arrangements, we are satisfied that the existing structural components exceed the load capacities typically required for domestic use and are suitable for their intended purpose.'*

The report makes it clear that the main structural elements of the building are satisfactory to carry the load of a conversion. The plans show the intention to install walls, windows and doors. The supporting statement informs that the roof sheeting is to be retained and timber walls will be extended to ground level. All of these components appear to comply with Q.1(j).

Q.1 (k) Complies. Site is not article 2(3) land.

Q.1 (l) the site is not and does not form part of a site of special scientific interest; a safety hazard area; or a military explosives storage area;

Q.1 (m) Complies. Site is not, and does not, contain a scheduled monument.

Q.1 (n) Complies. Building are not listed.

Q.1 (o) This part of the Class Q criteria requires compliance with the Nationally Described Space Standard (NDSS), issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it.

The proposed conversion would provide a three-bedroom house on a single level which could be occupied as a six-person dwelling. The NDSS requires a three-bedroom, six-person house (on a single level), to provide 95 square metres of internal floor space. The proposed dwelling provides well more than this at approximately 146 square metres. All bedrooms meet the required room width and floorspace areas. Head height is not less than 1.5m, this can be seen on the elevations plan which shows the tops of windows and doors to be approximately 2m above ground level. The planning agent has submitted a plan to demonstrate that existing rooflights will serve some of the rooms, again confirmation that the head height standard is met as this will be an open roof space.

Q.1(p) Compiles. The building does have suitable existing access to a public highway. It is noted that the County Highways officer has no objections to the application, and the access proposed for this scheme is the same as the access which was approved under the extant consent (DET/2023/0017).

Part of the Class Q(a) allowance is for land within the curtilage of the building to change its use from agricultural to domestic. Part X (Interpretation of Part 3) defines 'curtilage' as a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser. This part is complied with, the garden area is to be located at the side of the new dwelling, its area smaller than the footprint of the proposed dwelling.

Condition Q2 of Class Q requires the Local Planning Authority to determine whether prior approval is required in respect of;

- (a) transport and highways impacts of the development,
- (b) noise impacts of the development,
- (c) contamination risks on the site,
- (d) flooding risks on the site,
- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order.
- (f) the design or external appearance of the building, and
- (g) the provision of adequate natural light in all habitable rooms of the dwellinghouses.

The provisions of paragraph W (prior approval) must also be applied, and the Local Planning Authority must have regard to the National Planning Policy Framework so far as relevant to the subject matter of the prior approval, as if the application were a planning application.

Transport / highways

The County Highways Officer does not raise any objections to this application subject to a condition requiring bound material surfacing for a minimum distance of 5m rear of the carriageway edge. It is noted that the revised access plan shows the intention to use the same entrance as that which was approved (and currently extant).

Noise impacts

Environmental Health officers have provided in depth comments which can be read in full within the 'Consultations' section of this report. In summary there are amenity impact concerns due to the proximity of the proposed dwelling to the remaining agricultural shed, but these concerns are lessened if the building in its entirety is occupied by the same person/people. If under the same occupation, there would be control over the timings in which activities took place, the materials stored, odours and noise. Environmental Health confirm that they object to the scheme unless a condition

can be applied which restricts both parts of the building to within the same ownership. It is noted that the red edge surrounds both the proposed dwelling and the remaining, unconverted, part of the agricultural building. It is an unusual situation however Environmental Health comments are clear, an occupancy condition would be possible. Environmental Health recommend a number of conditions. It is therefore concluded that the proposal is acceptable in terms of noise, amenity impacts and location and siting.

Contamination risks

Environmental Health officer's state that 'The site has historically been used as agricultural building / farm and may have some minor associated contamination (chemicals / asbestos from old buildings). But as no garden area appears to be proposed so direct risks to human health are reduced. An unexpected contamination condition is proposed.'

This is partially incorrect in that the plans do show a proposed garden area to the east of the building. Environmental Health comments relating to the extant permission noted that it was not clear where any garden areas would be located, and that in that instance it was advisable for soft landscaped/garden areas to be tested for contaminants (including asbestos screen) to ensure suitability of use. This stance can be taken this time round, it is considered reasonable to add a contamination condition to the current application (in the event of the application being approved).

Flooding risks

The application site is not within any area known for flooding.

Location / siting of the building.

This point allows for consideration of whether the location or siting of the building makes it impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses). The fact that the vehicular access is deemed acceptable, and that it would be possible to add a condition tying occupancy of the dwelling with the unconverted part of the agricultural building, it is concluded that the location/siting of the building is acceptable.³

The design or external appearance

Class Q permitted development rights allow for a wide range of alterations to agricultural buildings. However, the Local Planning Authority can assess the application in terms of design and external appearance. The design and external appearance of the proposed dwelling is considered acceptable. The building as a whole will retain much of its agricultural appearance, the three open bays will remain, as will the rooflights and overall shape of the structure. The area where the proposed dwelling would be located is already enclosed by roller shutter doors, therefore the blocking up of this part of the building frontage is not adding anything new. The dwelling would have a good 'solid to void' ratio in terms of new windows and doors. External materials are acceptable, the roof is to remain, and walls would consist of timber cladding. The plans show that the timber cladding would be continued to the rear and other gable end.

Adequate natural light

No issues in terms of adequate light provision. All bedrooms and the open plan living/kitchen/dining areas are served by windows. The layout of the dwelling is therefore acceptable.

Ecology / protected species

The application is not accompanied by any ecology related information. No detailed comments have been received from Staffordshire Wildlife Trust as they confirm that as this is permitted development, it is not subject to the 10% BNG requirements. NPPF and Local Plan policies do seek to secure a net gain in biodiversity. The extant application contained a number of conditions which sought to improve ecology/biodiversity and it is recommended that the same approach is taken this time.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 16.02.2026.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council