Stone Planning Services Limited

Ref: SPS/0027 Date: 27th February 2021

Amber Valley Borough Council,
Planning
Market Place,
Ripley
Derbyshire
DE5 3BT

DESIGN AND ACCESS STATEMENT / PLANNING STATEMENT

Dear Sir/Madam,

Clear Springs Farm, Sandhall Lane, Aderwasley, Belper, Derbyshire

Stone Planning Services appointed by Ms S Gibson to prepare and submit a full planning application for the change of use of former barn to storage of Landscape contractor's trailers and equipment.

Application Site

The application site relates to a commercial building located at Clear Springs Farm, Sandhall Lane, Alderwasley. It is located at the eastern end of what would have been the former farmyard. It now lies within the curtilage of the residential property.

The metal framed building is elevated with corrugated sheeting on the walls and roof. It has a metal full height door on the western elevation for vehicles to gain access. Within this is a pedestrian door. There are no other openings in the building. The building measures 18.4m x 9m.

It was used in the past by Inflatable Designs who manufactured inflatables.

The building is surrounded by high hedging on three sides; just the front elevation onto the courtyard is visible (See Photographs) .

Access to the site is gained via the historic drive that leads onto Sandhill Lane.

To the west is the original farm complex, to the east and south agricultural fields. To the north, some distance away is a new agricultural enterprise - Park Farm. A number of agricultural buildings have been erected and a mobile home has recently been approved. This enterprise gains access off the same driveway as the proposal.

Proposal

The retrospective proposal relates to the use of the barn for the storage of trailers and landscape equipment associated with a local landscape business.

The building accommodates two trailers. The use started in June 2020.

The trailers may be moved two or three times a week. Normally the trailers would be taken to site and kept there during the duration of the job and either brought back to the barn or taken straight to the next site.

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Fletcher Gardening Services is using the building, they are locally based in Belper and serve customers in the Borough and beyond.

Planning policy

National Planning Policy Framework
Section 6 of the National Planning Policy Framework relates to Building a Strong, competitive economy and paragraph 83 specifically relates to Supporting a prosperous rural economy. It states:

> *"Planning policies and decisions should enable:*
> *A. The sustainable growth and expansion of all types of businesses in role areas, both through conversion of existing buildings and well-designed new buildings;*
> *B. The development and diversification of agricultural and other land base rural businesses;*
> *C. Sustainable rural tourism and leisure developments which respect the character of the countryside; and*
> *D. The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship".*

Paragraph 84 states:

> *"Planning policies and decisions should recognise that sites to meet local business and community needs in role areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In the circumstances it will be important to ensure that development is sensitive to its surroundings, does that have an acceptable impact on local roads and expose any opportunities to make a location more sustainable (for example by improving the scope of access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well related to exist in settings, should be encouraged where suitable opportunities exist."*

The proposal relates to the use of an otherwise vacant rural building. Its use has no adverse impact on the local highway network or on residential or visual amenity as it is isolated from any other property. Its use is supporting a local business and hence local employment. The proposal is consistent with the relevant paragraphs within the Framework.

Saved Policy ER11 of the development plan sets out a series of criteria with regard to business development. It states:

In considering proposals for business and industrial development, the Borough Council will require that the proposals:-

a) are compatible with their surroundings

b) have regard to distinctive landscape features and nature conservation interests

c) provide supplementary landscaping, particularly where the development is visually prominent or situated on the established urban fringe

d) provide satisfactory vehicular access to the road network

e) provide utility infrastructure as appropriate

f) provide parking and servicing to the appropriate standards

g) provide necessary improvements to the road network to accommodate traffic generated by the development

h) promote access to the rail network where practicable

The proposal relates to the recent use of a building which has previously been use for industrial production purposes and for storage. The proposed use is not dissimilar to the previous uses and it has no impact on the visual or residential amenity of the area. The nearest residential property is some distance away and the site is well screened from distant views by the existing mature hegrerow that surrounds it on three sides.

Vehicle movements will be very limited with most days not attracting any visits at all. The applicant has a lawful right to use the existing drive that runs on to Sandhall Lane and this is entirely suitable for the flows of traffic involved.

It is a surplus building within the curtilage of Clear Springs Farm which would otherwise be on used. This change of use is entirely consistent with section 6 of the Framework and Policy ER11 of the Development Plan and should be supported. It will assist the operational requirements of a locally based company help secure employment.

The submission comprises:

1. Planning application forms and certificates
2. Planning Statement/ Design & Access Statement.
3. Photographs of the Barn
4. Site Location Pan
5. Elevation drawing of the barn.

If you require any further information, then do not hesitate to contact me.

Yours faithfully

[redacted]

Paul Stone
Director - Stone Planning Services Limit

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