

NYMNPA

Cundalls

18/05/2020

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

www.cundalls.co.uk

DESIGN AND ACCESS STATEMENT

**PROPOSED GENERAL PURPOSE AGRICULTURAL BUILDING EXTENSION
TO EXISTING LIVESTOCK BUILDING TO BE USED FOR STORAGE OF
FARM PRODUCE, MACHINERY AND LIVESTOCK HOUSING**

AT

Thirlsey Farm
Silpho
Hackness
Scarborough
North Yorkshire
YO13 0JR

APPLICANT: JC AND AE MALTHOUSE AND PARTNERS

March 2020

APPLICATION DETAILS

Applicant:	Jonathan and Chris Malthouse of JC and AE Malthouse and Partners
Applicants Address:	Thirlsey Farm, Silpho, Scarborough, YO13 0JR
Applicants Agent:	William Tyson BSc (Hons) MRICS FAAV, Cundalls Chartered Surveyors
Agents Address:	Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP
Site Address:	Thirlsey Farm, Silpho
Application Title:	Full planning application a general-purpose agricultural building to extend an existing farm building at the site
Application Type:	Full Planning Application
Application Date:	March 2020
Location:	Thirlsey Farm, Silpho
Proposed Use:	Agriculture with Livestock Housing
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 457 square meters
Dimensions:	building dimensions: <ul style="list-style-type: none">• North elevation = 12.19m• South elevation = 18.28m• West elevation = 30m• East elevation = 30m

INTRODUCTION

This planning application seeks planning approval for an agricultural building extension to an existing livestock building at Thirlsey Farm to provide additional storage space for farm produce, machinery and livestock housing

The buildings construction and design will mirror that of the building it proposes to extent.

The building sits directly adjacent to and adjoining an existing livestock building and if approved, the proposed building will allow this existing livestock building to extend its livestock housing capacity with very little change to existing farm practices, vehicle movements and have no effect whatsoever on the surrounding area.

AMOUNT

The amount of the development is an agricultural building to include livestock housing. The building extends to 457 square meters and it sits directly adjacent to an existing livestock building. The application building has the following dimensions:

- North elevation = 12.19m
- South elevation = 18.28m
- West elevation = 30m
- East elevation = 30m
- 5.4m eaves height and a pitch of 15° (7.3m)

USE

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

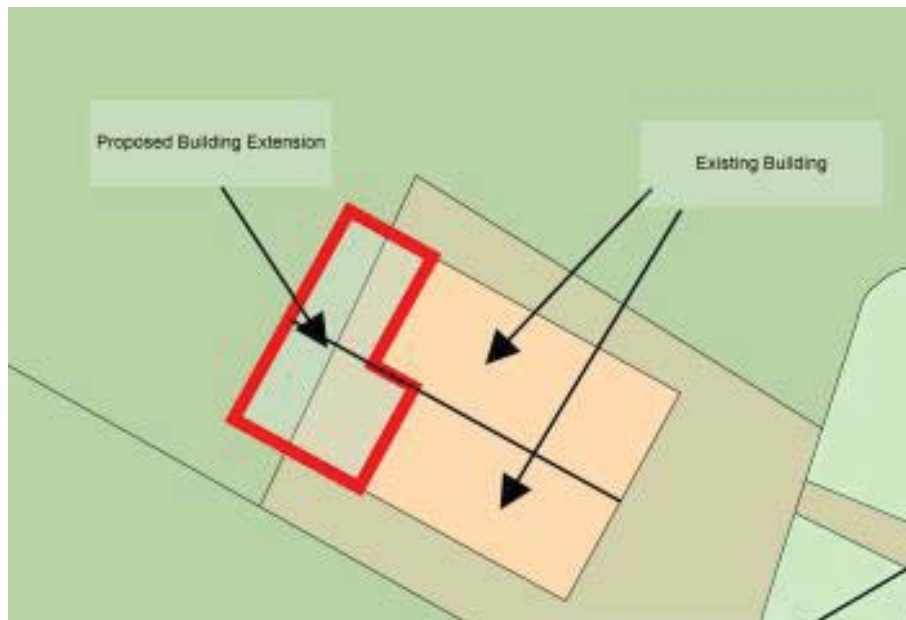
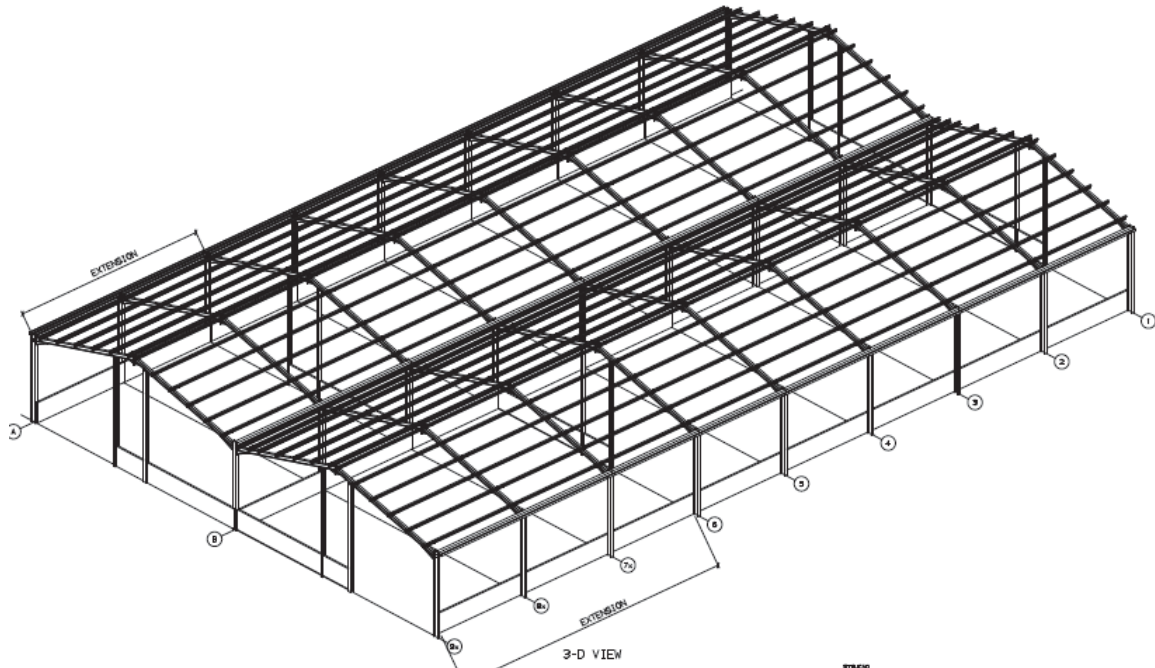
SCALE

The building is a single-story unit of 457 square meters. The subject building has been specifically designed to mirror the existing steel portal framed building it will extends, and the proposed building will not affect the scale or design of the subject building.

LAYOUT

The building will provide much needed standard livestock 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 of this livestock housing will extend the existing livestock building to the west by 12.19 m as shown on the detail below.



As you can see on the diagram above the building mirrors the existing building and will simply allow additional housing of livestock at the farm with no affect on the farmstead, surrounding landscape and the livestock building it extends.

LANDSCAPING

The development will have no effect whatsoever on existing hedgerows or shrubs lying adjacent to the proposed site. Also, no existing trees on or adjacent to the holding will be affected.

APPEARANCE

The external appearance of the subject 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.

This external appearance will mirror that of the existing building.

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 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	N/A
Suckler Cows/Heifers Over 24 Months	N/A	N/A
Followers (6-24 months)	N/A	N/A
Breeding Ewes/Tups	350 BREEDING EWES 10 TUPS	MULE X EWES SUFFOLK TUPS
Hoggs	500-700 HOGGS	SUFFOLK X HOGGS
Other Livestock	3 HORSES	ALL ON LIVERY

Land	Area (Hectares)	Notes
Size of Holding	186.23 HA	
Available Grazing Land	26.30 HA	
Arable Land	159.85 HA	
Moorland	—	
Grazing Land on Short Term Tenancy	—	

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

List Main Existing Agricultural Buildings

Approximate Dimensions (in metres)

Existing Usage/Notice

- | List Main Existing Agricultural Buildings | Approximate Dimensions (in metres) | Existing Usage/Notice |
|---|------------------------------------|-----------------------|
| 1. GRAIN STORE | 9.4M x 22M | MODERN |
| 2. GRAIN STORE | 9.4M x 22M | MODERN |
| 3. WORKSHOP | 10M x 4M | TRADITIONAL BUILDING |
| 4. FARM STORAGE | 10M x 4M | TRADITIONAL BUILDING |
| 5. MACHINERY STORE | 9.4M x 18M | MODERN |
| 6. LIVESTOCK BUILDING | 30.5M x 15M
36.6M x 15M | MODERN |

~~7. [REDACTED]~~

Any Other Relevant Information

~~[REDACTED]~~

~~[REDACTED]~~



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