

Proposed Apiary Workshop/Training Room

Land r/o 49 Platt Street Padfield SK13 1EY

For Mr Nick Boulton

Planning Design & Access Statement

Introduction

I am asked by Mr Nick Boulton to make an application for a workshop training room in association with his small holding and bee keeping business, on land at the rear of 49 Platt Street.

Summary Conclusions

- This modest building is required to facilitate a training room and workshop area in association with the bee keeping business, currently part of the agricultural small-holding.
- The building is designed to fit in with the rural location, and the agricultural use on which it will be attendant.
- Its size, height and scale are all concomitant with the use, purpose and surroundings. It is sited to further reduce any potential impact.
- Opportunities for learning about the practice and business of bee-keeping are limited.
- There is an opportunity to develop an unusual rural business and potentially provide further local, land-based employment on this established and authorised smallholding.
- Bee-keeping is an agricultural activity, by definition, and is therefore an appropriate use in the countryside. Training is a quiet activity in of itself and is no threat to amenity.
- The existing access off Platt Street is safe and adequate for purpose; visibility is satisfactory in both directions.
- It is not considered that, at this level of use, parking will be an issue either in terms of amenity or highway safety.
- Access for the less able will be facilitated on site, with the provision of wide doorways, ramped accesses and surfaces that are suitable for use by the less ambulant.
- The site is in a sustainable location.
- The proposed development is sustainable.
- It is considered that the proposal accords with the spirit and content of NPPF 2012 & NPPG 2014, local planning policies and supplementary guidance.

Proposal

It is proposed to erect a single storey timber outbuilding with a green mineral roofing felt roof to the following dimensions and specification:

- Footprint 6m long x 3.7m wide
- Eaves height 2.198m
- Ridge height 3.111
- Fully Glazed Joiner Made Double Doors and Opening Windows.
- Permeable paving and landscaping to later detail

Use

The building is required to facilitate a training room and workshop area in association with the bee keeping business, currently part of the agricultural small-holding.

It is intended to offer training courses for budding apiarists. These will normally be 2 or 3 days in extent and take place throughout the week or at weekends, initially to a target not exceeding 26 sessions per year.

The building will be used to teach up to 8 trainees per session, working in the classroom and on the apiary area adjacent. Training will include all aspects of bee-keeping and also, as required, the construction and physical maintenance of hives.

The 'shed' is simply a space in which to deliver the training; there would be no internal facilities. There are of course food preparation and hygiene facilities in the house (No 49) and the sessions could be further supported with a portable site toilet placed at the side of the agricultural store for the duration of training periods only. (This in itself would be Permitted Development under the GDPO).

Design

The building is designed to fit in with the rural location, and the agricultural use on which it will be attendant. Its size, height and scale are all concomitant with the use, purpose and surroundings. It is sited to further reduce any potential impact.

Background

Mr Boulton first got interested in bee keeping as a side-line to the small holding business, but it quickly became apparent that not only is it a fascinating occupation, but there is an urgent need for more bees, more trained bee keepers and an expansion in the number of active hives in the UK and Europe-wide (See Figs 1 & 2 below as examples). Opportunities for learning about the practice and business however are limited e.g. there are currently no training facilities in the region. There is therefore also an opportunity to develop an unusual rural business and potentially provide further local, land-based employment on this established and authorised smallholding.

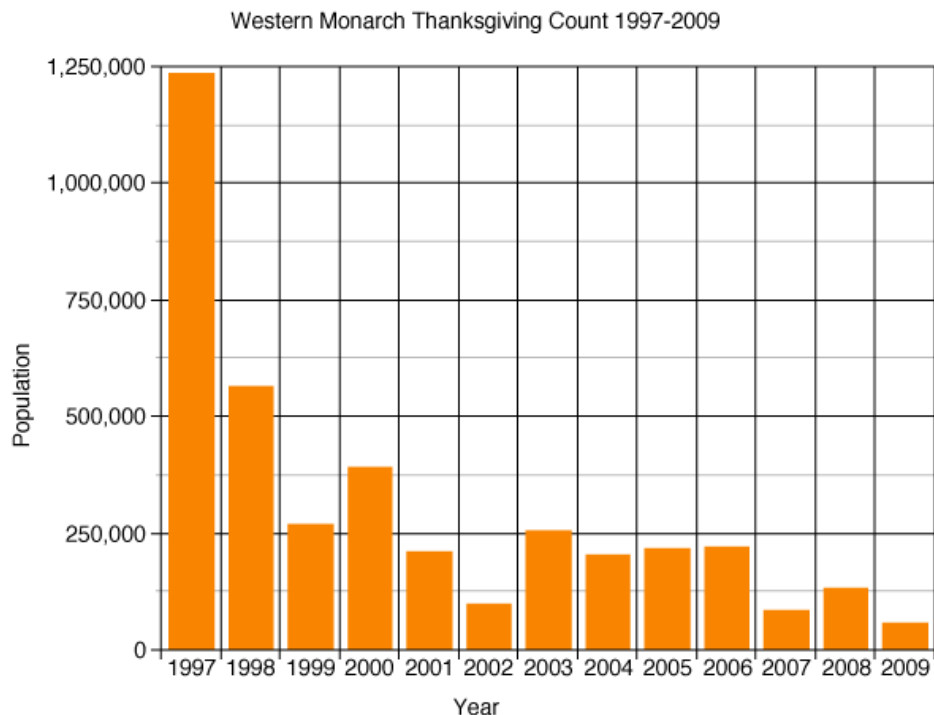


Fig1 Bee population graph – Monarch bees

Bee decline

Scientists now say one of the causes of colony collapse disorder (CCD), killing honey bees across the U.S., may be parasite-carrying honey bees from Australia.

Symptoms of CCD

- Failure to return to hive; no evidence of dead bodies
- Queen bee and adequate food supplies are left behind
- Other insects, predators don't immediately invade abandoned hive

Mix of causes may sicken bees

Pesticides

- Variety of pesticides used in the different areas reporting CCD
- Difficult to test for all possible pesticides simultaneously

Stress

- Strain from being moved long distances by beekeepers to pollinate crops
- Sudden changes in time zone, climate



Who's in the colony

Queen

- Fertile female, one in each colony; only lays eggs



Drone

- Male; task is to mate with queen, die shortly thereafter



Worker

- Infertile female; thousands in colony, collect pollen, nectar

Parasites

- Varroa mite, a bloodsucking parasite
- Pathogen, Israeli acute paralysis virus
- Not all CCD colonies contain parasites

Nutrition

- Fed corn syrup diet in winter
- Nutritionally inferior nectar and pollen of modified crops
- Little variety in diet; colonies pollinate one crop

Source: Mid-Atlantic Apiculture Research and Extension Consortium
Graphic: Melina Yingling

© 2010 MCT

Fig 2 Extract from MCT paper 2010 (This a USA example, although the content is common)

Amenity

Bee-keeping is an agricultural activity, by definition, and is therefore an appropriate use in the countryside. There are no smells or other externalities attendant upon the use.

Training is a quiet activity in of itself. The location for the outbuilding, within the existing small holding and behind (to the north) the neighbour's existing shed will ensure that there is no disturbance nor any visual impact attendant on the development.

If it were thought appropriate, an '*hours of operation*' condition could be considered for the training use – the operation of the small holding, in particular the bee related part, would have to remain unfettered.

Similarly if there were concerns about longevity and future maintenance of the building, the LPA could consider granting a temporary consent in the first instance. Whereas this would be less than ideal, from the point of view of future business investment, it would be acceptable to the applicant were that a defining consideration.

Access, parking and accessibility

The existing access off Platt Street is safe and adequate for purpose; visibility is satisfactory in both directions.

The site as a whole can accommodate up to 6 cars and there is unrestricted parking on the street. Furthermore, there is a good bus service to the town, a train station is at the bottom of the road (coming to the facility by sustainable transport will be encouraged) and also the Longendale Trail car park is within easy walking distance of the site. It is not considered that, at this level of use, parking will be an issue either in terms of amenity or highway safety.

Access for the less able will be facilitated on site, with the provision of wide doorways, ramped accesses and surfaces that are suitable for use by the less ambulant. There are apiarists who are disabled, either physically or in terms of senses, and there is no inherent barrier to any section of the community in enjoying the activity - it is well-known that there are many therapeutic benefits of the care of other living creatures; in this case the benefits to both participants and bees will be promoted.

Sustainability

The site is in a sustainable location, being served by a wide range of transport choice (see above) and being in easy proximity to a full range of shops and services, including hotel and B&B facilities.

The proposed development is sustainable in that it is an adjunct to a bona fide agricultural business; in an appropriate location which seeks to contribute to the local economy as well as the community at large; the provision of training to help to ensure longevity of the rural economy; all without detriment to the character of the countryside of the amenity of others.

Planning Policy

National

In national terms, the relevant policy advice is National Planning Policy Framework 2012 (NPPF 2012) and companion document National Planning Policy Guidance 2014 (NPPG 2014).

These documents set out the Government's policy position. The principal thrust of the advice is to promote sustainable development, in this case, in the rural environment.

It is considered therefore that, for the reasons stated above, **the proposal accords with the spirit and content of NPPF 2012 & NPPG 2014.**

Local

Local Policy is incorporated in the emergent Local Development Framework, the basis of which seeks to reflect the spirit and content of the national guidance. The LPA's website states that there are no Development Plan Documents (DPD) but that '*a new local plan for High Peak is being prepared*'.

The LPA presumably continue to rely on the Saved Policies in the Adopted Local Plan (March 2005) in as much as they are in accordance with NPPF/NPPG.

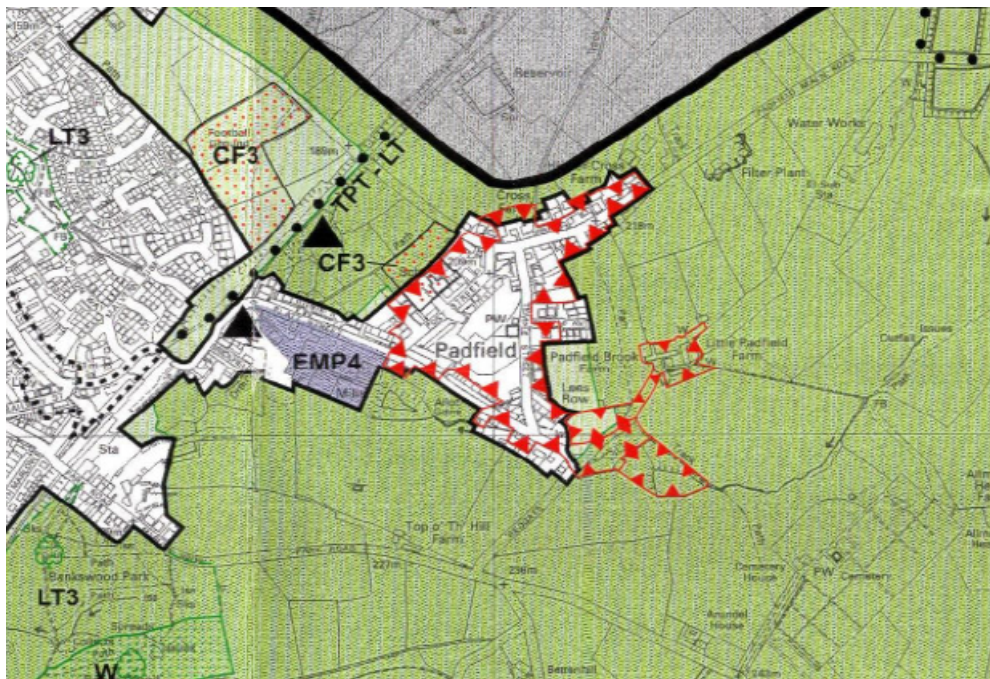


Fig 3 Extract from the ALP (2005)

Relevant policies are:

Policy 3 GD4 – CHARACTER, FORM AND DESIGN

Planning Permission will be granted for development, provided that:

- Its scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and any associated engineering, landscaping or other works will be sympathetic to the character of the area, and there will not be undue detrimental effect on the visual qualities of the locality or the wider landscape

Policy 4 GD5 - AMENITY

Planning Permission will be granted for development provided that: It will not create unacceptable loss of, nor suffer from unacceptable levels of, privacy or general amenity, particularly as a result of:

- overlooking;

- loss of daylight and sunlight;
- overbearing effects of development;
- air, water, noise, light and other pollution;
- risk from hazardous substances and processes;
- traffic safety and generation

Where appropriate, conditions will be imposed and/or planning obligations sought, to ensure amelioration measures are taken to adequately address the impacts on amenity

Policy 9 OC1 - COUNTRYSIDE DEVELOPMENT

The Countryside will cover all land beyond the Built-Up Area Boundaries defined on the proposals map, including the Green Belt and Special Landscape Area. Within the Countryside, Planning Permission will be granted for development which is an integral part of the rural economy and which can only be carried out in the Countryside provided that individually or cumulatively:

- the development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlements; and
- the development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an
- unacceptable urbanising influence; and
- the development will not have a significant adverse impact on the character and distinctiveness of the countryside

Policy 10 OC2 - GREEN BELT DEVELOPMENT (Extract)

In the area of green belt defined on the proposals map approval will not be given, except in very special circumstances, for the construction of new buildings for purposes other than:

- agriculture and forestry;

Policy 59 EMP7 - INDUSTRY AND BUSINESS IN THE COUNTRYSIDE

Planning Permission will be granted for business and industrial development in the countryside, provided that:

- the development can be accommodated within existing buildings; or
- any new buildings, alterations or extensions are essential, and well-related to existing
- buildings and appropriate to a countryside location in terms of scale, siting, design and

- external appearance; and
- adequate site access is available

It is **considered that the proposal accords in full** with the saved policies and therefore the Adopted Local Plan.

Other

In addition the LPA has produced a range of Supplementary Planning Documents (SPD); the Landscape Character SPD Adopted March 2006 is partially relevant. Padfield is virtually surrounded by Green Belt; however, the landscape around the north and west of the settlement is shown in this document as broadly being in '*Settled Valley Pastures*'. The description (pages 36 & 37) bears little relationship to the immediate site surroundings which are frankly more sub-urban than 'pasture' in character.

The small holding is established and authorised; the proposed addition will be well integrated with the existing layout and will not have a material impact on its appearance. It is **concluded** therefore that the proposal will not affect the character or appearance of the landscape at this point.

Conclusions

This modest building is required to facilitate a training room and workshop area in association with the bee keeping business, currently part of the agricultural small-holding.

The building is designed to fit in with the rural location, and the agricultural use on which it will be attendant.

Its size, height and scale are all concomitant with the use, purpose and surroundings. It is sited to further reduce any potential impact.

Opportunities for learning about the practice and business of bee-keeping are limited.

There is an opportunity to develop an unusual rural business and potentially provide further local, land-based employment on this established and authorised smallholding.

Bee-keeping is an agricultural activity, by definition, and is therefore an appropriate use in the countryside. Training is a quiet activity in of itself and is no threat to amenity.

The existing access off Platt Street is safe and adequate for purpose; visibility is satisfactory in both directions.

It is not considered that, at this level of use, parking will be an issue either in terms of amenity or highway safety.

Access for the less able will be facilitated on site, with the provision of wide doorways, ramped accesses and surfaces that are suitable for use by the less ambulant.

The site is in a sustainable location.

The proposed development is sustainable.

It is considered that the proposal accords with the spirit and content of NPPF 2012 & NPPG 2014, local planning policies and supplementary guidance.