

Cundalls

NYMNP/PA

10/03/2022

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

DESIGN AND ACCESS STATEMENT

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

AT

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

APPLICANT: P CASS

March 2022

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:	Beacon Farm, Scalby, Scarborough, North Yorkshire
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:	March 2022
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 929 square meters
Dimensions:	building dimensions: <ul style="list-style-type: none">• North-West elevation = 30.48m• South-East elevation = 30.48m• South-West elevation = 30.48m• North-East elevation = 30.48m

INTRODUCTION

This planning application seeks planning approval for an agricultural building Beacon Farm, Scalby to provide additional storage space for farm produce, grain and livestock housing at the site.

The buildings construction and design will mirror that of other buildings within the surrounding area and within the farmyard at Beacon Farm.

The established mixed livestock and arable farming business based at Beacon Farm continues to expand and grow and with this continued growth comes the requirement for further storage space within the farmyard for agricultural produce in the way for seed, fertilizer, and feed. In addition to the need for further grain storage of cereals and additional livestock housing for busier times of year should as lambing and calving.

AMOUNT

The amount of the development is one agricultural building. The building extends to 929 square meters. The application building has the following dimensions:

- North-West elevation = 30.48m
- South-East elevation = 30.48m
- South-West elevation = 30.48m
- North-East elevation = 30.48m
- 6.10m eaves height and a pitch of 15° (9.9m)

USE

The proposed building will be used for farm produce, grain and livestock housing.

SCALE

The building is a single-story unit of 929 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.

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 the woodland to the North and West.

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 within the farmstead at Beacon Farm.

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

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