



PearTree farm view from north

daps

design, access and planning statement
FRA, Bio and Tree report, etc.

Photographs

Proposed cattle shed/general purpose
agricultural building.

Pear Tree Farm
Old Malton Road
Station Road
Staxton
North Yorkshire. YO12 4SB

Glaves & McNay

Project/doc ref 1142-DAPS
June2015

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This combination design, access and planning statement should be read in conjunction with the submitted plans, these are available for viewing on the councils public access website or at the council service centres, by appointment.

The Farm

The applicants Glaves and McNay operate a livestock, intensive farming and butchers business from Pear Tree Farm, Staxton.

The farm extends to about 88 hectares in total, cropping includes, Winter Wheat, Barley, Oil seed Rape and Permanent Pasture. Some adjacent land is rented (cross hatched on the 1:5000 scale map)

The farm has approx 40 head beef herd and a sheep flock of 79 with followers, the current proposals will allow the beef herd to expand to 80 head.

All livestock is straw bedded, with manure spread on the land in line with Environmental guidelines.

See manure plans and information attached to the end of this document

The Proposal

The proposal is to erect a general purpose agricultural/livestock building. The building will be predominantly used for housing livestock, with occasional general purpose use.

The new structure will allow the herd size to be increased and will also provide better occupancy ratios with improved ventilation. The proposal includes feed gates and handling doors which allow for easier clean out, feeding and cattle movements.

Physical

Pear Tree Farm is situated in Staxton, north of the A64, the farmstead consists of a substantial two storey dwelling, with agricultural outbuildings, traditional and steel framed. The butcher shop is situated at the northern end of the farmstead facing on to Staxton Main Street.

The proposal site is opposite the farmstead, to the south of the A64. Access to the proposal site is off the A64 via a short section of unclassified road, Wold Lane, leading to a stoned access with secure gates.

The proposal site slopes down, from south to north. Existing structures are steel framed and clad in either fibre cement sheet or profiled steel sheet. Buildings include a Grain Store, equipment store and livestock shed. There are concrete aprons at access points but most of the yard area is stoned.

The site is bounded on the north by a line of young ash trees and saplings, set on top of an earth embankment adjacent to the A64.

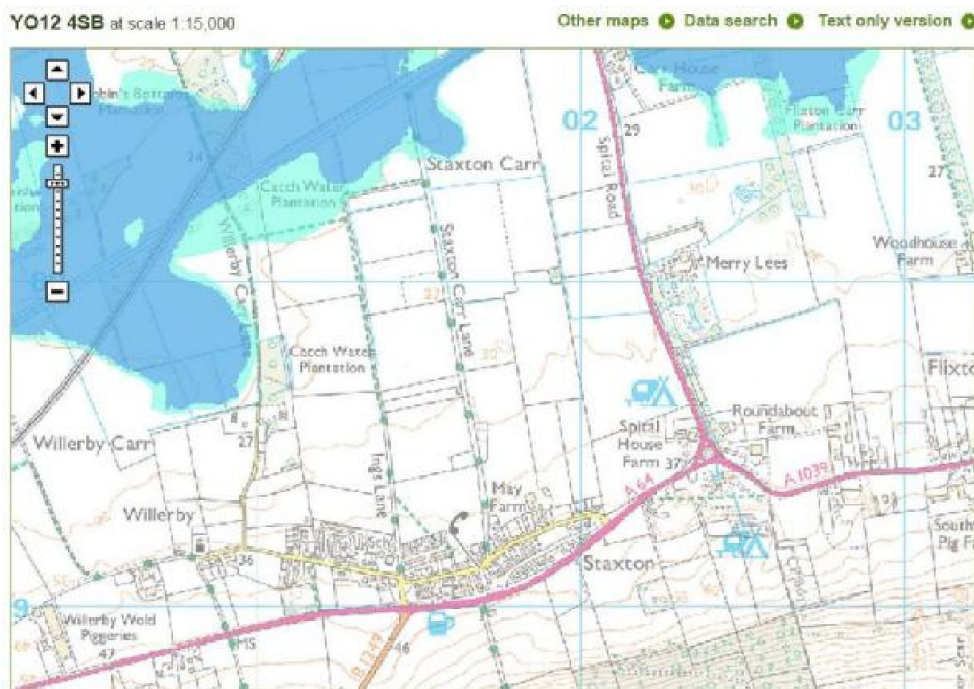
To the east and south is open farmland; to the west is a mature tree group and a field hedge adjacent to Wold Lane.

Biodiversity

Following a site walk over, it is considered that there is no likelihood of protected and priority species being affected adversely by the proposed development.

Flood Risk assessment

According to the Environment Agency web site, the site is not situated in an area of flood risk.



Environment Agency flood map for planning

Tree Report

There are no trees within the red lined site area. There is a line of young ash trees to the south. The works will have no impact on the existing trees due to the distance away from the development.

Ground levels will not be changed within roots zones or canopy spread of any existing tree or hedgerow, and no construction materials will be stored against or adjacent to trees/hedges.

The excavation of isolated shallow concrete pad foundations for the main stanchions will not affect the long term survival of any tree or hedge.

Service/drain runs have been positioned so as to avoid passing through root protection zones.

Additional hedge/tree planting is not proposed.

Noise

General farming activities do not generally create major noise problems. There is very little likelihood of noise transmission to neighbouring sites or any likely cause for complaints regarding noise in general.

Foul sewage & utilities assessment

The proposal is to erect an agricultural livestock building. There is no requirement for foul drainage, none is proposed.

Surface water is dealt with via connections to an existing surface water farm drain and new hollow soakaway. Location and details of the surface water drains are noted on the submitted plans.

All rainwater pipes to be sealed at ground level to prevent contamination entering soakaways or surface water sewer/drains

There is no gas requirement. Electricity connection is in adjacent building. All pipe runs have been positioned to avoid any existing trees or hedges.

Climate Change Mitigation

The farm buys and sells all livestock locally and uses some stock for the butchers business, food miles are kept to an absolute minimum, greatly reducing fuel use and pollution.

The applicant is considering rainwater harvesting and the use of PV panels at some time in the future.

Light Pollution

There are very few existing external lights on the farm; most are aimed to yard level. The duration of light usage is not constant and varies with seasonal daylight changes.

The lights provide a safe working environment for loading and unloading in the hours of darkness and provide safe access to and from the buildings.

The new building will be lit with low power LED internal external lights, ceiling mounted over access points. The lights will be aimed to yard surface.

There will be no discernable increase in overall light levels on the whole site and the lighting will not have an undesirable impact upon neighbouring properties, the highway or night skies.

Transport

Vehicle movements will not be overly increased by this proposal.

Parking

The site already benefits from stoned areas which provide sufficient parking and loading/unloading areas for current and future needs.

The proposal will not affect existing parking provision.

Planning Policy

Generally, government policy is that the expansion of existing rural businesses is recommended. It is considered that the proposal is generally supported by the following policies.

Ryedale Plan (extracts)**Economy****SP6 Delivery and Distribution of Employment/Industrial Land and Premises, Wider Open Countryside.**

Expansion land for existing major employers/ established businesses; small scale conversion of existing buildings or provision of new buildings to support appropriate rural economic activity in line with the provisions of Policy SP9

SP9 The Land-Based and Rural Economy

Ryedale's land-based economy will be sustained and diversified with support for:

- New buildings that are necessary to support land-based activity and a working countryside, including for farming, forestry and equine purposes
- Appropriate farm and rural diversification activity including innovative approaches
- Local food production and sales. Farm shops which will meet a demand for local produce and which contribute to the local economy will be supported where they do not adversely affect easily accessible convenience shopping.

And indirectly by supporting:

- The retention of a livestock market within Ryedale on a site which is convenient to users, well related to the main road network and in a location which is close to a Market Town but will not harm its character, landscape setting or the amenities of nearby residents
- Local weekday and Saturday markets, farmer's markets and events
- Proposals or actions that would assist in utilising and retaining traditional rural skills including land and woodland management, farming, conservation, local traditional building technique

MANAGING AND CONTROLLING DEVELOPMENT**SP19 Presumption in Favour of Sustainable Development**

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

MANAGING AND CONTROLLING DEVELOPMENT

SP20 Generic Development Management Issues

Character

New development will respect the character and context of the immediate locality. Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses

Design

The design of new development will follow the principles established in Policy SP16. Extensions or alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form, and use of materials

Amenity and Safety

New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses.

Access, Parking and Servicing

Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists.

National Planning Policy Framework

Achieving *sustainable development (extracts)

(6) The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system

(9) Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure

The presumption in favour of sustainable development (extract)

(11) Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

3. Supporting a prosperous rural economy

(28). Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;

Decision-taking (extract)

(187) Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

***Sustainable development - Brundtland Report: (1987) definition,**
“development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

Use

The proposed building will be used in connection with existing farming operations.

Amount

The proposals are considered to be sufficient to enable safe and satisfactory use, whilst making best use of available space.

Layout

The internal layout of the building will be purpose designed and gated by others.

Scale

The scale of the works is considered to be appropriate for the proposed agricultural use and rural/farmstead siting.

- Height to ridge 7.581 m
- Height to eaves 5.490 m max
- External width 17.680 m
- External length 33.720 m

Appearance

The building will be of simple agricultural design, utilizing a portal framed steel structure and standard sheeting and precast concrete walling components, plus treated timber (Yorkshire) boarding/cladding.

Material type and colours will generally be matched to those of the existing structures to provide continuity of appearance.

Yorkshire boarding will be used to provide ventilation whilst maintaining a degree of weather protection.

Natural colour grey fibre cement sheet will be used for the roof covering. The Light coloured roof will reduce both visual impact and thermal gain. Natural colour precast walling panels will be used for low level side walling.

Site Access

Access to the proposed building provides easy approach for likely vehicles and foot traffic. Pedestrian and ambulant disabled access is unrestricted.

The farm access is of suitable dimensions to allow for all likely sizes of vehicles requiring access, including fire service vehicles.

Building Access

Open Access for the general public and disabled is not encouraged but access design is where possible in accord with Part M of the approved documents, providing level or slightly sloping approach

NVZ information and Manure Plans (extracts)

The farm has current Nutrient Management Plans, prepared by Agronomy Supplies, Mr J A Gaines. The information attached is copied from the plan prepared for 2014/2015

Presently the farm only uses three fields to spread manure produced by the beef herd and sheep flock, total area 21.41 ha. Additional nitrogen is also imported to the farm to apply to these and other areas as required. The amount of nitrogen imported will be adjusted to make allowance for the increase in the farms organic manure production. Other field areas can also be used for manure spreading in accordance with current legislation. Without using other fields the imported nitrogen for field numbers 6023, 8046, 8489 can be reduced by half and replaced with organic manure from the new cattle (40no.) without increasing predicted/required Nitrogen loadings.

Conclusion

Following an assessment of the sites circumstances and characteristics it is considered that the proposals are appropriate in a rural context.


It is considered that the proposal is generally compliant with and/or supported by policies contained within National and Local Plans as noted in this document.

The application is offered for approval.



Manure Plan.

Livestock Manure Calculations 2014 / 15


**AGRONOMY
SUPPLIES**

Glaves & McNay
 Pear Tree Farm
 Staxton
 Scarborough
 North Yorkshire
 YO12 4SB

Nitrogen and Excreta Production from Sheep


79 Lowland Sheep Over 60kg + Suckled Lambs up to 6 Months:

11.9kg / N Per Year	=	940.1 kg

		12 Months
Total N Combined of Sheep and Lambs for 1 Month	=	78.34 kg / N
Total N Combined of Sheep and Lambs for 2 Months	=	156.68 kg / N

The Sheep and Lambs are kept inside for no longer than 8 weeks, therefore manure calculations are based on this duration.

Manure calculation

Nitrogen and Excreta Production from Cattle			
40 Beef Growers	13 months to 25 months	x	50kg / N Per Year = 2000 kg
Total N Combined of 20 Beef Growers housed for 12 Months			= 1000kg
Total N Combined of 20 Beef Growers housed for 6 Months			= 500kg
Sheep Nitrogen	-	156.68kg	
Cattle Nitrogen	-	1500.00kg	
Imported Nitrogen	-	3120.00kg	
Combined N (4776kg) Divided By 21.41 Ha			= 223.28kg / N

Manure calculation

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PLANET Nutrient Breakdown for 2015

Farm: Glaves & McNay, Pear Tree Farm
Annual rainfall: Moderate (686mm)

Field	Crop	Area ha	Nutrient	RB209 recommendations (kg/ha)		
				Crop need	From manures	From fertilisers or lime
7485 Cut Side Soil Type: Light sand	W Wheat (Alchemy)	5.1	N	160	0	160
			P205	115	0	115
			K2O	105	0	105
			MgO	0		0
			SO3	40		40
			Lime	0		0
7868 Far 6ac Soil Type: Medium	W Oilseed Rape (Catana)	2.32	N	250	0	250
			P205	0	0	0
			K2O	0	0	0
			MgO	0		0
			SO3	75		75
			Lime	0		0
8046 Roadside Soil Type: Medium	W Wheat (J B Diego)	4.01	N	190	17	173
			P205	85	148	0
			K2O	105	279	0
			MgO	0		0
			SO3	40		40
			Lime	0		0
8489 Front Field Soil Type: Medium	W Wheat (J B Diego)	5.26	N	220	17	203
			P205	20	148	0
			K2O	0	279	0
			MgO	0		0
			SO3	40		40
			Lime	0		0
9652 Carr Soil Type: Medium	W Oilseed Rape (Catana)	11.96	N	250	0	250
			P205	0	0	0
			K2O	55	0	55
			MgO	0		0
			SO3	75		75
			Lime	0		0

These Crop Nutrient Requirements have been calculated by James Gaines of Agronomy Supplies Ltd based upon data supplied to Agronomy Supplies Ltd by Glaves & McNay. Agronomy Supplies Ltd can not be held responsible if the data supplied by Glaves & McNay is proved to be inaccurate in any way.

All calculations are based upon the electronic version of the Fertiliser Manual (RB209) produced by DEFRA and which is incorporated within the CropWalker Planet software. Muddy Boots Software Limited accepts no liability whether in contract, tort or otherwise for any loss or damage arising from inaccurate recommendations produced through the CropWalker Planet software.

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PLANET
NUTRIENT MANAGEMENT

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Field Info.

PLANET Nutrient Breakdown for 2015

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Farm: Glaves & McNay, Pear Tree Farm
Annual rainfall: Moderate (686mm)

Field	Crop	Area ha	Nutrient	RB209 recommendations (kg/ha)		
				Crop need	From manures	From fertilisers or lime
0278 Greenwoods Soil Type: Medium	Spr Barley (Tipple)	2.15	N	120	0	120
			P2O5	65	0	65
			K2O	90	0	90
			MgO	0		0
			SO3	40		40
			Lime	0		0
3030 Cow Pasture Soil Type: Light sand	W Oilseed Rape (Catana)	3	N	280	0	280
			P2O5	0	0	0
			K2O	85	0	85
			MgO	0		0
			SO3	75		75
			Lime	0		0
4890 34ac Soil Type: Organic	W Wheat (Alchemy)	13.83	N	80	0	80
			P2O5	115	0	115
			K2O	105	0	105
			MgO	0		0
			SO3	40		40
			Lime	0		0
6023 30ac Soil Type: Medium	W Barley (Cassia)	12.14	N	170	17	153
			P2O5	70	148	0
			K2O	120	251	0
			MgO	0		0
			SO3	40		40
			Lime	6		0
6023 Railway Side Soil Type: Medium	W Wheat (Alchemy)	4	N	220	0	220
			P2O5	20	0	20
			K2O	75	0	75
			MgO	0		0
			SO3	40		40
			Lime	0		0

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PLANET
CROPPING MANAGEMENT

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Field Info

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PLANET Nutrient Breakdown for 2015

Farm: Glaves & McNay, Pear Tree Farm
Annual rainfall: Moderate (686mm)

Field	Crop	Area ha	Nutrient	RB209 recommendations (kg/ha)		
				Crop need	From manures	From fertilisers or lime
Daves 8 Soil Type: Medium	Spr Barley (Tipple)	8	N	120	0	120
			P2O5	0	0	0
			K2O	60	0	60
			MgO	0		0
			SO3	40		40
	Lime	0		0		

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PLANET
CROPWALKER SOFTWARE

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Field Info



The site viewed from Old Malton Road. View to south



Wold Lane and western boundary, south of access.



view to A64 north of access



ex buildings, viewed from access.



View across site to west.



Adjacent buildings view to south west.



Adjacent buildings view to north west.



View across site to trees and A64, view to north.



View to site from Old Malton Road junction with A64, view to south



View to site from Old Malton Road, view to south



Aerial view, arrow indicates site.