The change of use of plant house to farm shop is to enable the sale of produce which is already made on site in our own tea room, including homemade cakes, puddings, biscuits, pies, sandwiches, chutneys, jams etc; fruit & vegetables from fruit trees & bush fruit grown on our nurseries and a selection of meat, mince, burgers, sausage, steaks, joints etc, from our own Red Deer & Highland Cattle farm stock which we will produce on the farm side of the business next year, giving both our tea room and farm shop excellent provenance.

I arranged to meet Rachael Simpkin at SMDC for advice. The Proposed Change of Use of an Agricultural Building (horticulture/plants) to allow Rural Diversification was advised to probably fall into Part 3, Class R of The Town & Country Planning Act 1990 (General Permitted Development) Order 2015.

I was further advised to contact David Plant at Staffordshire Highways for advice on Highways issues. During the course of our conversation, I confirmed to David that we did not anticipate any additional traffic or new customers and that the change of use to farm shop was to improve and diversify our offer to those customers already at the nurseries and tea room. I said that our existing car park for approximately 55 cars easily handles the vehicles coming to us. He confirmed that he did not anticipate any Highways issues.

The footprint of the requested change of use from agricultural building (horticulture/plants) to farm shop will remain exactly the same. There are no anticipated impacts on highways, transport or parking arrangements. Noise, contamination or flooding risks are minimal & would remain unchanged as the farm shop will not generate additional waste or vehicles. Our business plan allows for the full time employment of 2 more staff should our farm shop be approved (we currently employ 38 throughout our nurseries and tea room all of whom live within approximately 3 miles of Bagnall).