

DELEGATED DECISION REPORT

DET/2026/0010
Valid 13/04/2026

BRIDGE CLIFF FARM
CHEDDLETON LANE
CHEDDLETON

APPLICATION TO DETERMINE IF
PRIOR APPROVAL IS REQUIRED
FOR A PROPOSED PORTAL FRAME
EXTENSION TO AN EXISTING
BUILDING TO BE USED AS A
FODDER AND BEDDING STORE

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- Whether or not the proposal complies with the General Permitted Development Order, Schedule 2 Part 6 Class A
- Whether the Council wishes to approve details of Siting, Design & External appearance

DESCRIPTION OF SITE

The application site is Bridge Cliff Farm which is accessed via a hard surfaced drive, linking to Cheddleton Lane. The farmhouse sits near the existing cluster of agricultural buildings, many of which can be seen from the roadside. Public Right of Way Cheddleton 23 runs in a roughly east/west direction on the southern side of the farm buildings. Access to the footpath is from Cheddleton Lane through a new gate (east), or Station Road (west). The site is not within any Conservation Area and there are no listed buildings/structures close by.

PROPOSAL

The Planning Statement informs that this is a dairy farm of approximately 270 acres, milking 115 cows with 85 youngstock, it also confirms that the new building (extension) will be used for the storage of straw, lime, sawdust, hay and farm implements. The addition would have a footprint of 9.14m x 15.24m. Eaves height would be 4.26m with the ridge at 5.95m high. Proposed materials are walls of concrete panels (up to 2m) with Yorkshire Boarding to the eaves. The roof would consist of grey coloured corrugated, cement fibre sheets.

The LPA are told that *'there is a current lack of provision for the dry storage of fodder and machinery and as such the applicants require a dry storage area for fodder and machinery. The proposed building will prevent water from damaging the bedding goods and help promote the longevity of the lime, dust and straw.'* The LPA are also informed that *'the dry storage of fodder will help preserve and prevent straw, sawdust and lime from becoming mouldy. Damp and mouldy straw, sawdust and lime can cause serious health implications for livestock. The mould spores are harmful to livestock and can cause respiratory and health issues which are detrimental to the health and welfare of livestock.'*

The applicant(s) conclude that:

- The proposed building is reasonably required by the farm business.
- The proposed building is in-keeping with existing buildings onsite and locally.
- The proposed building will be solely used for agricultural purposes.
- The proposed building will protect the straw, lime and sawdust used to bed the cows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

2. Achieving sustainable development
9 Promoting sustainable transport
12. Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

93/00357/OLD	Slurry store. Approved.
11/00228/FUL	Proposed partially submerged Slurry Store. Approved.
12/00202/FUL	Creation of slurry store and earth bund. Refused.
12/00631/FUL	Creation of slurry store & earth bund. Approved.
SMD/2014/0080	Erection of cattle shed with slurry store under. Approved.
DET/2026/0005	Proposed Portal Frame agricultural building. Approved.

CONSULTATIONS

Publicity

None. There are no provisions within Part 6 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for public consultation, other than by display of a site notice in the event the local planning authority deems that Prior Approval is required.

No comments received.

OFFICER COMMENTS

Part 6 'Agricultural and Forestry' of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows (subject to compliance with the relevant criteria) for the erection, extension or alteration of an agricultural building providing that they are 'reasonably necessary for the purposes of agriculture within that unit.' Given that the holding size is greater than 5 hectares, the application should be assessed against the criteria within Class A, Part 6.

The planning history of this site demonstrates agricultural activity, the site visit confirmed this is a working farm and there was agricultural machinery stored at the premises. It is considered that the

building is reasonably necessary for the purposes of agriculture. Assessment of the Part 6 allowance is as follows:-

- A.1(a) The development will not be carried out on a separate parcel of land which is less than 1 hectare in area.
- (b) Complies. No development under Class Q or S of Part 3 (changes of use) has been carried out within the last 10 years.
- (c) Complies. Would not consist of, or include, the erection, extension or alteration of a dwelling;
- (d) Complies. Building is designed for agricultural purposes
- (e) i Complies. Scheme is not for accommodating livestock or any plant or machinery arising from engineering operations.
- (e) ii. Complies. Development would not exceed the 1500 square metres allowance. The only development within 90m that is less than 2 years old, is the relatively recently approved portal framed agricultural building (DET/2026/0005) with a floor area of 161.64 square metres.
- (f) Complies. Building is not within 3km of aerodrome;
- (g) Complies. Building does not exceed 12m high;
- (h) Complies. Building is not within 25m of a metalled part of a trunk or classified road;
- (i) Application form confirms the building will not be used to house livestock, slurry or sewage sludge.
- (j) Complies. This is not development on/over article 2(4) land and does not involve fish farming;
- (k) Complies. Is not to be used for storage of fuel for or waste from a biomass boiler or anaerobic digestion system.
- l) Complies. The building would not be on land which is within the curtilage of a scheduled monument.

Siting, design and external appearance

Details of siting, design and external appearance have been provided with this application.

The new development will sit alongside existing agricultural buildings. The development will be seen from outside of the farm boundary, from the road and possibly the Public Right of Way to the south (Cheddleton 23). These were identified as vantage points within recently approved application reference DET/2026/0005 but were considered not to be problematic as the development was one which you would expect to see at a well-established farm, this is the same with the current proposal. The development would not be divorced from the main farmstead, it will clearly be read as part of the farm complex.

There are no design concerns, this is a relatively simple addition, simple sloping roof, concrete and Yorkshire Boarding walls and grey coloured corrugated, cement fibre roofing sheets. The addition is not excessively large, both the proposed footprint and height are reasonable. Access is existing and the application proposes no change to it.

For the above reasons, based on the information already submitted it is concluded that there are no objections to the siting, design and external appearance of the building. Therefore, further details of siting, design and external appearance are not required.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that prior approval is not required

OFFICER RECOMMENDATION : Prior approval not required

Case Officer: Lisa Jackson

Recommendation Date: 11.5.2026.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council