HDK/2011/0125

Certificate of Lawful Use or Development

Statement that Relates to the Unauthorised Garden Centre Business Activity Trading as Staden Nursery at Slade Hill Farm, Staden Lane, Buxton, Derbyshire. SK17 9SZ.

for

Staden Nursery

March 2011.

"Marshall Design and Build"

"Housesteads," Dove Holes, Buxton,
Derbyshire. SK17 8BG.
Telephone 01298 814722
Mobile 07974 967 121
E-mail: rogermarshall83@btinternet.com
"A friendly professional service
backed by experience and nous"

Statement Relating to the Unauthorised Garden Centre Business Activity, Trading as Staden Nursery at Slade Hill Farm, Staden Lane, Buxton Derbyshire. SK17 9SZ.

Purpose of The Application.

The proposals contained in this Application are for a Certificate of Lawful Use or Development under Section 91 of The Town and Country Planning Act 1990 as amended by Section 10 of The Planning and Compensation Act 1991 in respect of the Unauthorised Garden Centre Business Activity, trading as Staden Nursery at the above address.

History of The Site

The parcel of land occupied by the Nursery was originally part of Slade Hill Farm being a domestic garden/croft containing a dewpond and a surfaced area used for the storage of agricultural machinery, which is now the car park. Slade Hill farm has been owned and farmed by the Brittain family for the past 74 years. In 1994, in common with many other small farms around that time it became less viable financially and it was necessary to look for some form of diversification to keep the farm together. Several areas adjacent to the farm and its buildings had been maintained as "hobby" private garden areas over the years and the cultivation and sale of plants seemed to provide a ready made trade to diversify into. From very small beginnings the Nursery has developed into what it is today namely a small viable nursery that is open full time five months of the year, part time for three months and closed during January, February and March. It provides full time employment for one person and part time seasonal work for three others.

Evidence That Its Use Began More Than Ten Years Before the Date of The Application

The evidence regarding the period of its use is contained in the attached four letters: -

1. Letter from Frank Marshall Chartered Surveyors, Auctioneers & Valuers that states J. W. Brittain of Staden Lane as been trading with them on the horticultural side for approximately 15 years.

2. Statement from A, Francis Plants and Flowers that confirms that they have been trading with the Brittons at Slade Hill Farm, Buxton for approximately 15 years with the sale of plants and horticultural products.

3. Evidence from the National Farmers Union that an Insurance Policy has been in existence for a period of at least 15 years for a nursery on The Site.

4. Confirmation from David Davenport & Co who are wholesale young plant suppliers to the Horticultural Trade and Local Authorities that they have been supplying Mr Brittain with young plants and associated sundries since Spring 1992.

I consider that the above evidence provides irrefutable evidence that the business of a Nursery was being carried out at The Site 10 years prior to the submission of The Application.

Marshall Design and Build
March 2011.

CHARTERED SURVEYORS

AUCTIONEERS & VALUERS

NDA/lmk
28th January 2011

FRANK MARSHALL
THE COMPLETE PROPERTY FIRM
www.frankmarshall.co.uk

To whom it may concern.

Dear Sir(s),

This letter is to inform you that J. W. Brittain of Slade Lane, Buxton, Derbyshire has been trading with Frank Marshall & Company, agricultural and horticultural auctioneers for a great number of years, firstly on the agricultural side and, approximately 15 years ago, progressing onto the horticultural side purchasing a variety of nursery and young plant stock.

I hope this helps with your enquiries.

Yours sincerely,

[redacted]

N. D. Ashley
Auctioneer.

CONTACT

CHELFORD AGRICULTURAL CENTRE
CHELFORD
MACCLESFIELD
CHESHIRE, SK11 9AX

TEL: 01625 861122
FAX: 01625 860079

chelford@frankmarshall.co.uk

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NICK HALL NAVA
ROGER LEE FRICS
NICK TOMLINSON
ROY WALLER

AUCTIONEER

NIGEL ASHLEY



A. Francis Plants & Flowers

Moss Lane Nursery, Glazebury

Bedding Plants
Display Plants &
Hanging Baskets

Head office Address
97 Broadway
New Moston
Manchester
M40 3PH

To whom it may concerned

This is to notify you that I AlanFrances have been trading with the Brittons at Slade Hill Farm Buxton for approx 15 years with the sale of plants and horticultural products.

Kind Regards

Mr A Hicklin
(proprietor)

[redacted]

Contact:
info@northwestplants.co.uk
www.northwestplants.co.uk
Tel: 07774 493 184

P M Burnip
NFU Office
87 Market Street
Chapel-en-le-Frith
High Peak
SK23 0JD
Telephone: 01298 813055
Fax: 01298 816460

Mr J W Brittain
Slade Hill Farm
Staden Lane
Buxton
Derbyshire
SK17 9SZ

Our Ref:
Your Ref:
Direct Line: 01298 813055
Email: chapel-en-le-frith_agency@nfumutual.co.uk
Date: 25 June 2010

Dear Mr Brittain,

Insurance Policy 080X2959352

I refer to our recent conversation regarding your occupation as a nursery owner at the above address.

I can confirm that I have been the NFU Mutual Agent and NFU Group Secretary for the High peak for 15 years. There has been a nursery and poly tunnels on the site for the whole of that time and, on speaking to my office manager who has been here far longer than myself, for some considerable time prior to my arrival.

The above insurance policy covers this business and includes cover for the poly tunnels and once again, has done for 15 years that I know of.

I trust that this is the information that you require but if I can be of any further assistance please do not hesitate to contact me.

Yours Sincerely

[redacted]

NFU Mutual Agent & NFU Group Secretary

David Davenport & Co
Swallowdale Farm
Station Road, Goostrey
Cheshire, CW4 8PJ
[redacted]

January 2011

To Whom It May Concern:

Re: J.W. Brittain

Staden Nursery
Slade Hill Farm
Staden Lane
Buxton
Derbyshire
SK17 9SZ

We at David Davenport & Co are wholesale young plant suppliers to the Horticultural trade and local Authorities.

I personally, and as owner of the company have now been supplying Mr Brittain with young plants and associated sundries since Spring 1992.

Over the years the business between ourselves has steadily grown to the point where Mr Brittain now brings much valued custom in what are bleak times.

Yours sincerely

[redacted]

David Hassall.