

## Planning, Design and Access Statement

### 1. The Proposal

#### Location

East Youlstone Farm

#### Type of application

Full

#### Agent

Jonathan Wale, Roundacre Design Services, [REDACTED]  
[REDACTED]

#### Applicant

Mr J, Cleave

### 2. Description of Proposed Development

Proposed Retrospective Application for a Roof over Feed, Collecting Yard.

### 3. Date

15<sup>th</sup> December 2022

### 4. Statement

This statement is prepared in accordance with the requirements of the Town & Country Planning (General Development Procedure Order) (England) Order 2006 and will address the design principles and concepts that have been applied to the development by reference to:

**Context**

**Amount**

**Layout**

**Scale**

**Landscaping**

**Appearance**

**Access**

**Maintenance & waste**

The drawings that form part of this application are as follows:-

2021.089.01            Roof Plan, Elevations, Block Plan & Location Plan.  
(Scale 1: 125 & 1:500)

2021.089.02            Internal Plan (Scale 1:125 & 1:2500)

### 5. Context

Site Assessment

The site is located centrally to the northern end of the existing buildings at East Youlstone Farm, Youlstone, Bude, Cornwall, EX23 9PU.

## **6. Amount**

The building that forms the application is 540 sq/m in area and is located at East Youlstone Farm, Youlstone, Bude, Cornwall, EX23 9PU.

The building is designed to cover an existing collecting and feed yard that will keep dung separate from clean rainwater that will be disposed of directly to a stream as part of a scheme by the Environmental Protection Officer subject to planning permission for a Natural England grant due to its vicinity in a catchment sensitive area.

## **7. Layout**

This development has been carefully considered and designed to offer the best overall layout, taking into account the day to day use of the building and store within the existing yard area.

## **8. Scale**

The new building is scaled to cover the extents of the collecting and feed yard.

## **9. Appearance**

The proposed site for the development and appearance is shown on drawings 2021.089.01 & 2021.089.02.

Profile 6 fibre cement roof sheeting in natural grey c/w protected open ridge, 20no 10' G.R.P. rooflights and finished with roll top barge boards in natural grey.

The sides are to be left un-clad. The gable peak is to be left un-clad.

The building has been designed in a manner fitting with the surroundings and is typical of a modern agricultural building.

## **10. Landscaping**

There will be no allowance for additional landscaping as the proposal will not be anymore intrusive to the environment than the existing adjacent buildings.

## **11. Access**

The building will be accessed from the road via the existing farm entrance and access road.

## **12. Maintenance and Waste**

The development has been designed to make it practical and functional for modern farming and by using modern, high quality materials this ensures that the structure requires little maintenance. The structure has been designed to the current BS5502 standards and to allow easy and safe access for any maintenance requirements.

## **13. Site Area**

The site area shown in the red line is 1015 sq/m but 475 sq/m forms the red line to the site so no additional wildlife report is required.