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PLANNING, DESIGN AND ACCESS STATEMENT

**Proposed Erection of New Agricultural Building at Home Farm, Wintringham,
Malton, YO17 8HS**

On behalf of H J N Choimley Esq

July 2017

PLANNING, DESIGN AND ACCESS STATEMENT

INTRODUCTION

This report has been instructed by Mr H J N Cholmley (T/AS G & H Cholmley) of Home Farm, Place Newton, Wintringham, Malton YO17 8HX.

The assessment considers the further development of the above site and demonstrates how the submitted scheme has been devised in the light of the prevailing site circumstances, opportunities and planning policy context.

The proposed development seeks to add to the existing range of working farm buildings at the above holding. This will be in the form of the erection of a new grain store approximately 39.06m x 42.67m which will be positioned on part of the existing rearing field which forms part of the existing farmstead.

BACKGROUND TO THE FARM BUSINESS

The applicant operates an agricultural business which operates from its main base at Home Farm, Wintringham. The business is an arable operation extending to in excess of 2000 acres which is farmed by the Cholmley Family.

The business currently has insufficient storage facilities for grain produced on the holding and therefore has to sell large quantities of grain at harvest or store grain offsite. Obviously the charges for storing grain of site are expensive to the business as they are charged for handling and storage of grain. The proposed grain store is to increase the storage capacity on the farm and will enable the business to maximise the price achieved by marketing the grain throughout the year.

The proposed development at Home Farm is for the sustainable development of the agricultural business and the improvement and continuation of the agricultural enterprise.

The proposed site has been chosen as this is connected to the existing yard and infrastructure at Home Farm. As part of the development two temporary rearing sheds will be removed. The site is screen by established shelter belts.

ASSESSMENT OF THE CONTEXT

SP9 – The land based and rural economy

Ryedale land based economy will be sustained and diversified with support for new buildings that are necessary to support land based activities and a working countryside, including for farming, forestry and equine purposes.

SP20 Generic Development Management Issues

New development will respect the character and context of the immediate locality and the wider locality and the surrounding areas and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses.

The cumulative impact of the new development on the character of an area will also be considered.

Design

The design of the 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. Impacts on amenity can include, for example, noise dust, Oder light flicker loss of privacy or natural daylight to be an overbearing presence

Developers will be expected to apply the highest standards outlined in the World Health Organisation, British Standards and wider international standards and guidance.

All sensitive receptors will be protected from land and other contamination. Developers will be expected to assess the risk and potential risks posed by contamination and/or unstable land in accordance with recognised national and international standards and guidance.

INVOLMENT /CONSULTATION

Planning officers will be aware of the site through previous works on the estate. There has been no active involvement of consultation with Officers in the light of the present proposals.

DESIGN

Land Use

The proposed buildings would be for agricultural purposes which reflects the existing predominant land use in this particular locality.

Amount

The proposed development involves the erection of No.1 grain storage building. The proposed building is similar to other building at Home Farm. The proposed building will extend to 42.67 metres x 39.06 metres with a ridge height of 10.5metres

Use

The use of the proposed building is for the storage of grain.

Layout

The proposed building will be located close to the existing buildings and with ready access to the existing infrastructure and the wider arable area.

Scale

The scale of the development is one building dimensions of 42.67 metres long in seven 6.096 metre bays, each span is 19.3 metres wide centre to centre therefore to the total width is 38.6 metres and 10.5 metres to the understand of the rafter at the ridge.

Appearance

The proposed new grain store will be constructed of concrete panels to 4 meters with green profile sheeting above. The roof will be covered with natural grey fibre cement sheéting. The shed will be accessed through 2 roller shutter doors on the eastern gable end.

The proposed building would be constructed of materials already in existence on the modern structures on site. These are typical of working buildings of this nature and would readily fit into the site context.

Access

The proposed development would not generate a need for a modification to the existing access arrangements associated with this farmstead. The current situation is such that traffic movements for grain are very intensive at harvest time as the grain is moved straight of farm to central stores due to lack of storage facilities. This proposal will reduce the peak at harvest and spread traffic movements through the year as grain will be stored and marketed throughout the year. This proposal does not impact on the amount of traffic generated.

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CONCLUSION

It is considered that this development readily satisfies the main planning objectives of the Ryedale Guidance and Planning Policy requirements and reflects the positive support that adopted policies provide for agricultural development in the open countryside.

The proposed building would lie within the confines of an existing working farmstead and is clearly desired for agricultural purposes associated with this well-established business. The siting of the proposed building makes the most of the existing landscape and developed context provided by the existing range of buildings on site. Also the proposed material would reflect the range of modern buildings in situ and are not untypical of modern working farmsteads in this regard.

Access to the site would remain unaltered and there is no consequence in this regards.

It is considered that the proposed development is wholly appropriate and there should be no material reasons as to why planning permission should be withheld.

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