

BEDALE GRANGE FARM

Proposal to erect a 44 tonne per hour dryer, conveyors and adjoining grainstore at Bedale Grange Farm.

DESIGN AND ACCESS STATEMENT

Description of the site

Bedale Grange Farm is the central farmstead for Wykeham Farms Ltd which is predominantly an arable farm covering 970 hectares. It is one of the Dawnay Estate enterprises.

At present the farmstead comprises two main buildings (see site plan) which are constructed of a steel or concrete frame with fibre cement or steel roofing and wall cladding. A part of the building is used as an insulated, temperature-controlled potato store, but the remaining buildings are either grainstores or machinery workshop/storage. All the buildings would have been constructed in the last 50 years.

Bedale Grange Farm is located at the southern end of a steep-sided dale (see location plan). The northern end is predominantly coniferous woodland and the Bedale beck runs north/south down the valley floor past Bedale Grange farmstead. The southern end of the dale is grassland.

Bedale Farmhouse, which is let, is situated on the southern side of the farmstead. Trees have already been planted to provide a screen between the house and existing farm buildings. Several individual semi-mature trees have also been planted on the western boundaries of the farmstead.

The Proposal

An existing steel frame building is to be demolished (see site plan) and replaced by a 24.72m x 18.30m (452.37sq m) steel frame grain store. Height to the eaves is 7.30m and to the ridge 8.96m.

A steel frame covered grain reception chamber will be constructed attached to the new grain store. The dimensions of this building are 18.47m x 7.92m (146.28sq m) with a similar eaves height and 8.08m to the ridge.

The roof cladding will be fibre cement in a Meadowscape Anthracite (Dark Grey) colour, and the wall cladding to 4 metres above ground level will be steel Plasticoted box profile sheeting again in a Merlin grey colour. The steel frame is galvanised and the southern gable and doors will be steel roller shutter doors. Concrete grain walling will form the remainder of the wall finish below the wall cladding.

A new 44 tonne per hour grain dryer (dimensions 7.92m x 6.26m x 12.78m (height)) is to be constructed in the north western corner of the site.

Other infrastructure will include a bunded fuel store and gravel access track.

The overall floor area of the buildings and dryer is 648.15sq m and the proposed development will be situated within the footprint of the existing farmstead.

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Landscape and Appearance

Bedale Grange Farmstead is situated on the valley floor and is surrounded by the steep-sided grass banks which are higher than the highest point of the development. There are therefore no "horizon" issues.

There is no development beyond the existing footprint and as a result no land will be lost.

The buildings will be clad in plastic coated box profile sheeting and the chosen colour will be grey to match the existing black or light grey materials. The grain dryer will be galvanised but is expected to become weathered over time.

Bedale Grange Farmhouse, which is owned by the Dawnay Estate, is a fine stone-built farmhouse which is situated on the southern side of the farmstead, but looks west and south. The view of the buildings from the farmhouse is already screened by trees which were planted some years ago and are now reaching a sufficient height to provide a "green barrier" to hide the buildings from the house.

Several individual semi-mature trees have been planted on the western side of the proposed development and will break up the view of the western elevation of the buildings and grain dryer.

Exterior lighting will be as existing and no changes are proposed.

Access

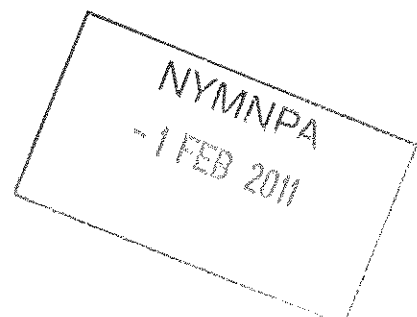
Access to the site is from the North Moor Road/Wykeham Lane and is over a no-through public road to the farmstead. There are no proposals to make any alternations to either the public or private access routes.

No public footpaths or bridleways are affected by the development.

RAHS Sword

Director – Wykeham Farms Ltd

28 January 2011



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Email

From:**To:** david edwards (Co-operative Farms)**Sent:** 15/11/2010 12:55:20**CC:** Richard Dawnay**Subject:** FW: Proposed grain dryer and storage at Bedale Grange, Wykeham

Message

David,

See below which is encouraging.

I will submit a planning application.

Robert

From: Hilary Saunders**Sent:** 15 November 2010 12:54**To:****Subject:** Proposed grain dryer and storage at Bedale Grange, Wykeham

Your ref: RAHS/gme

Our ref: NYM/ENQ/2010/6577

Dear Mr Sword,

Thank you for your email regarding the above received on 20th October for which I apologise in the delay in reply.

Having studied the plans in conjunction with the aerial photos of this site, I would advise you that in my opinion, the proposed development would have little greater impact on the immediate or wider landscape than the buildings currently on the site and consequently, providing accompanied by details of the need for the buildings, it is my informal opinion that a planning application would be likely to receive favourable consideration.

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10/01/2011