

DELEGATED DECISION REPORT

DET/2026/0026
Valid 20/08/2026

LITTLE GORSTY HILL FARM
TENFORD LANE
TEAN

APPLICATION TO DETERMINE IF
PRIOR APPROVAL IS REQUIRED
FOR A PROPOSED: DEMOLITION OF
SINGLE STOREY INTEGRAL
GARAGE AND ATTACHED SHIPPON

(DEMOLITION DETERMINATION)

MAIN ISSUES

- Whether the proposal complies with the provisions of Part 11, Class B of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 and if so whether the method of demolition of the buildings and any proposed restoration of the site is acceptable.

DESCRIPTION OF SITE

A two-storey dwelling accessed by a driveway which links with Tenford Lane. At the time of the site visit, there were two other detached buildings with much of the surrounding site being exposed, bare earth and patched areas of hardstanding. There are no significant land level differences between the dwellinghouse and the garage and shippon structures.

PROPOSAL

This is a Prior Notification application for the demolition of an attached garage and shippon at Little Gorsty Hill Farm. The plans show that the existing dwelling will remain and that the ground currently occupied by the garage and shippon will be used as garden. The application is accompanied by a covering letter, photograph of the applicants site notice, Bat report and a Demolition Method Statement which outlines matters including (but not limited to), the scope of works, ecological constraints, and demolition methodology.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

NA

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

06/00299/FUL	Replace flat roof with pitched roof. Approved.
SMD/2024/0563	Retrospective redevelopment of the site to provide 3no. new-build dwellings. Existing farm-house will be completely refurbished. Refused. Dismissed at appeal.

CONSULTATIONS

Publicity

In accordance with Part 11 Class B, the applicant has submitted a photograph of their site notice.

Public Comments

No representations received.

Environmental Health

No objections subject to conditions.

OFFICER COMMENTS

The application is a "Prior Notification" application for the prior approval of the Council to demolish the garage and shippon attached to a dwellinghouse at Little Gorsty Hill Farm. Schedule 2, Part 11 Class B allows for the demolition of certain buildings without the need to apply for full planning permission. However the same legislation requires that an application is submitted to the Local Planning Authority for a determination as to whether Prior Approval of the authority will be required.

Subject to the proposal complying with the provisions of Schedule 2, Part 11 Class B, the main matters to consider are those of method of demolition and means of restoring the site. The process does not allow the Local Planning Authority to question the principle of demolition as that is permitted development.

Consideration of Part 11 is as follows:

Permitted Development: Any building operation consisting of the demolition of a building.

B.1

- a) Complies. No evidence to indicate that the building has been rendered unsafe or otherwise uninhabitable by the inaction of any person.
- b) Complies. Is not relevant demolition.
- c) Complies. The building was not used or last used as a drinking establishment.
- d) Complies. The building is not used, or last used as a concert hall, venue for live music or a theatre.
- e) Complies. The demolition does not relate to a statue, memorial or monument.

B.2.. Conditions

Outlines the process which must be followed in order to secure LPA approval.

Consideration is given to demolition and means of site restoration.

The Demolition Method Statement is detailed and clearly sets out the scope of works in a logical order. The Council's Environmental Health Officer has confirmed no objections to the proposal. As part of the demolition process, consideration must be given to the presence of any protected species and a Bat Report has been submitted, (undertaken by Evergreen Ecology). The report confirms that bats are present and have been using the building which is proposed to be demolished. Evergreen Ecology conclude that..

'the building supports roosts of low conservation significance and meets the Bat Low Impact Class Licence (BLiCL) criteria. The areas of the building roof where roosting bats have been confirmed will be sensitively stripped under the supervision of a licenced ecologist named or accredited under the BLiCL. Suitable mitigation will be implemented within the confines of the BLiCL to ensure the favourable conservation status of bats is maintained onsite and ensure all legislation is adhered to.'

The report also informs that bat boxes will be erected. The Demolition Method Statement refers to the bat report and confirms that *'demolition must not proceed until the appropriate Natural England licence is in place.'*

It is clear that the applicant is aware of his/her responsibilities including compliance with environmental legislation.

In terms of site restoration, the plans show the land becoming grassland. There is no objection to this.

CONCLUSION / PLANNING BALANCE

The Local Planning Authority considers that the proposal is compliant with the provisions of Schedule 2 Part 11 of The Town and Country Planning (General Permitted Development) (England) Order 2015. No adverse issues have been identified in connection with demolition and site restoration. The application is therefore considered acceptable.

OFFICER RECOMMENDATION : Approve.

Case Officer: Lisa Jackson

Recommendation Date: 17.09.2026.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council