HPK/2012/0220

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# Justification

**Introduction**

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). After discussion with the case officer, Ms Anne Jordan, it was decided to seek to re-erect a building on the original footprint.

The land was purchased from the previous owner as agricultural land; it is intended to use the land for agricultural purposes (i.e. not as an adjunct to the residential curtilage), for income and also to support the applicant's horticultural and landscape design, maintenance and contracting business.

**National Policy**

The now current overarching planning policy is the National Planning Policy Framework (2012).

In the introduction, the NPPF states:

*At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.* (Para. 14)

LPAs are urged, in para.17, to '*proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs';* and also *'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.'*

In Chapter 3 the NPPF states:

*'Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;*

- *promote the development and diversification of agricultural and other land-based rural businesses'* (Para 28).

**Local Policy**

The Regional Plan has been superseded as has effectively the emergent Local Development Framework.

The Local Plan for High Peak is not up-to-date, but in any event supports agricultural development in appropriate circumstances.

**Agricultural Use**

The express intention is the growing of trees, shrubs, perennials, soft fruit and fruit trees, herbs and other plants in an organic fashion, initially to supply his business and customers and as production progresses a wider market via the internet. This is undeniably a sustainable use, and therefore the proposed development must be sustainable also.

Production will, 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 local economy. In the short term the enterprise would sustain Mr Boult's business and his own employment; in the longer term there would be an opportunity to provide training and employment opportunities for local young people.

It is also the intention to breed, sell and show rare breed poultry on the site.

The proposed shed is of sufficient size and extent to facilitate all of the uses to which it is to be put, so that external paraphernalia will be kept to a minimum (e.g. the van that is currently on site is a temporary store for tools etc., which would be housed in the shed and therefore not clutter up the site). required to support the agricultural use of the site, 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.

Current arrangements are such that the only shelter is provided by the poly-tunnel, which is an unsuitable and unhealthy work environment.

**Description**

The shed proposed is agricultural in appearance, 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.

**Community Involvement**

The applicant has circulated details to all neighbours likely to be in any way affected by the proposal; no-one has expressed a formal objection; most of whom are fully supportive.

**Conclusions**

The proposal is by definition a sustainable development.

It is considered that the proposal accords with all relevant policy.

The proposed shed is necessary, appropriate, fit for purpose and suitably designed and sited.

Neighbours have been consulted and have generally expressed support for the proposed development.

The development is therefore considered to be acceptable.

**Note**

It is not generally necessary, in such 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 condition limiting the development to a 5 year temporary consent if it were considered appropriate in this instance.