

Cundalls

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DESIGN AND ACCESS STATEMENT

PROPOSED EXTENSION TO EXISTING AGRICULTURAL BUILDING

AT

Whitethorn Farm
Rookbarugh
Marton
Kirkbymoorside
North Yorkshire

APPLICANT: AW & A Turnbull

December 2016

APPLICATION DETAILS

Applicant:	Mr A Turnbull
Applicants Address:	Whitethorn Farm, Rookbarugh, Marton, Kirkbymoorside, YO62 6PF
Applicants Agent:	William Tyson BSc (Hons) MRICS FAAV, Cundalls Chartered Surveyors
Agents Address:	Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP
Site Address:	Whitethorn Farm, Rookbarugh, Marton
Application Title:	Full planning application for the extension of an existing building
Application Type:	Full Planning Application
Application Date:	December 2016
Location:	Whitethorn Farm, Rookbarugh, Marton
Proposed Use:	Agriculture
Reason for Proposal:	Essential need for further general purpose agricultural storage at the holding
Parking:	Vehicle and pedestrian access to the new building will be via the existing private access.
Foul Water:	The building will have a natural soak-away drainage system for clean water and any dirty water will remain separate and will be directed into the existing farmyard drainage system.
Size:	Overall area of the proposed extension is 1,042 square meters
Dimensions:	building dimensions: <ul style="list-style-type: none">• North elevation = 24.4m• South elevation = 24.4m• West elevation = 42.7m• East elevation = 42.7m

INTRODUCTION

This planning application seeks planning approval for the extension of an existing agricultural building to provide much need additional undercover housing for livestock and other farm produce and machinery. The building will be constructed of materials customary to the area and has been specifically designed to sit comfortably within the farmstead at Whitethorn Farm

AMOUNT

The amount of the development is the erection of an agricultural building. The proposed building extends to:

- North elevation = 24.4m
- South elevation = 24.4m
- West elevation = 42.7m
- East elevation = 42.7m
- 8.5m ridge height and 4.9m eaves height

USE

The building will be used for general agricultural purposes including housing livestock, storing machinery, feed, grain and other farm produce.

LAYOUT

The building will provide much needed standard agricultural storage and has no material adverse effect upon existing amenities or surrounding properties.

The building will have no adverse effect on the wildlife value or natural environment surrounding.

SCALE

The building will be a single story unit of 1,042 square meters. The building has been specifically designed to mirror other steel portal framed buildings within the area and will mirror the building which it will extend.

LANDSCAPING

The development will have no effect whatsoever on existing hedgerows or shrubs lying adjacent to the proposed site.

APPEARANCE

The external appearance of the building is steel portal framed with brown Yorkshire board cladding, grey concrete panels and a dark grey fiber cement roof.

VEHICLE ACCESS

The proposed vehicle access will be via the existing access. This will not have a detrimental impact on the safety of pedestrians and/or other road users or the free flow of traffic upon the highway network as it is a private roadway.

MANURE MANAGEMENT

Any farm yard manure produced from the proposed new building will be stored in the building until being spread on the applicants own agricultural land.

All manure will be spread on agricultural land during correct spreading conditions in accordance with the applicants Farm Assurance Scheme regulations and The Basic Farm Payment Scheme Cross Compliance guidance.