

DELEGATED DECISION REPORT

DET/2026/0007
Valid 26/02/2026

BATE FARM BATE LANE
DILHORNE

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
AGRICULTURAL BUILDINGS
(TWO NO).

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Whether or not the proposal can be determined under a Part 6 Class A - Agricultural Development on Units of 5 Hectares or more Prior Notification application

Whether the LPA wishes to approve details of siting design and external appearance.

DESCRIPTION OF SITE

The site lies in the countryside (and within the Green Belt) about a mile to the north east of Dilhorne village. It comprises part of a field and is located next to the southern edge of a group of farm buildings which lies a short distance to the west of Bate Lane. There are open concrete storage areas immediately to the north. The group of buildings is surrounded by fields. There is a public footpath crossing fields a short distance to the south of the site. The farm has a size of 138 hectares and has been in operation for 40 years.

PROPOSAL

The applicants seek prior approval to erect two agricultural buildings. The proposal comprises:

- an open-plan agricultural building extension to the existing calf building for the storage of fodder and nutritional supplements. It will have a width of 9.2 metres and a length of 12.1 metres, a height to the eaves of 3 metres and an overall height of 5 metres. The proposed building will have a footprint of 111.3m²; and
- a separate open-plan agricultural building located immediately to the north of the calf building, for the storage of fodder and implements. It will have a width of 13.71 metres and a length of 22.8 metres, a height to the eaves of 4.3 metres and an overall height of 6.1 metres. The proposed building will have a footprint of 313.4m².

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015 Part 6 Class A - Agricultural Development on Units of 5 Hectares or more

SITE HISTORY

SMD/2011/0046	Erection of Portal Framed Hay Barn	Approved
DET/2024/0020	Application to determine if prior approval is required for - Slurry Tower	Prior Approval required and details submitted approved

OFFICER COMMENTS

In order for a building to benefit from agricultural Prior Approval, there are several criteria that must be met.

Part 6 Class A is made up of two parts. The first part is to consider whether the proposal is considered permitted development under the criteria set out in Class A.1 and the second part is the subsequent conditions, that determines against siting, design and external appearance of the building. If necessary, the Council can 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.

The report is divided under Part A and Part B.

Part A

In this case, as the site is greater than 5 hectares in size, these criteria are set out in Part 6 Class A (a).

These are:-

- 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.

The proposal is for the erection of two buildings associated with dairy and livestock farming on the holding.

Development is not permitted by Class A if—

- 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;

The buildings sits within a parcel of land that is more than 1 hectare in area (129 hectares).

- 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;

The land has not been subject to a Class Q development.

- c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposal does not include the erection, extension or alteration of a dwelling.

- d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

It does not involve the provision of a buildings, structure or works not designed for agricultural purposes. The planning statement states that the

building extension will be used for storage of fodder and nutritional supplements and, the separate agri building to the north will be used for storage of fodder and equipment. According to the *elevations and floor plans*, the design of the building does not raise concerns as it is a typical open-plan steel agricultural building.

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; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The ground area to be covered does not exceed 1000m². The buildings have a footprint of 313.41m³ and 111.3m³

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;

The buildings are not to be located within 3 kilometres of the perimeter of an aerodrome.

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;

No part of the building would exceed 12 metres in height (the highest point is 6.1 metres).

h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

It is not to be sited within 25 metres of a metalled part of a trunk road or classified road.

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;

The buildings will not be used for the accommodation of livestock.

j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

Not applicable

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.

The buildings will not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system

Part B: Siting, design and External Appearance

The application meets all the required criteria under Part 6 Class A.

For this reason, 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.

Full details of siting, design and external appearance have been provided with the application.

The roof of the buildings will be made of fibre cement sheeting with GRP roof lights. The vertical cladding will be Yorkshire boarding and steel sheeting in Juniper Green and below the cladding, concrete panels. Overall, they are conventional modern agricultural buildings to which I have no doubt that the design and appearance would serve the purpose for agriculture as described.

The proposed buildings sit amongst a cluster of larger agricultural buildings within the farming operation. The extension (outlined in red on aerial view) adjoins the calf building to improve efficiency by allowing feed to be stored to the point of use. The



stand-alone agricultural building (outlined in blue) abuts the calf building providing additional storage of fodder and implements associated with the farm operation. A section of the border hedging along the farm holding will be removed to accommodate the development which will also encroach into the adjacent field to the northeast (owned by the applicant and in the red site location outline); however on balance, the over spill of development is marginal to the necessity of the development.

In terms of the wider surrounding area, the undulated fields, intervening buildings and mature hedging along Bates Lane provide adequate screening of the proposed agricultural buildings. Where visible, will be partial glimpses of the roof apex only. Additionally, given that it sits in a rural setting and open location, these buildings are of this scale that does not raise significant concern.

The farm complex is located in a relatively isolated position, and no neighbouring dwellings would be adversely affected.

CONCLUSION / PLANNING BALANCE

The proposal meets the criteria in the under Class A for Part 6. The submitted details of siting design and external appearance are satisfactory and no further details are required. Therefore a recommendation of prior approval not required is made.

A further informative will be added reminding the applicant that the development must be used for the purpose set out in the application. Any other use will be contrary to the permission granted and is liable for enforcement action.

OFFICER RECOMMENDATION : Prior Approval not required

Case Officer: Lisa Li

Recommendation Date: 19/03/26

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council