

NYMNPA

16/10/2018

DESIGN AND ACCESS STATEMENT

PROJECT: PROPOSED AGRICULTURAL STORAGE SHED
LONGSTONES FARM,
SNEATONTHORPE,
NR. WHITBY,
YO22 5JG

APPLICANT: MR SHARDLOW

DATE: 11th October 2018

OUR REF: 8004- AG.

1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr Mike Shardlow of Beacon Farm, Sneaton, Whitby, YO22 5HS.
- 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 This application is for the construction of an agricultural shed primarily for storage purposes.
- 2.2 In conjunction with the shed it is proposed to create a hardstanding and circulation track.

3.0 AMOUNT

- 3.1 The proposal is for a single purpose built agricultural shed with a gross external area of 446m².

4.0 USE

- 4.1 The proposed shed is to be used solely for agricultural purposes.
- 4.2 The proposed building is reasonably necessary for the purpose of agriculture. Mr Shardlow and his family continue to grow crops on their farm alongside the parts that have seen diversification. The adjacent Longstones Farm traditional buildings have been converted into holiday accommodation. The principle farmhouse at Beacon Farm, Sneaton has seen the surrounding traditional and non-traditional agricultural buildings used for commercial purposes as part of their ice cream and café business.
- 4.3 Diversification over the years has enabled the business to survive but has diminished the space available for agricultural purposes. At Longstones Farm before the holiday cottage development there were a number of farm buildings onsite however these were demolished. The prime reasons for this were to improve the general appearance of the site, make it more attractive to guests of the holiday cottages and to remove buildings that were of an inferior quality. The picture below illustrates the footprint and type of buildings that were onsite. Removal of these also enabled the cottages to have a better view which is a key factor in trying to get guests to rent accommodation in this rural position.



- 4.4 At the present time Mr Shardlow and his family utilise neighbouring farms and their buildings not only to store grain during the harvest period but also for drying and storage of fertilizer and some general farm machinery. The proposed shed will enable grain storage onsite and better management of the quality of the grain to meet regulations and accreditation schemes. It is therefore concluded that the development is necessary for agricultural purposes to protect the long term future of the existing farm business.

5.0 LAYOUT

- 5.1 The location is as per feedback received from Mr Mark Hill (planning officer) at the NYMNP during a previous Prior Notification exercise.
- 5.2 Position is away from the horizon and with a wooded backdrop. This limits its visibility.

6.0 SCALE

- 6.1 The proposed scale of the building is proportionate to the storage need.

6.2 The overall height of the proposed roof ridge is 8.831m. Overall length 24.2m with a width of 17.88m.

7.0 LANDSCAPING

7.1 The site is located adjacent to the converted agricultural buildings to the east of the small hamlet of Sneatonthorpe.

7.2 Land use mainly agricultural with adjacent farm having seen development into holiday cottage accommodation.

7.3 Landscape made up of fields interspersed with native species hedge rows and wooded valleys.

7.4 No proposed landscaping works or tree planting.

8.0 APPEARANCE

8.1 The shed will be of a standard agricultural specification as per the design drawings. Profiled fibre cement roof sheets, steel cladding and pre-cast concrete walling and roller shutter door.

9.0 ACCESS

9.1 Access to the site will be gained directly off the existing track. Track to be widened to facilitate HGV's that collect grain and drop off fertilizer.

9.2 Circulation road and hardstanding adjacent door to be created to prevent the need for complicated reversing/turning manoeuvres by lorries.