



HIGH PEAK ARCHITECTS LTD

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Taxal Bonsai, Land off Linglongs Lane, Taxal SK23

Planning application for a glass greenhouse and timber storage shed and removal of two unauthorised greenhouses.

23 March 2017

Ref 1381.Db.01

DESIGN AND ACCESS STATEMENT

This statement is to accompany the drawings submitted for a Planning Application with High Peak Borough Council for a greenhouse and storage shed on land off Linglongs Lane. The owners currently have two greenhouses on the site as well as using it to store equipment for their business growing bonsai trees. The owners were unaware that this would require planning approval until they were informed by the Enforcement Officer. The applicants then tried to submit a planning application for a new greenhouse and storage shed as well as removal of the existing greenhouses, but were informed that the application was invalid for a number of reasons. We have spoken to the Enforcement Officer, who has informed us that a Full planning application is required for the proposals, and it needs to include for the removal of the two unauthorised greenhouses.

The area is a field which appears to be in agricultural use. At some point, at least in 1970's, it appears to have been used as the kitchen garden for Taxal Lodge. The applicants gained planning approval in 2015 for a vehicular access from Linglongs Lane – ref HPK/2015/0016.

The applicants are using a small fenced off area of the land as a base for growing bonsai trees. They will be growing trees for bonsai cultivation from seeds or cuttings. The greenhouse is needed for propagation and overwintering small trees grown for bonsai. This is very rare in this country as most trees are imported. The cost of importing is rapidly increasing and this is a way to cultivate home grown trees. It is a way to supplement and compliment their existing florist's business. There will not be any public or trade access. There is parking for one vehicle at the entrance to the site. No more parking is required.

The use of the land for growing bonsai trees we believe comes under 'agriculture'. Section 336 of the Town and Country Planning Act 1990 states:

"agriculture" includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly;

The enforcement officer also had issue with the amount of equipment on site which is used for the business. The proposal is for a timber shed which will house, for example, the ride on mower, sprayer, tools, composts and pots. This will ensure the land is kept tidy. The applicant, in tidying the site, also proposes to increase the amount of planting around the timber fence. This planting has already been started.

The greenhouse has been positioned on the flattest part of the site, at the top next to the gate. It has been pushed towards the southern boundary to keep it out of the shade of the tree and to ensure there is no effect on the tree. Both the shed and the greenhouse do not require foundations; the shed will be sat on stone flags on a sand base and the greenhouse will be sat on concrete blocks.

This is a small scale business for the propagation of bonsai trees in a field. Expansion of the rural economy and enterprise should be encouraged.

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