

Our ref: RD/HCS/26-543

29th April 2026

Miss. H. Varley
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Hannah

ERECTION OF OPEN FRONTED TIMBER POLE BARN – HOUGH FARM, CLAY LAKE, ENDON, ST9 9DE

The enclosed planning application has been submitted on behalf of Mrs. W. Blood and seeks retrospective consent for the erection of an open fronted timber pole barn.

The application represents a resubmission following the refusal of application SMD/2026/0012 which had been described as constituting an "open fronted timber pole storage building for ancillary use of the existing dwelling".

The description of development in the previous application arose from the applicant's understanding at that time that the land formed part of the residential curtilage of Hough Farm, and that the equipment used to manage and maintain the land was therefore ancillary to that residential use. The activities undertaken on the land, including mowing, boundary maintenance and general land management using a tractor and associated implements, constitute agricultural operation. Accordingly, the storage building is more appropriately described as serving an agricultural function, and this is duly reflected in the revised description of development.

In determining the application the Local Authority concluded that the land was not within the domestic curtilage of the property, and went on to refuse the application for the following reason:

"The proposal is for an ancillary domestic building within agricultural land outside of the domestic curtilage of the property. It therefore constitutes inappropriate development in the Green Belt and would have a detrimental impact on the openness of the Green Belt. The open fronted timber pole storage building results in increased built form which encroaches into the open countryside. No very special circumstances have been specified in the submitted documentation which outweigh the harm to the Green Belt land. As such there is conflict with Policy SS10 of the Staffordshire Moorlands Local Plan 2020 and Section 13 of the National Planning Policy Framework"

The application site lies within the rural area and is also designated as Green Belt. Policy SS10 of the Staffordshire Moorlands Local Plan (2020) supports development in the rural areas which supports the rural diversification and sustainability of the rural areas. Policy SS10 goes on to state the strict control will continue to be exercised over inappropriate development within the Green Belt, allowing only for exceptions as defined by government policy. Paragraph 154 of the National Planning Policy

Framework confirms the retention of agricultural buildings as an appropriate form of development within the Green Belt.

The applicant's land holding (excluding the domestic grounds) extends to some 3.5 acres and is actively managed and maintained by the applicants, including land husbandry, vegetation control, boundary maintenance, and the occasional keeping of sheep. The proposed building serves a clear and necessary agricultural function in that it is used for:

- The storage of agricultural implements and equipment required for land management
- Shelter for machinery used in grass cutting, hedge maintenance, fencing, and general upkeep
- Storage of materials such as fencing supplies, timber, and maintenance tools
- Occasional use for the keeping of sheep

Without appropriate on-site storage, equipment would either need to be stored in the open where it is at risk of deterioration due to the elements, as well as causing visual harm, or would require repeated transportation from elsewhere, which is impractical and inefficient for routine land management.

The provision of the proposed building, which comprises a modest, purpose-built structure that extends to just 25 square metres in floor area, is therefore functionally essential to support the ongoing agricultural use of the land. The proposal is consequently held to amount to an appropriate form of development within the Green Belt, in accordance with paragraph 154 of the NPPF and policy SS10 of the Local Plan.

In terms of design, the open fronted timber pole storage building is constructed from unstained tanalised Yorkshire boarding and Natural colour Fibre Cement Sheeting. These are appropriate materials for the rural area and buildings of this type, and was found to be acceptable to the Local Authority in their assessment of the previous application.

The development likewise does not have any adverse impact on neighbouring residential amenity, a conclusion also shared by the Local Authority in its assessment of the previous application. The proposal is therefore held to meet the requirements of policies DC1 and DC3 of the Local Plan in this regard.

Having regard to the considerations set out above there is a compelling case for planning permission to be granted to retain the building, and that it accords with the provisions of policies SS10, DC1 and DC3 of the Staffordshire Moorlands Local Plan and policies set out within the National Planning Policy Framework.

I trust this proposal will be of interest.

Yours Sincerely
Hewitt&CarrServices

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Planning Consultant