

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
AGRICULTURAL 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 LPA has previously determined that 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. This application seeks approval of those details. 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

Prior approval was deemed to be required to approve the details of the development in regards to siting and design.

The details provided in plans ref: Huddale-004, Huddale-005, and Huddale-006 show the siting of the barn to the south of the farm yard and existing cluster of agricultural buildings. Adjacent to the site runs the Waterhouses 135 public rights of way. However it is not considered that this would be affected by the siting of the building. The proposed materials are stated as being natural grey coloured roof sheeting to be factory coated coloured fibre cement sheeting, side cladding to be factory coated coloured fibre cement sheeting coloured slate blue, and below cladding to be pre-stressed concrete panels. These details are considered appropriate in this location and for this type of building, and are in keeping with the other agricultural buildings on site.

CONCLUSION / PLANNING BALANCE

The proposal complies with the provisions set out in Part 6 Class A, and the submitted details are considered to be acceptable.

There are no neighbour or highway issues to result from the proposed siting.

Therefore it is concluded that prior approval should be granted.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Reuben Berriman

Recommendation Date: 12/08/2026

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council