

Cundalls

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

NYMNP/PA

19/02/2021

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DESIGN AND ACCESS STATEMENT

**PROPOSED GENERAL PURPOSE AGRICULTURAL BUILDING TO BE USED
FOR STORAGE OF FARM PRODUCE, HAY AND STRAW**

AT

**Beacon Farm
Scalby
Scarborough
North Yorkshire
YO13 0RB**

APPLICANT: P CASS

February 2021

APPLICATION DETAILS

Applicant:	P Cass
Applicants Address:	Beacon Farm, Scalby, Scarborough, North Yorkshire
Applicants Agent:	William Tyson BSc (Hons) MRICS FAAV, Cundalls Chartered Surveyors
Agents Address:	Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP
Site Address:	Agricultural land to the east of Beacon Farm, Scalby
Application Title:	Prior Notification planning application for a general-purpose agricultural building
Application Type:	Application for prior notification of agricultural or forestry development - proposed building.
Application Date:	February 2021
Location:	Scalby, Scarborough, North Yorkshire
Proposed Use:	Agricultural Storage
Reason for Proposal:	Further need for additional undercover storage space at the site.
Parking:	Vehicle and pedestrian access to the new building will be via the existing farm access track
Size:	Overall area of 780 square meters
Dimensions:	building dimensions: <ul style="list-style-type: none">• North elevation = 18.29m• South elevation = 18.29m• West elevation = 42.67m• East elevation = 42.67m

INTRODUCTION

This planning application seeks planning approval for an agricultural building Beacon Farm, Scalby to provide additional storage space for farm produce in the form of bedding straw and hay.

The buildings construction and design will mirror that of other buildings within the surrounding area and landscape.

The proposed building is to be sited on land to the east of Beacon Farm farmstead on owned and occupied land. The site has been chosen for its access to the main highway for ease of transport from other land and farms, access via a farm track to the farmstead for ease of access during winter months when produce is required and most importantly, after taking advice and recommendation from the applicant insurances with regards to having large stacks of dry straw and hay near other buildings containing livestock and machinery.

AMOUNT

The amount of the development is one agricultural building. The building extends to 780 square meters. The application building has the following dimensions:

- North elevation = 18.29m
- South elevation = 18.29m
- West elevation = 42.67m
- East elevation = 42.67m
- 6.09m eaves height and a pitch of 15° (8.41m)

USE

The proposed building will be used for farm produce, straw, and hay.

With regards to farm produce the applicants currently have on the holding at one point or another during the year the following:

1. 1,500 - 1,600 large square bales of wheat, oils seed rape and barley straw
2. 500 large Heston square bales of and hay

The proposed location and use for the building are based on a greater demand for good quality, dry bedding straw and hay for the applicant's mixed arable and livestock business and from advice from the applicant's insurers Shaun McClarron of McClarrons Insurance Brokers.

Their advice is that the proposed building should be away from the farm to reduce the fire risk from an animal welfare point as the barns currently used to store produce in at farm are adjacent to the livestock and because the existing straw storage at farm is in buildings used for multipurpose which have lights and electric in them which increase the risk of fire and the new building will not have power or any lighting. The applicants have lost a Shed in 2014 to fire which contained approximately 200ton of straw due to an electrical fault.

SCALE

The building is a single-story unit of 780 square meters. The subject building has been specifically designed to mirror the existing steel portal framed building at the holding and within the surrounding area.

LAYOUT

The building will provide much needed standard storage space 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 location has been used every year for storage of farm produce and mainly straw under a specialized straw sheet however the need for further storage space has come about and thus the proposed application for a purpose-built building.

Below are images of the proposed location being used for straw and hay storage over the years.



Photo 1. Application site to top right where straw stack is located.



Photo 2. Application site where large haystack is located.

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.

The proposed site is very well screened by natural environmental features already in existence at the site with a large shelter belt of woodland and hedge to the east and south of the proposed site. With the north and west elevations facing bacon farmstead and other agricultural land.



Photo 3. Mature hedge and shelter belt wood to the east of site



Photo 4. Farm access track heading west to Beacon Farm from site

APPEARANCE

The external appearance of the subject building is steel portal framed with olive green tin sheeting sides, 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 other existing buildings.

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.

EXISTING BUILDING LOCATION PLAN

As referred to on the supporting agricultural information factsheet.



Photo 5. Existing building location plan

SUPPORTING AGRICULTURAL INFORMATION

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	70 COWS	
Followers (6-24 months)	100 STORECATTLE	
Breeding Ewes/Tups	250 EWES	
Hoggs	500 HOGGS ETC.	
Other Livestock	N/A	

Land	Area (Hectares)	Notes
Size of Holding	138 HA	
Available Grazing Land	90 HA	
Arable Land	48 HA	
Moorland	0	
Grazing Land on Short Term Tenancy	60 HA	

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

Checklist and Guidance Note for Prior Notification of Agricultural Development (Buildings, Roads, Excavation/Deposit of Waste Material From Farm, Fish Tank)

List Main Existing Agricultural Buildings	Approximate Dimensions (in metres)	Existing Usage/Notice
A - GENERAL PURPOSE	18M x 40M	MODERN.
B - ↓	11M x 40M	↓
C - LIVESTOCK BUILDING	12M x 31M	↓
D - ↓	9M x 22M	↓
E - OLD DAIRY	9M x 22M	↓
F - LIVESTOCK BUILDING	12M x 22M	↓
G - FEED BUILDING	9M x 22M	↓
H - FARM WORKSHOP	12M x 23M	↓
I - LIVESTOCK BUILDING	15M x 31M	↓
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Any Other Relevant Information

PROPOSED NEW BUILDING WILL BE 42.67M x 18.29M AND FOR STRAW + HAY STORAGE.

Checklist and Guidance Note for Prior Notification of Agricultural Development (Buildings, Roads, Excavation/Deposit of Waste Material From Farm, Fish Tank)