

Cundalls

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DESIGN AND ACCESS STATEMENT

**A GENERAL-PURPOSE AGRICULTURAL BUILDING EXTENSION TO AN
EXISTING BUILDING**

AT
MANOR FARM
RYTON RIGG ROAD
RYTON
MALTON
YO17 6RY

Prepared for and on behalf of
N Speakman (NK Farms)

January 2021

APPLICATION DETAILS

Applicant: N Speakman

Applicants Address: Manor Farm, Ryton Rigg Road, Ryton, Malton, YO17 6RY

Applicants Agent: William Tyson BSc (Hons) MRICS FAAV, Cundalls Chartered Surveyors

Agents Address: Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP

Site Address: Manor Farm, Ryton

Application Title: Full planning application for a general purpose agricultural and livestock building extension.

Application Type: Full Planning Application

Application Date: January 2021

Location: Manor Farm, Ryton, Rigg Road, Ryton, Malton

Proposed Use: Agriculture

Reason for Proposal: Need for further undercover building space for farm machinery, produce, bedding straw, feed and livestock housing.

Parking: Vehicle and pedestrian access to the new building will be via the existing private access.

Size: Overall area of 204 square meters

Dimensions: building dimensions:

- North elevation = 18.5m
- South elevation = 18.5m
- West elevation = 11m
- East elevation = 11m

INTRODUCTION

This planning application seeks planning approval for an agricultural building extension to provide further undercover storage and housing for farm produce, machinery, feed and livestock at the holding. The building will be constructed of standard materials and has been specifically designed to sit comfortably within the farmstead and the existing building it will adjoin.

AMOUNT

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

- North elevation = 18.5m
- South elevation = 18.5m
- West elevation = 11m
- East elevation = 11m
- 5m eaves height and a pitch of 15 degrees (6.2m)

USE

The building will be used for housing of livestock, farm produce, farm machinery and feed.

LAYOUT

The building will provide much needed standard housing and will have 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 204 square meters. The building has been specifically designed to mirror existing steel portal framed building within the area.

LANDSCAPING

The development will have no effect whatsoever on existing hedgerows or shrubs lying adjacent to the proposed site. Also, no existing trees on or adjacent to the holding will be affected.

The proposed site is level and level access will be provided within the building.

APPEARANCE

The external appearance of the building is steel portal frame with natural finish Yorkshire Board style timber cladding and red brick wall on the east elevation with grey concrete panels and dark grey tin cladding on the west and north elevation and a natural grey fibre cement roof. All to match the existing building it will adjoin. The south elevation will adjoin the existing building. Some clear plastic roofing sheets will be used to provide natural light into the building.

A grey steel roller shutter door will provide access via the east elevation.

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 farmyard 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.