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

8th October 2026

Dear Ben

ERECTION OF AGRICULTURAL STORAGE BUILDING – LAND OFF MALTHOUSE LANE WESTON COYNEY

On behalf of my client Mr. S. Lyons, I would be grateful if you would find enclosed a prior approval application submitted pursuant to the provisions of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

The agricultural unit extends to some 5.17 hectares and is registered under holding number 37/273.0156. The applicant's business name is Mixed Farming and Silviculture trading at Malthouse Meadows and is involved in the growing of hay and other feedstuffs for onward sale to the public and also to feed their own animals which currently comprise of chickens and ducks, and which are soon to be joined by a flock of sheep and some alpacas. The animals are reared for a combination of food and wool.

The proposed building is to be used for the storage of hay and haylage produced on the holding, along with the storage of agricultural implements, including a tractor, flail mower, rotavator, JCB 2CX, Rotary mower, a JCB 8008 mini excavator and some trailers.

The proposal accords with the provisions of Part 6, Class A of the Order, having regard to the following considerations:

(a) The building is to be erected on a parcel of land that exceeds 1 hectare in area (3.75 hectares)
(b) There are no buildings within the agricultural unit which have been subject to Class Q or Class S submissions under Part 3 of the Order.
(c) The proposal does not involve the erection, extension or alteration of a dwelling

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(d) The building is designed specifically for agricultural purposes, comprising of a portal framed construction and finished with concrete panels to its lower elevations and green profiled metal sheeting to its upper elevations and roof.
(e) The ground area covered by the proposed building does not exceed 1500m^2. (200m^2)
(f) The site does not lie within 3km of an aerodrome.
(g) The height of the building stands less than 12 metres in height (5.2m)
(h) No part of the building will be located within 25 metres of a metalled part of a trunk road or classified road.
(i) The building is not to be used for the keeping of livestock or storage of slurry.
(j) The proposal does not involve excavation or engineering works in connection with fish farming.
(k) The proposal does not include any form of biomass boiler or anaerobic digestion system
(l) The building will not be carried out on land within the curtilage of scheduled monument

The enclosed plan (GNC/26/212/1 Rev.A) provides details of the location and appearance of the proposed building. We request that the Local Authority provide its determination as to the siting, design and external appearance of the building in accordance with the provisions of the prior approval process set out in Schedule 2, Part 6, Class A.2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

I look forward to hearing from you in this regard.

Yours sincerely

[redacted]

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