

**Cundalls**

15 Market Place, Malton, North Yorkshire, YO17 7LP

www.cundalls.co.uk

---

## **DESIGN AND ACCESS STATEMENT**

---

**PROPOSED FARM BUILDING EXTENSION TO BE USED FOR HOUSING OF  
LIVESTOCK**

**AT**

Land to the East of Hardwood Dale Road,  
Ellis Close Farm  
Harwood Dale Road  
Cloughton,  
Scarborough,  
YO13 0DW

NYMNPA

21/02/2020

**APPLICANT: P TRAIN LTD**

February 2020

## APPLICATION DETAILS

Applicant:	Philip Train of P Train Ltd
Applicants Address:	Ellis Close Farm, Harwood Dale Road, Cloughton, Scarborough
Applicants Agent:	William Tyson BSc (Hons) MRICS FAAV, Cundalls Chartered Surveyors
Agents Address:	Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP
Site Address:	Land to the East of Hardwood Dale Road
Application Title:	Full planning application for an extension to existing livestock building
Application Type:	Full Planning Application
Application Date:	February 2020
Location:	Land to the East of Hardwood Dale Road
Proposed Use:	Agriculture
Reason for Proposal:	Further need for additional undercover livestock housing at the holding
Parking:	Vehicle and pedestrian access to the new building will be via the existing private access.
Size:	Overall area of 271 square meters
Dimensions:	building dimensions: <ul style="list-style-type: none"><li>• North elevation = 19.8m</li><li>• South elevation = 19.8m</li><li>• West elevation = 13.7m</li><li>• East elevation = 13.7m</li></ul>

## **INTRODUCTION**

This planning application seeks planning approval for an agricultural building to provide much needed additional undercover housing for livestock at the holding. The building will be constructed of standard materials and has been specifically designed to sit comfortably within the farmstead and mirror the existing livestock building that it will extend.

## **AMOUNT**

The amount of the development is the erection of an agricultural building extension. The proposed building extends to:

- North elevation = 19.8m
- South elevation = 19.8m
- West elevation = 13.7m
- East elevation = 13.7m
- 4.3m eaves height and a pitch of 15° (6.6m)

## **USE**

The building will be used for housing of livestock, farm produce and feed.

## **LAYOUT**

The building will provide much needed standard housing and has no material adverse effect upon existing amenities or surrounding properties.

The building will have no adverse effect on the wildlife value or natural environment surrounding.

The proposed extension will extend the existing livestock building to the south by 13.7m.

## **SCALE**

The building will be a single-story unit of 271 square meters. The building has been specifically designed to mirror the existing steel portal framed building it will extend.

## **LANDSCAPING**

The development will have no effect whatsoever on existing hedgerows or shrubs lying adjacent to the proposed site. Also, not existing trees on or adjacent to the holding will be affected.

Most of the proposed site is level and level access will be provided within the building. A small area of topsoil will need to be landscaped to the south of the proposed building to make room for the building's footprint. However, this will be minimal and mirror the existing works that were completed during the first buildings construction.

## **APPEARANCE**

The external appearance of the building is steel portal framed with natural finish Yorkshire Board style timber cladding, grey concrete panels and a dark grey fiber cement roof. Some clear plastic roofing sheets will be used to provide natural light into the building.

Feed barrier style gates will be used on the east elevation to mirror the existing building and to allow feeding of stock.

## **VEHICLE ACCESS**

The proposed vehicle access will be via the existing access. This will not have a detrimental impact on the safety of pedestrians and/or other road users or the free flow of traffic upon the highway network as it is a private roadway.

## **MANURE MANAGEMENT**

Any farmyard manure produced from the proposed new building will be stored in the building until being spread on the applicants own agricultural land.

All manure will be spread on agricultural land during correct spreading conditions in accordance with the applicants Farm Assurance Scheme regulations and The Basic Farm Payment Scheme Cross Compliance guidance.

### 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	N/A	
Suckler Cows/Heifers Over 24 Months	26	Cont x Breeding cows
Followers (6-24 months)	75	Cont x Store Steers and Heifers
Breeding Ewes/Tups	N/A	
Hoggs	250	Tex x store and Fattening Hoggs
Other Livestock	N/A	

Land	Area (Hectares)	Notes
Size of Holding	93 Ha	TOTAL AREA FARMED
Available Grazing Land	93 Ha	
Arable Land	N/A	
Moorland	N/A	
Grazing Land on Short Term Tenancy	32 Ha	SHORT TERM GRAZING

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

List Main Existing  
Agricultural Buildings

Approximate  
Dimensions (in metres)

Existing Usage/Notice

LIVESTOCK BUILDING

19.8M x 30.5M

LIVESTOCK HOUSING

GENERAL PURPOSE SHED

16.7M x 27.4M

⊥

HAY STORE

24.4M x 12.2M

HAY STORE

MACHINERY STORE

13.7M x 6.1M

MACHINERY STORE

VEG STORE

18.3M x 12.2M

VEG STORE

**Any Other Relevant Information**

N/A.