



DESIGN & ACCESS STATEMENT to accompany

FULL PLANNING APPLICATIONS:

For: MINOR ALTERATIONS TO EXISTING BUILDING

And: CHANGES TO BOUNDARY TREATMENTS

At: EXISTING RETAIL UNIT (formally known as) McNEIL'S COUNTRY STORE, SNEATON LANE, RUSWARP, WHITBY, YO22 5HL.

1. INTRODUCTION:

Brandsby Agricultural Trading Association has been serving the local rural community for over 100 years. Initially established as a farmers' co-operative it remains registered under the Industrial and Provident Societies Act and has over 4,500 members comprised of farmers and rural dwellers who annually elect a non- executive board of directors who in turn delegate the day to day running of the Society to a management team. The business operates in North and East Yorkshire, employs over 150 people in the area, and supplies its customers with animal feeds which it manufactures itself and with other products and services which it sources from supply partners. Over the long history of its existence a series of outlets have been established throughout the trading area. They currently have a Country Store at Station Yard in Ruswarp.

McNeil's Country Store served a broadly similar but more local market with overlapping products from its only site on Sneaton Lane in Ruswarp up until the death of Mr McNeil which resulted in sad closure of the business and the subsequent sale of the property to BATA.

BATA recognised that, despite the fact that they had recently refurbished their Ruswarp store, the McNeil site and building had a substantially better location with greater potential for developing the BATA business and improving the service to its many customers in in the Whitby area.

The applications relate firstly to minor alterations to the existing building and secondly to improvements to the site perimeter fencing in two separate but linked applications. The Design & Access statement is common to both applications.

2. THE PROPOSED DEVELOPMENT.

The proposal is split into two parts with a separate applications for each part:

A Modifications to the existing building (drawings 01, 02, 03A & 04A)

- Including:
- The removal of some of the existing windows
 - The removal an external porch and door from the south elevation
 - The replacement of the existing main entrance with an automatic door entrance screen in an enlarged (widened) opening
 - The removal of the the balance of the existing unsightly ground floor window roller shutter screens
 - The replacement the existing roof with a more thermally efficient insulated panel of similar appearance but with less roof lights.
 - Changes to the on building signage

B Alterations to the plot boundary treatments (drawings 11, 12, 13A & 14A)

- Including:
- The replacement of the existing chain link fences on the site boundary facing onto Sneaton Lane with a more secure dark grey powder coated steel paling fence 2m high with matching inward opening gates.

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....cont.

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3. POLICY BACKGROUND AND PRE-APPLICATION DISCUSSIONS

The development follows the guidance as set out in Core Policy A – parts 7 & 8. Hillary Saunders has been consulted with regard to the application. Her comments and suggestions have been incorporated in the application as submitted. There have been several recent planning approvals relating to the site from the previous owner.

4. USE

The use of the site is and remains retail. Some items of stock are stored outside (field gates etc.- as at the existing BATA store in Ruswarp). This requires a greater degree of site security than the existing boundary can provide

5. AMOUNT OF DEVELOPMENT & SCALE

There are no changes proposed to the size of the building (footprint 500 square metres) – other than the removal of the existing external canopy (8 square metres). The site area remains unaltered at 2,520 square metres. The replacement of the existing fence onto Sneaton Lane amounts to 136 linear metres, 2 metres high.

6. LAYOUT & LANDSCAPE

There are no changes proposed to the layout or landscaping of the site. However the first line of security for the site changes from the building where presently unsightly galvanised roller-shutter cover the ground floor windows to the perimeter fence where it is proposed to replace the collection of different utility fences and gates with one uniform and harmonizing design of fencing similar in design to the existing retained rear fence but powder coated dark grey. It is not proposed to remove any landscaping from the site perimeter.

7. APPEARANCE

The proposed changes to the building will have no material effect on its appearance other than to smarten up a rather shabby and tired building. The roof is re-clad in Goosewing Grey sheeting with 5% roof lights. Where windows are removed the openings are filled with matching indented brickwork.

The existing front fence is currently in three different styles which do not present a secure boundary to the site. It is proposed to replace this part of the boundary with one fence style of uniform appearance. The immediate surrounding area is generally of a utilitarian nature. Views through the site to the railway and the industrial building beyond will remain unaltered. Views of the site obliquely from the road will be improved by the harmonizing of the external fence style.

8. ACCESS

Access to the site from the highway remains unaltered. It is proposed to replace the existing gates with similar operating inward opening gates. Levels of vehicular access activity will remain similar to those of the immediate past when the store was trading as McNeil's Country Store. A vehicular access through the site to workshops across the railway lines remains unaltered.