

DELEGATED DECISION REPORT

DET/2026/0012
Valid 28/04/2026

SALTERS FORD FARM
NEWTOWN ROAD
NEWTOWN
BIDDULPH

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A
PROPOSED: NEW
AGRICULTURAL STORAGE
BUILDING

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- Compliance with GPDO(2015) Schedule 2 Part 6
- Siting, Design and external appearance

DESCRIPTION OF SITE

Rural farmstead (or former farmstead) comprising domestic dwelling, extended gardens with small ornamental lake, stables, horse exercise ring, manège and secondary living accommodation over detached garage. It is understood that no equine interests are currently pursued at the premises notwithstanding the extant facilities.

The total farm area (at date of application) is shown by blue edge on Dwg P375-213 PP03 rev A as being c.5.7h. This excludes areas given over to ornamental recreation / amenity land enjoyed as curtilage to the dwelling; horse exercise ring; horse manège; stables, garage and ancillary accommodation to the dwelling; tarmac yard area, the dwelling itself and garden. In total these subsidiary and non-agricultural areas of land use come to c.0.8hectares.

The location is in the North Staffordshire Green Belt. A series of public footpath rights of way from north, south, east and west converge through the centre of the premises. Nb – whilst the premises are in Rushton Parish, the field of the proposed development is in the Biddulph Town Parish. The property is remote from its nearest neighbours by some 200m to 400m. The existing developments are not readily seen if at all from the public road. They can be seen from the various public footpaths and from the open access land (CROW 2000) over Troughstones Hill which gives overlooking views from some 600m away to the south west.

PROPOSAL

The proposal is a fully enclosed steel portal frame detached shed 18.8m x 12m (226m²) with dual pitched roof to ridge height 5.3m and eaves height c.3.8metres. Walls to height 2.0m would be of pre-cast concrete panels. A 3.5m high x 3.4m roller shutter style door is shown to the west gable and to one end of the north side elevation plus a personnel door at each end of this north side elevation. The walls are otherwise faced externally with box profile metal sheet cladding in green, with the roof also in green. Solar panels are proposed to the south roof slope and sky-lights to the north roof slope.

Unlike the previously approved scheme this part 6 proposal does not appear to include any area of attached hard standing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2023)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 9 – Promoting sustainable transport; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2024/0042 – Application to determine if prior approval is required for - a new agricultural storage building Length 18.7m, Height to eaves 3.6m, Breadth 12.1m. Height to ridge 5.4m – refused (Part 6)

There is an extended planning history for the previously developed parts of the ownership. Most are associated with extensions and alterations to the dwelling but

SMD/2014/0701 granted a Certificate of existing lawful use for land which it was accepted was land forming part of the domestic curtilage. The certificate applied to an area of land totalling 5273m² within an overall holding of 44922m².

SMD/2025/0137 – Construction of agricultural shed for storage of hay, agricultural machinery and associated agricultural storage – approved 6th March 2026

CONSULTATIONS

Publicity and consultation

None at this stage due to being a prior notification under Part 6.

OFFICER COMMENTS

Principle of Development

The building proposed must comply with the definitions and limitations set out under GPDO(2015) Schedule 2 Part 6. Fundamentally, in order to be eligible under Part 6 the development must be 'reasonably necessary for the purposes of agriculture' within the unit.

'Agricultural unit' is defined at Part 6 D.1 and "means agricultural land which is occupied as a unit for the purposes of agriculture, including—

- (a) any dwelling or other building on that land occupied for the purpose of farming the land by the person who occupies the unit, or
- (b) any dwelling on that land occupied by a farmworker."

Agricultural land is defined and "means land which, before development permitted by this Part is carried out, is land in use for agriculture and which is so used for the purposes of a trade or business, and excludes any dwellinghouse or garden."

In order to further consider the principle of this proposal the following tabulated section summarises the LPA's assessment by reference to the statutory wording used in Part 6.

Permitted development

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

- (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.**

Is the proposed development going to take place on 'agricultural land'?

Yes – The land is farm field / pasture land. There is no alternative land use consent in place.

Is it land that is [currently] in use for agriculture?

Yes the appearance is of farmed grassland and sheep have been seen by the LPA at past site visits.

Is this use taking place for the purposes of a trade or business?

No specific information has been supplied but this appears likely given the supporting statement refers to this being 5.7ha following a recent addition of an adjoining 0.79ha. Recently approved application SMD/2025/0137 set out the applicant's intentions of increasing the farm sheep flock.

Is the land part of an agricultural unit of 5ha or more?

Yes – stated as being 5.7ha and corroborated in drawing P375-213 PP03 rev A.

Is the development 'reasonably necessary' for the purposes of agriculture within that unit?

The case for this has been accepted in the approved consent ref SMD/2025/0137 which involved an equivalent sized building for a slightly smaller land area at that time.

Interpretation of Classes A to C:

D.1— (1) For the purposes of Classes A, B and C—

“agricultural land” means land which, before development permitted by this Part is carried out, is land in use for agriculture and which is so used for the purposes of a trade or business, and excludes any dwellinghouse or garden;

“agricultural unit” means agricultural land which is occupied as a unit for the purposes of agriculture, including—

(a) any dwelling or other building on that land occupied for the purpose of farming the land by the person who occupies the unit, or

(b) any dwelling on that land occupied by a farmworker;

“building” does not include anything resulting from engineering operations;

D.1 (2) For the purposes of Classes A, B and C—

(a) an area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, **together with** the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided **within the preceding 2 years** and any part of which **would be within 90 metres** of the proposed development;

(b) a reference to 400 metres in paragraphs A.1(i) and (k), A.2(1)(a), B.1(d) and B.5(1) of this Part is a reference to distance measured along the ground.

Development not permitted:

A.1 Development is not permitted by Class A if—

Constraint	Compliant yes / no	Evidenced
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Not permitted if the land is a separate parcel of less than 1 hectare	Yes	Blue edge plan submitted. See eg P375-213 PP03 rev A
(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;		
Not permitted where development under Class Q or S of Part 3 has been carried out in the 10 year period ending with the date the Part 6 begins	Yes	None on LPA record / none present
(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;		
Not permitted if a dwelling involved	Yes	Plans submitted – extent of residential and other land use (equine) clearly distinguished.
(c) it would consist of, or include, the erection, extension or alteration of a dwelling;		
Not permitted if the works are not designed for agricultural purposes	Yes	No contrary indications the building matches that accepted under approval reference SMD/2025/0137.
(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;		
Not permitted if 1,000m2 and 1,500m2 limits exceeded	Yes	Bldg area wld be 18.6m x 12m = 223m2
(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 would exceed 1,000 square metres; or (ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;		
Not permitted if height exceeds 3m at within 3km of an aerodrome perimeter	Yes	N/A
(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;		
Not permitted if height exceeds 12m	Yes	Max height is shown as 5.3m
(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;		
Not permitted if any part is within 25m of a metalled part of a trunk road or classified road	Yes	Location is c.300m from the nearest metalled road (C82 Newtown Road).
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;		
Not permitted if to be used for livestock or for slurry or sewage sludge storage if within 400m of a protected* building [All *as defined – see D.1 (1)]	Yes	Stated not to be for livestock housing
(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;		
Not permitted if connected with fish farming 2(4) land	Yes	N/A
(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;		
Building not permitted in the case of...	Yes	N/A
(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;		

* **“protected building”** means any permanent building which is normally occupied by people or would be so occupied, if it were in use for purposes for which it is designed; but does not include—

(a) a building within the agricultural unit; or

(b) a dwelling or other building on another agricultural unit which is used for or in connection with agriculture;

Conclusion on principle

It is concluded from the details as analysed above that in principle the proposed development qualifies for determination of prior approval under GPDO(2015) Schedule 2 Part 6.

Siting, Design and External Appearance

The building is equivalent in all respects to one approved 6th March 2026 under SMD/2025/0137 and therefore already found to be acceptable. There are no new reasons to find differently on this occasion.

Amenity

In terms of living conditions for residents or occupiers of nearby buildings there are not found to be any likely adverse impacts to arise from the siting. The nearest un-associated neighbour appears to be at Bentley House 230m to the north east. Butterlands Farm is some 440m to the south east. Royal Cottages and Singing Brook to the south and south west respectively are a similar 450m or so away.

Highway Safety

The development would utilise the existing farm access from Newtown Road and, given its moderate size and stated purpose as storage to serve the existing farm, no significant intensification of vehicle access from the highway would be expected.

CONCLUSION / PLANNING BALANCE

That prior approval is required and should be granted.

The siting, design and external appearance have previously been found acceptable in the approval of SMD/2025/0137. There is no change in circumstances to suggest a different conclusion would now be warranted.

OFFICER RECOMMENDATION : **prior approval required and approved**

Case Officer: Arne Swithenbank

Recommendation Date: 22.05.2026

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council