

Supporting Statement

Land off Eaves Knoll Road, New Mills

Introduction

This document has been produced in support of a full planning application to authorise the use of a vacant site in the greenbelt as a private garden, with off-road parking area, grassed lawn and wildflower planting, vegetable patch and the erection of a lockable shed to house tools.

Location

The site is located on a triangular shaped piece of private land to the east of Eaves Knoll Road, New Mills.



Figure 1 – Location Plan LP01

The site is raised from the adopted highway, and accessed via a track which runs south east from Eaves Knoll Road.



Figure 2 – Access track

The site is bound by a dry stone wall visible at varying heights from within the site. There is a telegraph pole within the site to the south and wires overhead.



Figure 3 – Dry stone wall boundary

The site slopes from north to south. The topography is uneven and comprises made ground, as a result of infill over many years. There is an accumulation of rubbish and the site has been vulnerable to fly tipping.



Figure 4 – Uneven ground within the site

Proposals

The proposal to change the site to garden land is advantageous in many ways.

The land has been previously uncared for and has been the site of antisocial behaviour in the form of fly tipping and littering. The land is visible from the highway and interjects the view from existing properties to the east to the rural vista to the west. Currently the site is scrubland, and a greater aesthetic could be achieved with the work of the new owner to create a peaceful garden.

A level parking area has already been created, but is currently unsurfaced. A weed membrane with gravel on top is proposed to surface the parking area. The creation of the parking area within the site will allow the owner of the land the opportunity to park their vehicle off-road while tending to the garden. Their vehicle will not be left abandoned in the way of traffic on Eaves Knoll Road and will not cause disturbance to dog walkers or other vehicles using the public highway. The parking area will only be used while the garden is in use. The owners do not live on the site and will use it for recreation in their spare time.

A gap was created in the existing boundary dry stone wall to facilitate entrance to the site for a vehicle – this was done prior to the owner being alerted to the fact that the land is green belt and any development of the land would require an application. The gap has now been closed via the installation of a grey metal farmers style gate, 16 feet in length. The gate was authorised by the Compliance and Monitoring Officer, Andy Thomas, as there have been instances of theft from the site. The gate has already been the subject of criminal damage; however it has been re-erected for the purpose of site security and to prevent trespass.

Another gap, 3 feet in width was already there when the owners purchased the land. This gap is proposed to be closed via the installation of a smaller gate in the same style.



Figure 5 – New farmer style gates for security

Before any work to create the garden could continue there has been a process to remove scrub planting and unwanted material from the site. Accumulated rubbish and litter, rusty metal and fly tipping had created an area that was ugly and unsafe. This work has stopped while the application is submitted, however the work to clear the site will be lengthy and is required before the work to create the garden as proposed can be carried out.

Stones of varying size have been uncovered on the site, and these have been retained, sorted and the creation of a feature wall/ steps commenced, Again, this work has stopped while the application is considered.



Figure 6 – Feature wall constructed from uncovered stone within the site

There are existing trees on the site which are proposed to remain, however currently the remaining planting is self-seeded scrubland, and has low biodiversity value. The owner proposes to create a garden with a vegetable patch in the south west corner and a grassed area in the centre. The owner also proposes a border of wildflower to the edges of the site adjacent to the boundary walls to increase biodiversity and encourage wildlife and insects to the land.

The proposal includes the erection of a much-needed shed to house tools and collapsible seating for use when tending the garden site. Shed details are included with the application. The proposed shed will be constructed from timber and will have glass windows. It will be lockable for security purposes.

Conclusion

The site has been purchased by the owners for the purposes of rehabilitation. Following ill-health, it is their dream to tend their little piece of paradise, using the garden as a hobby; a place to tend, grow vegetables and make the most of the beautiful views.

The site as it stands currently is overgrown scrubland, a location for fly tipping and anti-social behaviour. The new owners of the land propose to save the site and create not only an area that they can enjoy, but their neighbours and anyone who passes the land while walking, cycling or driving past.

Please consider the use of this incidental land suitable for use as a garden and positively determine the application.