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PC/GJP/NSB04

7th January 2026

PROPOSED DIRECT TO THE PUBLIC MILK VENDING POINT

ON LAND

AT

HIGHER BROOKHOUSE FARM

BROOK HOUSE DRIVE

FAIRFIELD ROAD

BUXTON

SK17 7HW

FOR

MR & MRS J SPILLANE

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REPORT TO ACCOMPANY THE PLANNING APPLICATION FOR THE ABOVE

PROPOSAL INCLUDING DESIGN AND ACCESS CONSIDERATIONS

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1.0 The author and basis of instruction.

- 1.1 This document has been prepared by G J Perry, Planning Consultant, of 2 Church Street, Uttoxeter ST14 8AG. It is a sole-practitioner firm and I have been involved in advising agricultural and equestrian clients, principally in the Derbyshire, Leicestershire, Lincolnshire, Staffordshire and Yorkshire areas since 1986. I regularly prepare agricultural justification statements for farmsteads, farmhouses, agricultural key worker dwellings and all types of agricultural buildings and structures to support planning applications.
- 1.2 I have been instructed by the Applicant, Mr J Spillane, to produce a report in support of the planning application being submitted for a milk sales direct to the public. The factual information contained herein has been supplied by the Applicant and is believed to be correct in all respects.

2.0 The Farming Operation

- 2.1 The Applicant farms approximately 237 hectares/585 acres of land under Holding number 09/12/0093 principally centred at Higher Brookhouse Farm. The farm is a dairy, beef and sheep operation. Like many farmers, the Applicants are constantly looking at ways to sustain the farm by diversification and to increase the viability.
- 2.2 As part of farm diversification plans, planning permission was sought and granted on 13th March 2018, under reference number HPK/2017/0592, for the erection of a block of 15no canine boarding kennels and associated accommodation and exercise area. Following the success of the boarding kennels, further planning permission was sought and obtained on 1st February 2024, under reference number HPK/2023/0474, for a further 10no kennels and 1no isolation kennel. These permissions have been implemented in full. The conditions attached to the consent included visibility splays onto the A6.
- 2.3 The dairy operation has been successful over the years, but a major setback was experienced in November 2025 when, in common with a number of farmers in the area, the contract with the principal outlet for the milk was terminated at short notice. The Applicant has therefore had to consider alternative sales outlets.

3.0 The proposal

- 3.1 The Applicant has other smaller outlets for the milk, including a few direct sales to the public. To date the demand for sales to the public has far outstripped the availability of produce. The Applicant is therefore looking to exploit this element.
- 3.2 The kennels are served by a direct access onto the A6, which is separate from the heavily-used main farm access. Approximately 30 m/100 ft from the A6 on the north side of this kennel access road is an area of hardstanding sometime used for collecting sheep and it has its own gates. It is proposed to place a small shed adjacent to this area and use the existing hardstanding as a parking area. Should planning permission be forthcoming, stockproof fencing around the unit and hardstanding will be introduced to prevent interaction between livestock and the visiting members of the public.
- 3.3 The application site has good visibility from the A6 in both directions and there are no overlooking residential properties.
- 3.4 As a result of the above considerations the application has been drawn up, and this document provides supporting evidence.

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DESIGN AND ACCESS CONSIDERATIONS

4.1 Assessment of the suitability of the application site

- 4.1.1 The application site is a short distance from the A6 and utilizes an existing access already approved by Derbyshire County Highways. The proposal will use existing hardstanding and there are no overlooking residential or other properties.

4.2 Evaluation of the existing buildings on the application site

4.2.1 There are no buildings on site which can meet the requirements.

4.3 Design considerations for the existing buildings

4.3.1 The proposed structure will be of typical 'domestic shed' type construction.

4.4 Services

4.4.1 The additional development does not impact on any existing arrangements.

4.5 Landscaping and the Environment Agency

4.5.1 The proposed development benefits from existing mature landscaping.

4.5.2 The Environment Agency (EA) advises that the property is not within designated Flood Zones 2 and 3 and therefore there are no requirements in this respect. The Applicant is not aware of any other EA requirements in respect of this application.

4.6 Biodiversity considerations

4.6.1 The proposal sits on land which is principally existing undisturbed hardstanding and the proposed structure is less than the 25 sq m limit. No natural habitat will be lost as a result of the proposal.

4.7 Access and highways arrangements

4.7.1 The proposal is served by an existing approved access and all vehicles will continue to be able to enter and leave the site in forward gear in compliance with the requirements of Derbyshire County Highways.

- 4.7.2 There will be an increase in vehicular movements as a result of the proposal:
However, it is anticipated that there are unlikely to be an average of no more than a couple of extra vehicle movements per hour. These are likely to be cars.

5.0 Employment

- 5.1 No additional employment will be required.

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6.0 Other matters

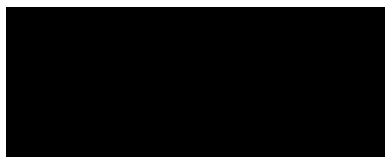
- 6.1 The Applicant is not aware of any further requirements in respect of this application.

7.0 Conclusion

The proposal will, if permitted, provide improved sustainability of the farming operations. This accords with National and HPBC Policies covering encouraging the rural economy and the maintaining the countryside through good husbandry.

8.0 Informative

- 8.1 The foregoing is designed to provide Members and Officers with the background to the planning application together with a profile of the existing business without divulging commercially sensitive information. In the event that any further information or explanation is required, the Applicant will be only too happy to provide it through the Agent.



G J Perry Planning Consultant