

Mr. B. Haywood
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

19th August 2026

Dear Ben

PROPOSED EXTENSIONS TO AGRICULTURAL BUILDING – BROOK FARM, PORTERS LANE, BRADNOP

On behalf of my client Mr. J. Bourne I would be grateful if you would find enclosed a full planning application for the erection of extensions to an existing agricultural building at the above site.

The existing building comprises an open fronted building that is currently used for the storage of hay and for livestock housing. It is located on the eastern side of the existing farm access track that connects with Douse Lane to the north. To the west of the existing building lies a detached agricultural building that was approved under application SMD/2023/0004 and which is used for the storage of implements associated with the farm business.

The proposed extensions will be located at either end of the existing building. Both extensions are to be used for the storage of fodder produced on the holding, which is in turn used as feed for the applicant's animals, which comprise of 30 weanlings and 40 breeding ewes. The two extensions will have a collective footprint of 216 square metres and stand to a ridge height of 6.8 metres. Both extensions are to be constructed from a steel portal frame, with concrete panels to their lower elevations, and dark green cladding to their upper elevations. The roofs will comprise of fibre cement sheeting.

Policy SS10 of the Local Plan confirms that the rural areas will provide only for development which has an essential need to be located in the countryside, supports rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. This will be achieved by, amongst other measures:

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“enabling the limited expansion or development of business for employment uses where a rural location can be justified” (my emphasis)

The applicant's land holding extends to some 16 acres and is registered under holding number 37/063/9335. The accompanying Agricultural Appraisal prepared by Graham Watkins & Co. (Chartered Surveyors) serves to demonstrate that the extensions proposed are reasonably required for the purposes of agriculture. The proposal is consequently considered to meet the requirements of policy SS10 of the Local Plan and is acceptable in principle.

In terms of visual impact considerations, the extensions will project off the southern and northern elevations of the existing building. The extensions have been designed as a simple and functional continuation of the existing agricultural building, with their scale, form and proportions reflecting the established agricultural character of the wider site. It is acknowledged that both extensions will stand modestly taller than the existing building, but this is required so as to facilitate access by tractors / implements.

The proposed palette of materials is also in keeping with the rural character of the surrounding area and responds positively to the recommendations of the adopted Design Guide SPD which advocates the use of dark recessive colours for new farm buildings (paragraph 7.11 refers). The resultant development will read as a cohesive enlargement of the existing agricultural building, and owing to its simple, utilitarian design and complementary palette of materials will not have a harmful impact on to character and appearance of the surrounding area. The proposed development is consequently held to meet the requirements of policies SS1, SS10 and DC1 of the Local Plan in this regard.

Having regard to the above considerations we submit that there is a compelling case for planning permission to be granted for the proposed development. We trust this proposal will be of interest, and should you have any queries or concerns with the application then please do not hesitate to contact me to discuss further.

Yours sincerely



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