

Wendy Strangeway

From: Accounts ·
Sent: 18 September 2019 14:13
To: Wendy Strangeway
Subject: RE: Ripleys Farm, Ripleys Road, Cloughton - NYM/2019/0608/NEW

Hi Wendy

Thank you for your time on the phone.

I can confirm that there are no tenants & that there will be minimal energy use with lighting

Regards,

Richard (Accounts)



Norman and Gray Ltd
Unit 1
Malton Road Business Park
Pickering
YO18 7JW

Norman & Gray Ltd
Agricultural steel Buildings and Ground works
Malton road Business Park,
Malton Road, Pickering YO18 7JW

Vat No: 158 5851 71
Company Reg. No: 8854956



26th August 2019

To The Planning Department of NYMNP

Re: New Grain Store/Straw Shed at Ripleys Farm, Ripleys Road, Harwood Dale Road, Cloughton, Scarborough, YO13 ODN.

I am writing a supporting statement for our client above regarding a new building to store grain and straw.

Our client desperately needs a new building to store grain & straw as at present they don't have the storage capacity to be able to store and sell grain when the market is at its highest which is a necessary part of modern agriculture to get the price possible especially this year when grain price at Harvest are down on previous years.

Part of the building will be used to store straw which won't be stacked outside now therefore keeping the straw dry to use for bedding or selling and also cutting the need to use plastic sheets to cover an outside straw stack.

The new building will form part of a group of buildings of both modern & traditional design and will have a steel frame with Yorkshire board, plastic coated box profile and concrete panels which won't impact on neighbours or the surrounding countryside.

Regards

Richard Feaster

List Main Existing Agricultural Buildings	Approximate Dimensions (in metres)	Existing Usage/Notice
1 (Modern)	24M x 18.2M	CATTLE
2 (")	21.2M x 10M	"
3 (")	21.2M x 10M	"
4 (")	18.2M x 14M	GRAIN STORE
5 (")	12M x 6M	GENERAL PURPOSE
6 (")	18M x 9M	" "
7 (")	17M x 6M	CATTLE
8 (")	17M x 5M	GENERAL PURPOSE
9 (Traditional)	4M x 18M	STORAGE
10 (")	12M x 18M	"
11 (")	28M x 5M	"
12 (")	20M x 5M	"
13 (")	4M x 4M	"
	6M x 18M	"

Any Other Relevant Information

The silo has been taken down,

Supporting Agricultural Information

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

Livestock Numbers	Average Number Throughout the Year	Notes
Dairy Cows		
Suckler Cows/Heifers Over 24 Months		
Followers (6-24 months)	230	
Breeding Ewes/Tups		
Hoggs		
Other Livestock		

Land	Area (Hectares)	Notes
Size of Holding	255HA	
Available Grazing Land	95HA	
Arable Land	160HA.	
Moorland		
Grazing Land on Short Term Tenancy		

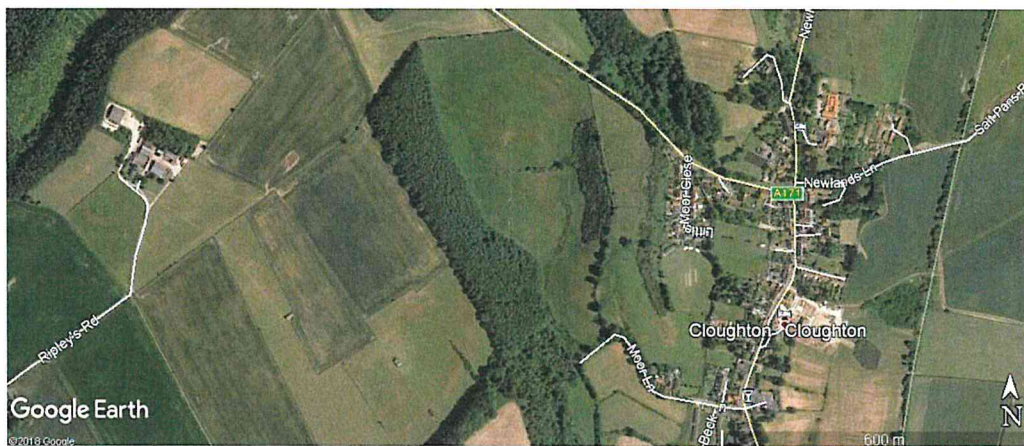
The above will help us determine the stocking density on the farm.

Erection of Agricultural Storage Building following Demolition of Existing Structures

Ripleys Farm
Ripleys Road
Cloughton
YO13 0DN



Design & Access Statement



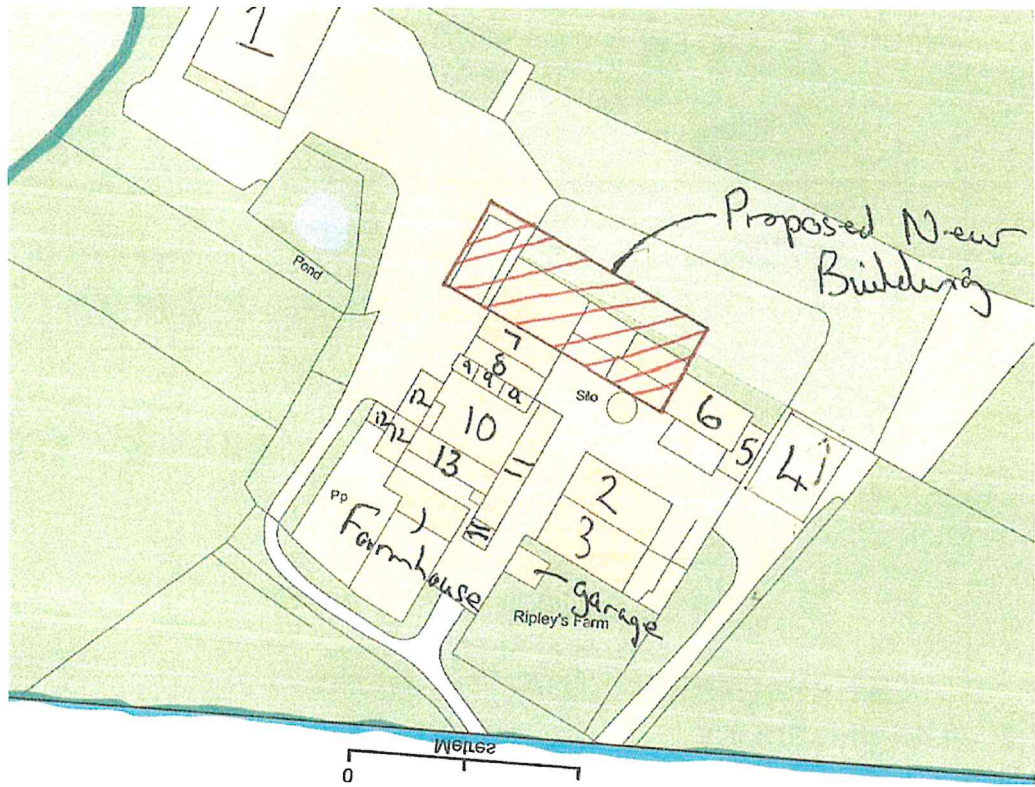
Doug Jennings BSc (Hons) DipTP DMS MRTPI
Chartered Town Planner

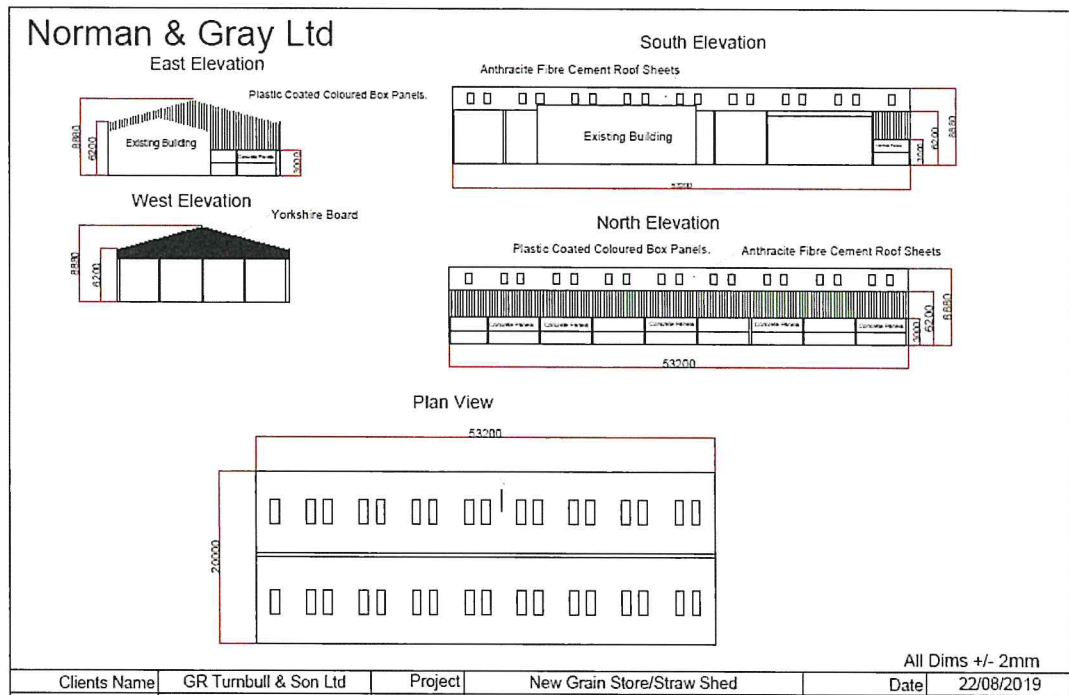
1 Introduction & Proposed Development

1.1 Ripleys Farm lies approximately 1200m due west of Claughton village. It comprises a farm house and a collection of various farm buildings used for cattle, storage and general purposes. There is substantial tree planting around the buildings as shown above on the Google Earth image.



1.2 The proposed development involves the demolition of some of the existing buildings followed by the erection of a new portal frame building to be used for the storage of grain and straw. The position of the new building is shown on the extract from a drawing prepared by Norman & Gray below, followed by the elevations and layout of the building itself.





2 PLANNING POLICY

2.1 The Development Plan comprises the North York Moors Core Strategy and Development Policies (2008). The National Planning Policy Framework (The Framework) 2019 is a material consideration, as is the submission draft replacement Local Plan (2019). However, weight can only be attributed to some of the policies in the draft Plan. The one relating to agricultural development cannot be afforded any weight.

2.2 The Framework explains that at its heart is a presumption in favour of sustainable development. It specifically supports a prosperous rural economy and expects local planning authorities to support sustainable growth and expansion of all types of business and enterprise in rural areas.

2.3 Relevant Core Strategy policies are A, B(5) and H(3) and Development Policy 12. These policies prioritise development that, inter alia, is of a scale and level of activity that will not impact on the landscape and enjoyment of the Park, has the scale, height, massing, proportion, form, size, materials and design features compatible with surrounding buildings, strengthen the rural economy and support agriculture.

2.4 The SPD Design Guide 5 in relation to new agricultural buildings is a relevant consideration. This quotes Development Policy 12 (Agriculture):

“Proposals for new agricultural buildings, tracks and structures or extensions to existing buildings will be permitted where:

- There is a functional need for the building and its scale is commensurate with that need.
- The building is designed for the purposes of agriculture.
- The site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location.
- A landscaping scheme which reduces the visual impact of the proposal.”

3 MERITS OF THE PROPOSALS

Principle of the Development

3.1 There is a need for better storage accommodation on the farm and this proposed building is designed to satisfy that need. It is clearly a building designed for agriculture and is to physically and functionally operate alongside the other farm buildings associated with the farm business – all requirements of policy 12.

DESIGN & ACCESS

3.2 **Form, Massing & Scale:** As explained above the proposed new building will replace existing buildings within the farm complex. Its overall height will be 8.8m and its height to eaves will be 6.2m. Whilst this will result in a greater mass of building in this part of the farmyard, in the context of the site generally and the size of the other buildings, which are to remain, the proposed building will not result in an over-dominant presence or detract from the overall appearance of the site in the countryside – particularly as there is a dense tree belt along the northern side of the farm yard.

- 3.3 **Materials:** It is intended to use a mix of concrete panels (3m from ground); and olive green box profile cladding above in the main elevations; and timber Yorkshire boarding in the upper part of the west gable which in the main will be open ended. These materials are already seen on the other buildings.
- 3.4 The use of a dark green colour in the main cladding areas and anthracite coloured cement fibre roofing sheets is in accord with the recommendations of the SPD for agricultural buildings. As is advised in the Design Guide, the darker roof colour will make the building look smaller. The placement of roof lights in the roof will break up its appearance – again as advocated in the guide.
- 3.5 **Access:** The access arrangements to and around the site will not change. Similarly, traffic generation to/from the site will not change.
- 3.6 **Landscape:** Set against the backdrop of existing farm buildings and tree screen the impact on the local and wider landscape will be slight. Some of the tree belt is to be removed but substantially it will remain and still provide a good screen.

4 CONCLUSION

- 4.1 The proposed building will have a design sympathetic to and complement buildings already on the farm and it will not result in harm to the local landscape character. It will strengthen the business' contribution to the local rural economy.
- 4.2 The proposals therefore accord with the provisions of the Framework and with Local Plan policies.