

DESIGN & ACCESS STATEMENT

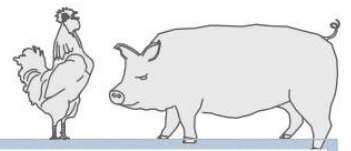
ERECTION OF A GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING

Renison, Carr Lane, Newport, Brough, HU15 2QH

JW Beaumont Ltd

Ian Pick Associates Ltd
Station Farm Offices
Wansford Road
Nafferton
East Yorkshire

Email: mail@ianpick.co.uk
Office: 01377 253363
Ian Pick: 07702 814950
Sam Harrison: 07837 558724
www.ianpickassociates.co.uk



IAN PICK ASSOCIATES LTD
Specialist Agricultural & Rural Planning Consultants

CONTENTS

1. INTRODUCTION

2. BACKGROUND & PROPOSED DEVELOPMENT

3. AMOUNT / SCALE

4. USE

5. LAYOUT

6. LANDSCAPE

7. APPEARANCE

8. ACCESS

9. PLANNING POLICY

1. INTRODUCTION

This report has been commissioned by Mr Josh Beaumont of JW Beaumont Ltd, Renison, Carr Lane, Newport, Brough, HU15 2QH.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This application has been prepared by Sam Harrison of Ian Pick Associates Ltd. Sam Harrison is a Chartered Planner and a Member of the Royal Town Planning Institute. He benefits from 11 years experience specialising in agricultural and rural planning consultancy whilst employed by Ian Pick Associates Ltd.

2. BACKGROUND & PROPOSED DEVELOPMENT

The applicants operate an existing agricultural enterprise extending to 200 acres, being made up of both arable and grassland operations. The applicant has recently purchased Renison (the application site) and is currently in the process of renovating the property and adjoining land.

Within the land holding is an existing storage building which is in a state of disrepair and in need of demolition and removal. Other smaller storage buildings have already been removed from the farm. Photographs of the existing structure to be removed can be seen below:





3. AMOUNT / SCALE

The proposed building will measure 36574mm x 24382mm, with an eaves height of 5486mm and a ridge height of 8670mm. The existing building to be replaced has an approximate size of 34000mm x 7000mm, with an overall height of 3000mm; notwithstanding its current state, the building is no longer suited to modern-day agricultural activities.

4. USE

The building will be used for the secure storage of grain, hay, straw, and agricultural machinery (tractors, trailers, mowers, hedge cutters, ploughs, general tools, etc).

5. LAYOUT

The building will be sited to the south of the existing farmhouse, partially located on the footprint of an existing building which is to be removed. The overall site layout can be seen in greater detail on the attached Site Location Plan (drawing No. JB011223).

6. LANDSCAPING

This proposal forms part of a wider effort by the applicant to 'tidy up' the farm, which has already resulted in the removal of existing redundant buildings which were nearing a state of disrepair, the renovation of the farmhouse, and the clearing of overgrown vegetation and trees which were considered dangerous.

Views of the building will be relatively localised and are generally considered to be negligible. Development of this agricultural nature is not uncommon, nor alien within the surrounding rural landscape. The proposal is considered to be acceptable in terms of landscape impact.

7. APPEARANCE

The building will be of a steel frame construction, with external cladding comprising polyester coated steel profile sheeting in juniper green, and a fibre cement sheet roof (natural grey).

8. ACCESS

The proposed building will be serviced via the existing farm entrance. The works represent a negligible impact on the local highway network.

9. PLANNING POLICY

National Planning Policy is contained within the National Planning Policy Framework (July 2021). The NPPF provides support for economic growth and development of agricultural businesses in paragraph 84.

Supporting a prosperous rural economy

84. Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

The National Planning Policy Framework provides clear support for the proposals within paragraph 84.

The proposed development represents the sustainable growth and expansion of an existing rural business, which comprises a 200-acre land holding of a mixed use. The proposed development is compliant with the aims of national policy with the National Planning Policy Framework.