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AGRICULTURAL JUSTIFICATION STATEMENT

Incorporating Design and Access Statement

PROPOSED LIVESTOCK BUILDING

AT

The Gables
Marton
Sinnington
York
YO62 6RD

APPLICANT

W CHAMBERS AND SON

July 2015

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JUSTIFICATION STATEMENT

1.0 INTRODUCTION

Cundalls have been instructed by Messrs W Chambers and Son (the applicant) of The Gables, Marton, Sinnington to prepare this report for the justification and requirements for a replacement livestock building within the main farmstead at The Gables

2.0 THE CURRENT BUSINESS

W Chambers and Son have farmed at The Gables for many years growing a rotation of arable crops and grassland in the surrounding farmland. All main arable operations are completed in hand by the family with all produce stored on farm and sold throughout the calendar year.

In addition to the arable enterprise the applicants also farm breeding cattle and sheep which are finished to an adequate slaughter weight and sold through local livestock markets and abattoirs. All livestock are housed, fed and managed by the applicant and his family.

3.0 THE PROPOSED BUILDING

The proposed livestock building is to replace an out-of-date and dilapidated livestock building within the farm stead at The Gables with a modern, steel portal framed structure more suitable for modern livestock housing.

The current building cannot be access by modern farm machinery and is in a dilapidated state of repair therefore the decision has been taken to replace it.

The proposed building is to be used for addition livestock housing for the applicant's cattle and will also be used for the safe, undercover storage of farm machinery and feed when cattle are out at grazing.

The proposed building has been designed the mirror the adjacent steel portal framed building with similar materials and design being used. The building will be of similar height and scale as the other adjoining farm buildings within the holding.

The proposed building is modest, well designed and in keeping with this traditional Ryedale farmstead and will have now adverse effect whatsoever on the surrounding landscape and natural environment.

The current use of the existing building is agriculture and it has been used for livestock housing in the past therefore there will be no change of use for this structure.

4.0 LANDSCAPING AND ENVIRONMENTAL CONSIDERATIONS

4.1 SITING

The proposed building has been sited on an existing brownfield site and is to replace an existing building with a modern equivalent. The proposed building will not affect the surrounding farm buildings or yard in any way.

4.2 DESIGN

The building has been designed to mirror adjoining buildings around the proposed site and the new building will be of the same eaves and ridge height as the existing building thus having no adverse effect on the skyline or local character of the farmstead.

The building's design and appearance will not detract the natural beauty or special qualities of the local area or the surrounding landscape in anyway given the use of traditional materials and naturally coloured roof and side cladding proposed.

4.3 DRAINAGE AND RAINWATER

The building will be fitted with standard guttering and drainage pipework which will direct rainwater into the existing soak-a-way system.

4.4 WASTE AND MANURE

All manure and waste produced from the proposed building and housed livestock within it will be stored and spread on the applicants own land within Marton to naturally decay into the soils.

5.0 CONCLUSIONS

In summary, the proposed development at The Gables is a modest, well designed farm building to support the existing livestock business at the holding. The building is to be located on a brownfield site within the main farm holding and is positioned adjoining other existing livestock buildings.

The proposal will have no effect on the yard drainage system and there is no change of use from agriculture.

Therefore as the proposal is in keeping with the local character and surrounding landscape of Marton and we would hope that it will be given the support of the planning department and receive approval in due course.