

RICHARD AND SAM WILKINSON

24 February 2012

MANOR HOUSE FARM
SNEATON
WHITBY
YO22 5HP

NYM / 2012 / 0 1 3 4 / FL 1



NORTH YORK MOORS NATIONAL PARKS AUTHORITY
THE OLD VICARAGE
HELMSLEY
YORK, YO62 5BP

DESIGN AND ACCESS STATEMENT

The requirement for Change of Use of the redundant Silage Storage area, to Storage Area for Domestic coal at Manor House Farm.

The opportunity arose to buy Mr. Cana's coal business, and my son Sam considers the coal business would fit in with the seasonal family farming operations i.e. to deliver coal in the busiest period from October to March, and when coal deliveries are quiet in Summer Sam would be able to help on the farm with silage making etc. (An ideal diversification opportunity) not conflicting with ongoing farming operations.

The extra business would help sustain the future financial viability of the farm, and would keep him interested and see a future in farming.

Following a site visit in December the Planning Officer agreed that the redundant silage storage area (a Brownfield site) was well screened and appeared suitable for the change of use.

Photographs and scaled plans have been provided, the existing floor area is partly concreted, the area beneath the bunkers would need to be concreted and the rest of the floor area will be road planings.

The bagging hoppers to be removed from the coal yard at Whitby are metal freestanding, 3meters wide, 3meters long and 4.5meters high.

The sides and back of the 5 bunkers will be made from recycled concrete railway sleepers held between metal stanchions, the bunkers are 10meters long, 3.5meters wide, and 2.5meters high.

Planning Permission was obtained for widening the entrance - Your Reference N.Y.M./2005/0656/FL.

We have paid the Fee to North Yorkshire County Council Highways, Mr Jed Lythe is satisfied with the plans for widening the entrance and repositioning the inner gate, and that there is existing adequate turning area for large vehicles within the farmyard. Entrance to be widened from 5meters to 7meters, the outer gate moved into the farmyard by 9meters, the gate opening inwards, slit type drain across the opening to collect rainwater run off into existing drain, all the above to be constructed to Highways specifications.

Sincerely,