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# Justification

The land shown on the attached plan and the access from Platt Street is in agricultural use, and has been since at least 1993, when the applicants moved into 49 Platt Street. At the time there were agricultural building and hard standings directly adjacent the access (position as indicated on the OS plan below).

The applicant's business is horticultural and landscape design, maintenance and contracting. The land was purchased from the previous owner as agricultural land with the express intention of growing trees, shrubs, perennials and other plants in an organic fashion, to supply his business and customers. This could, over time, provide the vast majority of the business's plant material needs, thereby reducing imports, improving efficiency and simultaneously representing a sustainable contribution to the development of the rural local economy.

The proposed shed is required to provide storage of plants and growing materials, related tools, transport and plant; and also facilitate shelter for the preparation of cuttings, germination, fertilisation, etc. of plants grown from seed and cuttings from elsewhere. The shed proposed is modest in proportion, suitable for the needs of the business and designed and located to be of the least impact on either residential or visual amenity.

The proposal is to supply the applicant's business and customers only at the outset. Whereas, further down the line, there may be an opportunity to sell horticultural produce on-line, the proposal would not have any element of retail or gate sales emanating from the site or the building itself and it is intended that this continue to be the case.

It is not generally necessary, in these kind of cases, to produce financial projections, as the viability of the proposal is not part of the consideration. However, it is understood that there may be concerns about longevity, and it is in no-one's interest to have remnant or derelict buildings scattered around the countryside should business ventures fail. Hence, it would be acceptable to the applicants to have a 3 or 5 year temporary consent if it were considered appropriate in this instance.