

## DESIGN AND ACCESS STATEMENT

Permanent change of use of agricultural buildings to commercial storage and workshops (Use Class B2 and B8), at Church Farm, Staintondale, Scarborough for Mr C Bird.

### 1.00 Brief History

- 1.01 Late in 1996, the Bovine Spongiform Encephalopathy (BSE) and its variant Creutzfeldt-Jakob Disease (vCJD) epidemic hit British farmers and the industry generally. As a consequence, market prices for dairy produce fell, and whilst Mr Bird struggled to maintain the farm, he had no option but to sell the remaining dairy herd in 2004 which, as can be imagined, had a detrimental effect on Mr Bird's health both mentally and physically. In 2005 the slurry run off system was decommissioned and rendered non-operational and in 2008 the now defunct and obsolete dairy was demolished. Since this date Mr Bird has endeavoured to diversify resulting in the following change of use options for outbuildings A and B.
- 1.02 Two year temporary approval granted for commercial storage only by decision no. NYM/2005/0763/CU dated 20<sup>th</sup> December 2005. The original application had sought approval for both commercial storage and workshops.
- 1.03 Two year temporary approval granted for commercial storage and workshop units by decision no. NYM/2007/0156/CU dated 30<sup>th</sup> April 2007 - now lapsed. Unfortunately, due to illness and in his endeavours to maintain his business in the current economic climate, Mr Bird omitted to address the matter and apply for renewal of consent.

Letter dated 8<sup>th</sup> July 2013 addressed to Mr Bird from Mrs J Cavanagh, Planning Compliance Officer, advising that the approval had lapsed. At this juncture, Mr Bird engaged ourselves to assist.

Mrs Cavanagh and Mr A Muir visited the site, by prior appointment, on 21<sup>st</sup> August 2013 and Mrs Cavanagh subsequently wrote a letter to Mr Bird on the 5<sup>th</sup> September 2013 with a copy to ourselves.

Following a subsequent telephone conversation between Mrs Cavanagh and ourselves including liaison with Mrs H Saunders, Planning Team Leader, it was agreed a further full Planning Application be submitted to regularise matters.

## 2.00 Justification

- 2.01 The proposals are in accord with relevant sections of Policies DP8: Conversion of Traditional Rural Buildings, DP10: New Employment and Training Development and DP13: Rural Diversification.
- 2.02 The applicant appreciates that temporary approval was granted so the Authority could monitor that the approved use would not adversely affect the local community and the Park generally. During the period from March 2007, when the two out buildings were brought into the approved use, no concerns were raised.
- 2.03 The applicant advises that the two units A and B can no longer be used for agricultural purposes as the slurry disposal system is no longer operable.
- 2.04 The use will not lead to changes to the building's curtilage or the creation of a new vehicular access or parking areas that would adversely affect its character and appearance or that of the wider landscape.

## 3.00 Design

- 3.01 There will be no, any material change to the external appearance of either building A or B or the area bound by the red line on the 1:500 scale site layout plan. In fact, the appearance remains unchanged from when the farm was still a viable operation.
- 3.02 The tenants will be prohibited from storing any materials, machinery, vehicles, waste, etc. outside buildings A or B.

## 4.00 Current / proposed use of buildings A and B

- 4.01 A: general mixed storage comprising individual secure lockups for non hazard or fire risk materials. These lockers offer secure storage facility where the users current business premises have insufficient space for same.

B1: a builders store.

B2: used by a local entrepreneur developing eco-housing systems.

B3: used by the applicant.



