

Mr Samuel Young
Planning and Design Practice Ltd
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Vernon Gate
Derby
DE1 1UL

Mr Whilock
Oakley's Farm
Little Blakeley Lane Farm
Blakeley Lane
Dilhorne
ST10 2PT

Application no: DET/2026/0028

Determined on: 10.09.2026

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (as amended)**

Schedule 2, Part 3, Class R – Agricultural Buildings to a Flexible Commercial Use

REFUSAL OF PRIOR APPROVAL

Staffordshire Moorlands District Council hereby **REFUSE** prior approval for
**a proposed Change of Use of Agricultural Building to a farm shop/ kitchen/
farm office at Little Blakeley Lane Farm BLAKELEY LANE DILHORNE**

in accordance with the submitted application, details and accompanying plans
5949-001 Site Location Plan Class R rev A
5949-003 Site Block Plan as Proposed Class R

for the following reasons:

1. No part of the proposal building was present on 3rd July 2012 which would be necessary for the proposal to qualify under R.1 (a) (i) of GPDO(2015) Schedule 2, Part 3, Class R. Photographic evidence shows that no building was present on the site of the proposal building at least up until 25th April 2013 and that construction had not begun on a substantial 12m x 9m section of the building at least up until 7th October 2016. Photographic and other evidence shows that this further 12m x 9m section of the building was no more than partially constructed at least up until 6th January 2017. For these reasons with regard to criterion R.1 (a) (i) the proposal is thus refused by reference to GPDO(2015) Schedule 2 Part 3 paragraph W(3): (a) the proposed development does not comply with, or (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, limitations or restrictions specified in Part 3 Class R as being applicable to the development in question.

2. The building as a whole is shown not to have been present for the minimum qualifying period of 10 years, as would be required under R.1 (a) (iii) of GPDO(2015) Schedule 2, Part 3, Class R, in circumstances where the building was only brought into use after 3rd July 2012. Photographic and other evidence shows that construction of a 12m x 9m section of the proposal building had not begun at least up until 7th October 2016 and was no more than partially constructed at least up until 6th January 2017. The proposal is thus refused with regard to R.1 (a) (iii) by reference to GPDO(2015) Schedule 2 Part 3 paragraph W(3): (a) the proposed development does not comply with, or (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, limitations or restrictions specified in Part 3 Class R as being applicable to the development in question.

3. Notwithstanding refusal reasons 1 and 2 the proposal building cannot in any event qualify for permitted development under Class R of GPDO(2015) Schedule 2, Part 3 as the building has not been used solely for an agricultural use as part of an established agricultural unit in the time frames required. For this reason and by reference to GPDO(2015) Schedule 2 Part 3 paragraph W(3): (a) the proposed development does not comply with, or (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, limitations or restrictions specified in Part 3 Class R as being applicable to the development in question.

X

J Curley

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
3. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
4. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
5. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
6. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.