DELEGATED DECISION REPORT

DET/2025/0047 **Valid 26/11/2025**	**HUDDALE FARM LEEK ROAD WATERHOUSES**	**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A PROPOSED AGRICULUTURAL BUILDING TO STORE STRAW, HAY AND MACHINERY** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Whether the proposed development complies with Part 6 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

DESCRIPTION OF SITE

The site comprises of a parcel of land adjacent to the farmyard of Huddale Farm. The site lies to the south of the existing farm buildings, and south-east of the Waterhouses 135 Public Right of Way (PRoW), and to the north-east of the Waterhouses 49 PRoW.

The planning statement accompanying the application confirms that Huddale Farm is an established family dairy and sheep farm extending to approximately 380 acres (153.75 hectares) with approximately 300 head of cattle and 150 ewes.

PROPOSAL

The application seeks to determine whether prior approval is needed for a new agricultural building, approx. 17.4m wide, 45.72m long, 4.26m to the eaves and 6.19m to the roof ridge. The building will be finished with natural Grey coloured factory coated coloured fibre cement sheeting roof sheeting, blue coloured slate Side cladding to be factory coated coloured fibre cement sheeting, with below cladding to be pre-stressed concrete panels.

The building is required to support an expanding dairy enterprise to store straw, hay, bulk sawdust and machinery.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

CONSULTATIONS

N/A

OFFICER COMMENTS

Class A – agricultural development on units of 5 hectares or more
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.**

Development not permitted

A.1 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 development would be carried out within the main agricultural holding, therefore complies.**
(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; **planning history of the farm confirms that 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, therefore complies.**
(c) it would consist of, or include, the erection, extension or alteration of a dwelling; **the proposal is solely for an agricultural building, therefore complies.**
(d) it would involve the provision of a building, structure or works not designed for agricultural purposes; **the proposal is solely for agricultural use, therefore complies.**
(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; **the proposed building would have an area of 795.53m^2, therefore complies;** 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; **the proposed building would have an area of 795.53m^2, therefore complies**

(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 proposed development exceeds three metres in height, however is not within 3 kilometres of an aerodrome, and therefore complies.**

(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; **n/a – the site is within 3 kilometres of an aerodrome.**
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road; **the site is approx. 45 metres from a metalled road, therefore complies.**
(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; **there are no protected buildings within 400 metres, and therefore complies.**
j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; **the proposed building is not on article 2(4) land.**
(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; or

(l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument **there are no protected buildings or scheduled monuments within 400 metres, and therefore complies.**

CONCLUSION / PLANNING BALANCE

The proposal complies with the provisions set out in Part 6 Class A, however prior approval is required to consider details of siting, design and appearance due to the exposed and prominent location of the development in the open countryside.

Therefore the recommendation is that Prior Approval is required to approve the details of siting and design.

OFFICER RECOMMENDATION : PRIOR APPROVAL REQUIRED.

Case Officer: Reuben Berriman
Recommendation Date: 27/01/2026

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council