

DELEGATED DECISION REPORT

SMD/2026/0181
Valid 20/04/2026

HIGH VIEW FARM HOLT
LANE
KINGSLEY

RETROSPECTIVE
PERMISSION FOR THE
EXTENSION TO AN EXISTING
STEEL FRAMED
AGRICULTURAL BUILDING
(MORE THAN 15 YEARS OLD)

(FULL - MINOR)

MAIN ISSUES

- Design
- Landscape and visual impact

DESCRIPTION OF SITE

The site consists of a portal framed agricultural building, which is currently open to two sides (north and south), and refinished in a green corrugated metal sheeting to the side and roof. The site is located within the Open Countryside and Green Belt.

PROPOSAL

The application seeks retrospective permission for an extension to an existing barn.

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
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) DM1 - 10, GB 1 – 8, DP1 – 4, TR1 – 8, P1 – 6.
Section(s) 3 – Decision-making policies, 13 – Protecting Green Belt land, 14 – Achieving well designed places, 15 – Promoting sustainable transport, 17 – Pollution, public protection and security.

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

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 18/08/2026
 Neighbour consultation period ends: 18/08/2026
 Press Advert: 27/05/2026

Public Comments

None received.

Town / Parish Comments

KPC supports the above application.

Staffordshire County Council Highways

No objection.

District Footpaths Staffs Moorlands

P.R.O.W Kingsley 2 runs along the perimeter of the proposed development. This must not affect the use of this path by the public in any way.

Peak and Northern Footpaths Society

We note that the Public Right of Way Kingsley 2 is close to the proposed site. The use of any PROWs, and the safety of users must not be affected by the development, nor during the work taking place.

This comment is made on behalf of Peak and Northern Footpaths Society, a registered charity which exists to protect and improve public rights of way for use by walkers. Nothing in this response should be taken to imply the Society's support for the development.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the

sustainability of communities and to protect and where possible enhance the environment. The site is located within the Open Countryside and Green Belt, and therefore must comply with Policy SS10 of the SMDC Local Plan and paragraphs GB 1 – 8 of the NPPF.

Policy SS10 states that the Other Rural Areas comprise the countryside and the Green Belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages. These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

Policy SS10 supports the diversification of existing farm enterprises. While not diversification per se, the proposed development allows for the secure storage of machinery vital to the continuing operation of the farm enterprise. Therefore, it is taken that the proposed development complies with the spirit of Policy SS10, and is acceptable. Policy SS10 goes on to say that SMDC will maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

Set out in paragraph GB7 of the NPPF, certain developments are not inappropriate in the Green Belt. GB7 a. states that development which is for agriculture is not inappropriate. As the development is for agriculture and forms part of an existing farm enterprise, the development is considered to comply with the NPPF.

In principle, the development in the Open Countryside and Green Belt. however, paragraph DM8.2 states that in cases of unauthorised development where consideration is being given to an application for retrospective planning permission (or through an enforcement appeal, whether to grant planning permission in respect of a breach of planning control), if it is concluded based on evidence that the unauthorised development was intentional, that fact should be given substantial weight in considering whether to grant planning permission.

In this case, it is considered that the unauthorised development was intentional as the applicant appeared to be aware that planning permission or a prior notification was needed for the development when speaking on site. However, after consideration, it is considered that this is acceptable as no other issues have been raised, and if this application were to be submitted as proposed rather than retrospective, it would be approved as it is policy compliant. Therefore, the application is acceptable in this regard.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs DP1 – 4 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Principles SPD outlines the Council's expectations in respect of design and siting for agricultural buildings and states that a skyline setting should be avoided and the building should be aligned with other buildings to form a group. There are a number of large buildings on the site, situated around the farm yard and access. This new building would sit behind these buildings and behind an earth bund. Due to the layout of the site, the development is not visible from any public highway except the adjacent public right of way (Kingsley 2).

The Design Principles SPD also recommends materials, and suggests dark materials and corrugated metal sheeting for the roof, and timber boarding for the walls. In this case, the whole structure is a dark green corrugated metal with a concrete base, with the exception of the NW elevation which is beige cladding. The building will be secured with high level roller shutter door. In terms of design and siting, the proposed development is considered acceptable, and would not have a detrimental landscape and visual impact. Therefore, the proposed development complies with the SPG and Policy DC1 and the NPPF in this regard.

Amenity

Paragraphs P1 – 6 of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. The site is mostly bounded by agricultural land and buildings relating to the applicant, however, residents at the nearby Calvin Court were also notified via letter. The proposed use for the barn is for storage of agricultural equipment and machinery as there has been a rise in agricultural theft in the area, which is why the application is retrospective, as set out in paragraph 1.1 of the supporting statement.

Due to the large degree of separation between the building and neighbours, and the use as a building for agricultural storage opposed to livestock housing, there is not considered to be any amenity harm to neighbours, and therefore the proposed development is considered acceptable in this regard.

Highway Safety

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development can accommodate the required vehicular parking, in line with Appendix 2. It is considered that the proposed development would not have a detrimental impact to the public highway as the development is unlikely to lead to an intensification of farm vehicular traffic. SCC Highways have no objection to the

proposal, and therefore it is considered to comply with Policy T1 and is acceptable in terms of highway safety.

Biodiversity Net Gain

Article 7 of Part 3 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, as amended by Regulation 5 of Part 4 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 has introduced national validation prerequisites for planning applications relating to biodiversity net gain.

Schedule 14 of the Environment Act 2021 has introduced the concept of biodiversity net gain into planning legislation, stating that “the biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the on-site habitat at least 10%. This schedule additionally mandates that biodiversity gain objectives will be achieved through the imposition of planning conditions, thus constituting a post-permission process.

However, certain types of the development for which planning permission is required are exempt from biodiversity net gain requirements and planning conditions. These are outlined in The Biodiversity Gain Requirements (Exemptions) Regulations 2024. The development proposals for this application meets the following exemption criterion from the Regulations.

Section 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, also known as the “de minimis exemption” states that the biodiversity gain planning condition does not apply in relation to planning permission for development which “does not impact an onsite priority habitat” and “impacts less than 25 square meters of onsite habitat that has a biodiversity value great than zero” or “less than 5 metres in length of onsite linear habitat”.

The proposed development of the agricultural barn building will be constructed on land currently occupied by man-made surfaces, consisting of a mixture of concrete, gravel and composite materials (under the UK Habitat Classification system these equate to artificial unvegetated, unsealed surfaces). Therefore, the proposed development is exempt from BNG.

CONCLUSION / PLANNING BALANCE

The proposed development is acceptable in principle, and as well in terms of design, amenity, and highway safety, and is BNG exempt. Therefore, the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions .

Case Officer: Reuben Berriman
Recommendation Date: 21/08/2026

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council