

## GROUND OF APPEAL

16.10.17

This appeal is against the refusal of planning permission for - **proposed change of use to create six touring caravan storage spaces in existing field.**

The planning application dated 17 January 2017 was submitted on the 20 January 2017. However due to the Planning Authority requiring additional information prior to registration, the application was not validated until the 13 June 2017.

The appeal site is grazing land forming part of Westfield House Farm. The field is flat and low level.

This field is to the south of the existing caravan and camping site. This was granted planning permission in 2014 for a sewage collection tank and small building to form sluice room. ( High Peak reference HPK/2014/0077 )

The proposal is a very small scale development, being for the temporary storage of only six moveable touring caravans

The development does not involve any new building work or engineering work.

No new hardstanding area would be needed on the site of the caravan storage. The existing grass is to remain. Caravans will simply be parked in the field during their temporary storage period.

No additional access track is required to allow the caravans to be moved to and from the site. The condition of the field will not be affected.

The site, which is the subject of this appeal, cannot be easily seen from High Hill Road, Batemill Road and the Sett Valley trail.

The site, which is the subject of this appeal, is not in close proximity to any neighbouring residential properties. The change of use would not adversely affect residential amenity.

A tree planting scheme would be carried out to the west of the site. Thereby helping to screen the caravans from Batemill Road.

There are existing trees to the south of the site. Additional trees will be planted, as necessary, to close any gaps in this tree line. Thereby helping to screen the caravans from the Sett Valley Trail

If necessary, additional screening / tree planting could be provided to the east of the site.

The existing caravan and camping site business was established by the appellant in 2014. This was to create additional income and help to ensure that the existing agricultural business remains viable. The temporary storage of touring caravans, which is the subject of this appeal, is a further diversification to help the farm income.

Taking into account the low level position of the site and extensive tree planting / screening that could be carried out. It is considered that the storage of just 6 touring caravans on this land, which is close to the existing caravan and camping site, would not result in significant harm to the openness of the Green Belt and would not be an undesirable intrusion into the countryside.

It is therefore respectfully requested that this appeal be allowed

I've lived on this land now for 10 years and in all that time I have had to make it pay for itself. Receiving only £135.87p per week in pension from the government I need to supplement my income by other means. The campsite helps with this but is not full all year round therefore some other means of income is needed. Caravan storage seems an ideal solution to help me out.

Land needs to pay for itself. The cost of looking after land is high if it is to be kept in good heart. I keep hens, pigs and sheep for food and grow as many of my own vegetables as I can. I also use my own wood for fires thus cutting down on the cost of heating.

I have several areas on the land dedicated to wild life, butterflies, moths, birds etc. I have kingfishers nesting in the river bank and there is an abundance of wild flowers growing in the hedgerows and in the wild areas.

A lot of my campers have asked if they can leave their caravans on our land so that they can visit on a regular basis, without storage I can't do this. Visitors to the area means income for the surrounding shops, pubs and cafes as well as us.

Spool

Mrs. J. Pool

15/10/17