

DELEGATED DECISION REPORT

DET/2026/0019
Valid 16/06/2026

JACKSONS NURSERIES UK
LTD THORNYEDGE ROAD
BAGNALL

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
AGRICULTURAL BUILDING OF
STANDARD CONSTRUCTION
COMPRISING OF A STEEL
FRAME FITTED WITH GREEN
CORRUGATED METAL
CLADDING AND SKY LIGHTS
INSTALLED INTO THE ROOF.
CONCRETE SLAB FLOOR

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Whether or not the proposed storage building can be built under a Notification of Prior Approval application under Part 6 of the GPDO rather than a full planning application. If so, whether or not the LPA wishes to approve the siting, design and external appearance of the proposed storage building.

DESCRIPTION OF SITE

Land within the unit and ownership belonging to the established Jacksons Nursery. The indicated site location is to the north of the main nursery site, adjacent to the agricultural workers dwelling Thorney Edge House. That dwelling is occupied by the applicant's father (Roger Jackson) and previous manager/owner of Jackson's nursery. It was said in 2024, as part justification for the applicant's proposal to provide a second workers dwelling on land to the south of the nursery, that Roger Jackson was seeking to retire from the business.

The site location is just 10m to the northeast of the farm dwelling on land that is adjoining and has access to the wider agricultural land to the east that surrounds the nursery site to the north and east. The field parcels that form this wider agricultural land has been identified on the location plan as 'land used for beef farming'.

The site is located in open, plateaued farmland, enclosed by traditional hedgerow and tree lined boundary.

PROPOSAL

The application is submitted with a location and site plan showing the proposed positioning of an agricultural building to the northeast of the agricultural workers dwelling at Lawn Farm/Thorney Edge House on Thorney Edge Road that lies to the north of the Jacksons Nursery Site.

The proposed building is then described on the application form as:
Agricultural building of standard construction comprising of a steel frame fitted with green corrugated metal cladding and sky lights installed into the roof. Concrete slab floor. The walls would be formed with metal cladding above a concrete block base.

The building would be 14m by 6.2m, 3m to eaves and 4.5m to ridge.

It is said that the building is required for storage of essential machinery, equipment and feed supplements used in connection with the agricultural unit. More specifically, additional equipment and machinery has become necessary for the farming operation as our growing herd of Belted Galloway cattle continues to expand. The proposed location of the building is directly adjacent to the field used for calving and to the agricultural workers dwelling of Roger Jackson who oversees the livestock part of the agricultural operations. The herd currently comprises of 11 cattle with an additional 3 calves having been born this year with another 3 due imminently taking the herd size this season to 17.

It is submitted that equipment is necessary to ensure the health and welfare of the livestock, including a cattle crush, calf sled, calving jack, calf puller, calving chains, ropes and straps, halters & cattle prod and leads. Suitable storage space for this equipment when it is not in use.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SM.86-0032 Outline permission for agricultural workers dwelling Lawn Farm Nursery. Approved.

SM.86-0494 Reserved Matters for agricultural workers dwelling. Approved.

DET/2025/0049 Application to determine if prior approval is required for a proposed agricultural building. Prior Approval Not Required.

OFFICER COMMENTS

The proposal meets the criteria listed under Part 6 Class A.1 of the GPDO it would appear reasonably necessary for agriculture given that the structure would have the obvious design and function, as described, necessary for the purposes described on the application form to be associated with cattle farming. The building would be within proximity of an existing farm workers dwelling with access to wider agricultural land identified for cattle farming. The overall unit provides an established enterprise of 25ha involved primarily in nursery and horticulture but also keeps cattle and sheep stock.

While the recent planning history gives indication of Roger Jackson's intent to retire from the nursery business and for the management of the enterprise to pass to his son (the applicant), it is feasible that in retirement he continues to farm a small cattle herd on the land as a smaller part of the overall enterprise.

The proposed building would have a floorspace of much less than 1,000m² (84 sqm) and a height of less than 12 metres. The proposal lies over 3 kilometres from the perimeter of an aerodrome. The facility does not therefore appear excessive or unreasonable for the size of the site and enterprise.

Therefore, 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.

Section W(10)(b) of the procedure for applications for prior approval under Part 3 states that the local planning authority, must have regard to the National Planning Policy Framework (the Framework) so far as relevant to the subject matter of the prior approval, as if the application were a planning application.

As such, the policies of both the development plan and Framework are material considerations insofar as they relate to the prior approval matters for consideration, but neither are determinative.

The local planning authority may, in the exercise of their discretion, determine both prior notification and prior approval on the same occasion if, in the particular circumstances, it is appropriate and procedurally fair to do so (Lang J in R (oao Smolas) v Herefordshire Council [2021] EWHC 1663). In this case full details and a comprehensive set of plans are provided with this prior notification application, and the planning authority has sufficient information to determine the application for prior approval.

The red edge on the location plan marks the position of the proposed building, a full set of plans are provided with the application, and it is described on the application form. There is sufficient information and detail to understand how and where the building would be built and how it would appear. The building would have context and visual association with an existing workers dwelling. It would have relatively low profile and, from the road, the existing dwelling, boundary wall and tree and hedgerow would largely conceal the building. The land to the north and east of Thorney Edge House is enclosed by neighbouring farm buildings to each side and hedgerow and tree line that enclose the field parcel beyond. Overall it would not appear prominent or overly intrusive in the countryside.

Prior approval of the development is not required and the development can be carried out as development permitted by the GPDO.

CONCLUSION / PLANNING BALANCE

The proposed development would be permitted by Class A, Part 6 of the GPDO. The submitted location and elevation plans provide sufficient detail to confirm how the building would be built and appear. Prior approval is not required and to comply with the conditions at Class A the development must be carried out in accordance with those submitted details.

OFFICER RECOMMENDATION : PRIOR APPROVAL NOT REQUIRED

Case Officer: Ben Hurst

Recommendation Date: 14/07/2026

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council