HPK/2011/0460

Planning Application Ref: HPK/2011/0460

I have detailed below further information in relation to the above planning application to explain in more detail the proposal and our future plans for the building and land.

Current Situation:

We currently have 2 acres of land immediately surrounding our house on Woodhead Road, together with a further 2 acres of grazing land which is on an annual grazing licence from United Utilities. We also have 2.5 acres of land on a grazing licence from Tameside Council which we have held for the last 20 years.

We have two stone built stables at our home and utilise the surrounding land and that on which we have grazing licences for our two horses.

In addition to the horses we have 40 free range chickens at our home which currently operates as a bed & breakfast.

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Proposals for building and land at Cemetery Road:

Our intended use of the building is to be for:

1. Relocate chickens from home address.
2. Keeping and rearing of stock, pedigree breeds of sheep, cattle & pigs.
3. Storing farm machinery / implements i.e. tractor, etc.
4. Feed storage.

Reason:

The chickens need to be relocated as they are free range and the house operates as a B&B which we are also diversifying into a Tea Rooms, which unfortunately with more people visiting during the day the chicken faeces is going to become a hygiene problem if it transfers via peoples feet into the tea room area. Also the chickens are inclined to use the picnic benches as a perch which is not hygienic for anyone consuming food.

I own a tractor , livestock trailers and some farm machinery which is currently kept at our home and at my brothers yard. These will need to be moved from home for safety reasons when the Tea Rooms open and general public with children are visiting the premises. I would want these items to be secure within the proposed building.

I have worked in the meat industry and in agriculture for the last 43 years and have always aspired to owning my own stock and have purchased this land as the first stepping stone to allow me to fulfil my ambitions. We have registered the land with DEFRA (Rural Payments Agency) and have been issued with our holding numbers.

We have lived at The Old House for 14 years and in this time we have renovated the property and established a successful growing business which has been made possible through discussions and permissions granted via The Peak District Planning Authority. We have always consulted the Planning Officers for advice and recommendations on any projects we have embarked on and we hope to have a similar working relationship with the High Peak.