

09 MAY 2019

NYMNPA

10/05/2019

ERECTION OF AGRICULTURAL LIVESTOCK BUILDING

AT HOGARTH HILL FARM, FYLINGDALES FOR MR D AND MRS A PATTINSON

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Design and Access Statement

Erection of farm shed at Hogarth Hill Farm, Fylingdales

The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. In summary, it provides a structured way of describing the development proposal.

Planning permission is required due to an agricultural building being constructed in the last 2 years and the proposed building is within 90 metres of that development. In addition, the combined areas of the proposed building and the building recently constructed exceeds 465sqm.

Ordinarily the development would not require planning permission under Part 6 of The Town and Country Planning (General Permitted Development) Order 1995.

The site lies within the NY Moors National Park for planning jurisdiction.

Site

Hogarth Hill Farm is predominantly a hill farm from which a livestock business is in operation. It consists of a 55 hectare unit with 280 ewes (40 replacement 2018), 10 tups and 250 lambs.

Hogarth Hall Farm is situated 240 metres south of Bridge Holm Lane and over 800 metres east of the A171 Scarborough to Whitby road. The site is well screened from the road network.

The local landscape can be described as a rolling coastal hinterland with nearby deep valleys lined with deciduous woodland much of which is ancient semi-natural woodland.

Use

The application site is bound to all sides by tall mature trees. It is an existing, operational part of the farm and lies close to the existing farm buildings. The new building will occupy the site immediately adjacent to the building permitted in June 2018 (north).

From an animal welfare point of view there is a need to provide sheltered accommodation for livestock predominantly for lambing and this is principally why the application has come about for additional storage for these purposes.

Amount

The amount of development that is achievable is very much dictated by the nearby well established landscaping/screening which encloses the site as shown on Plan 11336_13.

Layout

The proposal equates to 450 sqm of covered floor area and butts up to an existing building (2018) of the same size, form and materials creating a layout that is related physically and functionally to existing buildings which are associated with the farm business.

Scale

The agricultural building measures 30 metres long and 15 metres wide and reaches an overall height of 4.6 metres to the eaves and 6.6 metres to the ridge.

Appearance

The building is to be constructed in part from concrete panels or blocks at a lower level together with Yorkshire boarding under a dark grey corrugated sheet roof.

The proposed building is to be built directly onto the ground and does not require a hard base and will operate a low carbon footprint requiring energy only from low wattage LED light bulbs.

Landscaping

Landscaping is not considered to be necessary in this instance due to the position of the shed which is surrounded on all sides by mature trees which successfully assists in reducing visual impact of the proposed development.

Access

Access is required at the west (gable) end of the building together with sliding doors to the north and south elevations for ease of functionality.

Conclusion

The proposal is for a new agricultural building at Hogarth Hill Farm and has been designed predominantly subject to the operational requirements of the farm.

Early consideration of the landscape context has been taken into consideration and addressed as part of the application. The aim is that the siting and design of the building will successfully integrate with its surroundings.

Not only do the LPA wish to see a high standard of design but the applicant has fully considered the form, materials and colour of the agricultural building so that it maintains the overall appearance of the farm in the landscape.

The proposal takes advantage of the fact that the land on which the building is to be sited is already utilised as an operational area and uses existing landscape features such as high trees/hedges on the site as natural screening.

The siting, scale, form, colour and materials are appropriately designed for the purposes of agriculture as required by national and local planning policy with specific regard to Development Policy 12 and Part 5 of the supplementary planning documents which are fully met.

There is no plan to increase stock levels and the new building will essentially improve farm operations and livestock welfare and the knock-on effect is the continued viability of Hogarth Hill Farm in the long term future.

In a wider context it is demonstrated that the development conserves the special qualities of the locality and that of the NYM National Park.

Taking all of the above into account it is respectfully requested that the application is subsequently approved.



Fig 1. – Looking west through the trees at the site with existing building to the left

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Supporting Agricultural Information

Applicants are encouraged to complete the following as this will enable the Authority to speed up the processing of your notification/application. The purpose of this form is to provide basic information on the farm system to help assess the need and appropriateness of agricultural buildings within the National Park.

Application Reference:

Site Address:

Applicant Name:

Livestock Numbers

Cattle

	Average number throughout the year	Additional information
Dairy Cows/Breeding Bulls		
Sucker Cows/Heifers over 24 months		
Followers (6 to 24 months)		

Sheep

	Average number throughout the year	Additional information
Breeding Ewes/Tups	220 Ewes 10 Tups	EXPECT TO INCREASE Ewes by 60 with new building
Replacement Ewe Lambs/Finishing Store Lambs	40 Replacement 2018 .250 2019-20	60 Replacement 2019

Pigs

	Average number throughout the year	Additional Information
Sows/Boars		
Weaners		

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Others

	Average number throughout the year	Additional information
Other Livestock, i.e. Horses		

Land

Size of Holding	Area in Hectares	Additional information
	55	15 hct Guisbony
Available Grazing Land	45	
Arable Land	N/A	
Moorland	N/A	
Grazing Land on Short Term Tenancy	N/A.	

Agricultural Buildings

List main existing agricultural buildings and use	Approximate dimensions in metres	Is it a modern or traditional building?
1. 1	32 long x 14 wide	Storage.
2. 1	32 long x 16 wide	built 2018
3.		
4.		
5.		
6.		
7.		
8.		

Proposed building(s) and use	Dimensions in metres
1. Distic sheep housing	32 x 16 x 4.6
2.	

Please Note: It would be helpful if you could attach a sketched block plan annotating which building is which as referred to above.

Please detail below how the farming operation on site may change as a result of the proposal i.e. increase in stock levels or justification for the use of the new building.

PROPOSED 2019
2018.