

NYMNP A

02/02/2021

DESIGN AND ACCESS STATEMENT

PROPERTY ADDRESS: Hollybush Farm
Littlebeck lane
Littlebeck
Whitby
YO22 5HY

APPLICANT: Mr T Lawn

DATE: 27th January 2021

OUR REF: S.8985

1.0 INTRODUCTION

1.1 This report has been commissioned by Mr T Lawn of Hollybush Farm, Littlebeck. Mr Lawn owns and runs the family farm.

1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds a Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.

2.0 THE PROPOSED DEVELOPMENT

2.1 The proposal is an extension to the existing cattle shed. The proposed extension will be used for storage of hay and straw.

3.0 RELEVANT PLANNING HISTORY

3.1 Relevant planning history in this instance is as follows: -

- **Application number:** 40340051B
Proposal: erection of 31m by 32m livestock building together with formation of agricultural access way
Application type: Application for Full Permission
Address: OS 2350, Hollybush Farm, Littlebeck
Decision date: 29/10/1997
Decision: Approved with Conditions

4.0 AMOUNT

4.1 The proposed design drawings under job ref: 8985, illustrate a straightforward and subservient extension. This measures 9.14m in length by 7.6m in width. The height to the top of the ridge is 4.5m and 3.66m to the eaves.

5.0 USE

5.1 The proposed use is for straw and hay bale storage. This is used as feed and bedding for the farm animals. Over past year the central isle of the cattle shed has been used to temporarily store the straw and hay but hinders using the shed to its potential.

- 5.2 The proposed extension will free up the central isle of the principle cattle shed making the farm operate more efficiently.

6.0 LAYOUT

- 6.1 Simple layout with an open plan configuration. Open front to the east facing away from Littlebeck Lane.
- 6.2 The layout enables use of the existing hard standing for ease of access to the shed with no need for any new yard areas. The position immediately adjacent the cattle shed will simplify working practices for feeding and bedding the cattle.

7.0 SCALE

- 7.1 The scale of the proposals are subservient to the existing cattle shed and many of the existing farm buildings.

8.0 LANDSCAPING

- 8.1 See Tree Assessment for more details. Existing trees to the west on the embankment to be pruned and retained. These screen the west side of the proposed extension from view.
- 8.2 No landscaping works proposed. The yard area where the extension is to be positioned in already level and used for storing haylage/silage bales. The extension will be far less visible in the landscape than these bales.

9.0 ACCESS

- 9.1 Access to and from the extension is from the existing hard standing to the north of the large cattle shed. At this point access is relatively level.

10.0 CONCLUSION

- 10.1 The proposals have no significant detrimental impact on the landscape and are required to support the farm.
- 10.2 The proposals are of a form, height and bulk that is appropriate to the setting. There is a functional need for the extension to support the agricultural business. All existing sheds and buildings on the farm are being used to their maximum potential therefore additional floor

space is essential. The building is set within the existing yard meaning it is physically and functionally associated with the farm. Existing trees provide screening.

10.3 The proposals satisfy Policy BL5 therefore planning permission should be granted.

Louis Stainthorpe

Chartered Building Surveyor

BSc (Hons), MRICS, RICS Registered Valuer, MCABE

Bell-Snoxell Building Consultants Ltd

Holly Bush Farm, Littlebeck



Photo 1 North Elevation of the existing shed.



Photo 2 North west corner of the existing shed. Note the silage bales are where the extension is proposed. Trees will be retained for screening.



Photo 3 Silage bales are where the extension is proposed.



Photo 4 View of the shed from the road. Note trees to be retained.

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	0	
Suckler Cows/Heifers Over 24 Months	52	
Followers (6-24 months)	15	
Breeding Ewes/Tups	475	
Hoggs	80	
Other Livestock	50 store cattle 900 lambs	cattle sold at 12 months lambs sold when finished

Land	Area (Hectares)	Notes
Size of Holding	190	
Available Grazing Land	164	
Arable Land		
Moorland	21	
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
4 bay steel frame	20x10	cattle
4 bay steel frame	20x10	cattle & tractors
lean to structure	15 x 6	workshop
4 bay steel frame	30x12	sheep
Byre	25 x 10	sheep/lambing
Byre	25 x 10	sheep/lambing
Timber lean to	15 x 7	calving boxes
2 bay barn	10 x 10	hay
cattle shed	30 x 30	cattle
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Any Other Relevant Information

NYMNPA

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Tree Assessment

Hollybush Farm,
Littlebeck Lane,
Littlebeck,
Whitby,
North Yorkshire,
YO22 5HY



1.0 INTRODUCTION

- 1.1 This is a basic visual examination of trees adjacent the application site (red line) in question. Review concentrated to the west of the red line where small to medium sized trees are planted in a line.

2.0 ASSESSMENT

- 2.1 The proposed extension, to which the planning application relates, is to the north side (north west corner) of the large cattle shed. To the west of the proposed extension there is a small embankment leading down to the farm track which extends to the rear of the cattle shed. The upper section of the embankment has numerous small/medium sized trees planted in a few lines to the side of the cattle shed.
- 2.2 To the west side of the proposed extension the trees are in close proximity. The applicant wishes to retain these trees as they will partially screen the extension from the west. A number of branches will need to be removed to facilitate the erection of the shed from the few nearest trees. The trees to the middle and lower section of the embankment will not be pruned.
- 2.3 As the trees are young and have a limited root bowl, excavations for the shed foundations and floor will have limited impact. Excavations to be undertaken carefully to limit the impact on the trees.
- 2.4 The bales on the cover photograph are in a similar position to the proposed shed.

3.0 CONCLUSION

- 3.1 It is concluded that there is no significant impact on the wider landscape from the proposed works as the existing trees will shield the shed. Although some initial thinning out and cutting back of branches next to the proposed extension are needed, the trees to the middle and lower section of the embankment will remain as is.
- 3.2 The trees will continue to grow and further cover the existing shed and the extension from view.

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BSc (Hons), MRICS, RICS Registered Valuer, MCABE