

From:
To: [Planning: Jill Bastow](#)
Subject: NYM/2018/0835/OU
Date: 08 April 2019 16:12:44

Jill,

An Extraordinary Meeting of Kilburn Parish Council was held on 4th April 2019 to discuss the above application. Conversations were held between the Cllrs and the applicant with regards to the proposed development of the site. The applicant stated his reasons for his wanting to develop the site as; being for the improvement of animal welfare, business viability and site security.

The Council referred to a document submitted by the applicant's agent on 11 March 2019 to NYMPA. Under point 2.5 potential gross margin for placement of either finishing cattle or 1080 pigs is proposed to support the applicant's farming business and the application for the farmstead. Concern was highlighted over moving the central hub of the farming operation to the outskirts of High Kilburn. The roads surrounding the village are single track and difficult to navigate particularly in wintery conditions and are not capable of taking wider heavy loads as evidenced by the signs to either end of the village. The applicant stated that the B&B pigs were part of a fall back plan only should the land that is currently rented not be leased to him again.

Cllrs were concerned about the future scale of the business and the potential disruption to the peaceful village of High Kilburn. Reference was also made to the impact on access for walkers and on the nearby Grade II listed buildings known as Weatherill Barns.

A proposal was made to object to the application on the grounds of the application being inconsistent with NYMPA's planning Development Policy 3 (Protecting & Enhancing Cultural & Historic Assets), and in particular the council made reference to Development Policy 4 points 1 and 2. This objection was unanimously agreed by all Council members present.

Regards

Kathi

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Kathi Watson
Clerk of Kilburn Parish Council

From:
To: [Jill Bastow; Planning](#)
Cc:
Subject: Application No NYM/2018/0835/OU
Date: 26 March 2019 19:03:15
Importance: High

Dear Jill

I rang your office today hoping to catch you to ask a few questions about this application. I can report that the Parish Council are objecting to this application, on the grounds of concerns in regard to a farming/residential development being allowed on green belt land. It is felt that this development will have a continued negative impact on High Kilburn should it be allowed to increase in size again. High Kilburn is a quiet and peaceful hamlet with a narrow and winding road which is unsuitable for large vehicles.

The area and particularly this site is accessed regularly by walkers who are able to enjoy the many routes across fields. In recent years as the land has become used for more livestock, the track and footpaths have become increasingly difficult to access. The track particularly in the vicinity of the proposed farmhouse has become a quagmire, and this situation is not just restricted to winter months, but throughout the year. Machinery and equipment has been left out on the only dry areas where walkers can escape the mess making it difficult to walk through safely and looks incredibly untidy.

My reason for wanting to speak with you today was to ask for an extension. We would like to explore comments made by the applicant at our last meeting where it was pointed out that as a Parish Council we would have little option in this planning matter due to Core Policy J & Development Policy 3. In this case and given the comments that the outline planning application is certain to be accepted by NYMPA, we would like the time to look at this policy in full and discuss further at an extraordinary meeting.

We do hope that this will be acceptable? I spoke with Christopher Knowles in your office who stated that you would be out of the office now until this Friday. In the meantime please accept these initial comments.

With kind regards

Sara Cussons
Kilburn Parish Council High and Low

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0835/OU - Case Officer Mrs J Bastow - Received from Mrs Kathi Watson at Kilburn Parish Council, 2 Bonneycroft Lane, YO61 3AP
Date: 25 March 2019 20:41:51

Kilburn Parish Council held a monthly meeting on Monday 18th March at which Councillors asked questions of the owner and discussed the information they had about the potential development. Cllr Cussons proposed an objection to the plans which all councilors supported.

Comments made by Mrs Kathi Watson of Kilburn Parish Council, 2 Bonneycroft Lane, YO61 3AP

Preferred Method of Contact is Email

Comment Type is Comment

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0835/OU - Case Officer Mrs J Bastow - Received from Simon Bassindale - Ranger West at NYMNPA, via email: s.bassindale@northyorkmoors.org.uk
Date: 11 March 2019 16:45:24

Over recent years the conditions of public footpath 411021 (leading from the U1819/1/70) which intersects with public footpath 411004 (linking between C89/1/50 and U1816/1/50 and meet at "Fox Hounds Farm" have deteriorated due to regular passing and re-passing of farm machinery. The condition has been such at times that walking through the farm has been impractical without wellington boots. Introducing domestic traffic to this existing situation will potentially further deteriorate the public amenity of the public rights of way in this area. I would like to see a proposed management plan for managing the public rights of way in this location prior to development taking place.

Comments made by Simon Bassindale - Ranger West of NYMNPA
via email: s.bassindale@northyorkmoors.org.uk
EMail: s.bassindale@northyorkmoors.org.uk
Preferred Method of Contact is: Post

Comment Type is Raise Concerns
Letter ID: 518208

From:
To: [Jill Bastow; Planning](#)
Cc:
Subject: RE: New application post - NYM/2018/0835/OU - Fox Hounds Farm, River Lane, High Kilburn - Parish - URGENT
Date: 30 January 2019 11:51:38
Attachments:

Dear Jill

The council voted by a majority to object to application NYM/2018/0835/OU.

The grounds for the objection were:

- There are currently no other residential buildings in this area. The surrounding land is purely agricultural.
- It was felt by the councillors that the application did not conform to NYMPA's Local Plan. Councillors discussed the fact that it is impossible for people who reside in the parish of Kilburn High and Low to obtain planning permission for new homes. Furthermore, historically NYMPA has rejected an application to convert Ragged Ray in Kilburn – the conversion of a barn into a home. Councillors felt that there has to be consistency with NYMPA's approach to applications.
- Concerns were also raised about public access and rights of way on the land surrounding the proposed plot and through the field where the house is being proposed. The council have had issues where the landowner has blocked access and is concerned that the addition of a homestead will increase the occurrence of such activity by the applicant.

Please confirm receipt of this email.

With kind regards

Sara Cussons
Chair of Kilburn High and Low

From:
To: [Planning](#)
Subject: NYM/2018/0835/OU – URGENT
Date: 25 January 2019 08:18:55

An ordinary meeting of Kilburn Parish Council was held on Monday 21st January at 19:30 at which the below mentioned planning application was an agenda item.

NYM/2018/0835/OU – URGENT Application for outline application for the construction of 1 no. dwelling (most matters reserved) at High Kilburn. Grid Ref 451808 479602

All councillors had seen and reviewed the plans. Concerns were raised and discussed. A vote to support the pre-application was rejected unanimously by the Council.

Regards

Kathi Watson

Kilburn Parish Council Clerk

From: Nick Mason
Sent: 08 January 2019 10:05
To: Jill Bastow
Subject: NYM/2018/0835/OU Farm House at Fox Hounds Farm

Hi Jill,

I know this is just an outline application at the minute, and as such doesn't contain any building plans for the proposed new farmhouse at High Kilburn. I would just like to advise that if the existing building on the marked site was to be demolished/altered it might require some standing building recording, as it appears on the 1st edition OS maps and pre-dates the other farm buildings. If it was to be left in place I can't see any other archaeological issues with a new farm house here.

Best,

Nick Mason
Archaeology Officer

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP
U.K.

Tel: 01439 772700
www.northyorkmoors.org.uk

From:
To: [Planning](#)
Cc:
Subject: NYM/2018/0835/OU - URGENT
Date: 03 January 2019 14:36:58

Dear Ms Bastow

Application for outline application for the construction of 1 no. dwelling (most matters reserved) at Fox Hounds Farm, River Lane, High Kilburn. Grid Ref 451808 479602

I refer to your letter dated 21 December 2018 which has just this minute landed on my doorstep. I also note the postmark of 2 January! Given the Christmas break, lateness in posting and timings of our next meeting can I ask that you review your 'comments by date' in line with the postmark.

I look forward to receiving confirmation and we will schedule the application for discussions at our next meeting to be held at the end of January.

With kind regards

Sara Cussons
Chair, Kilburn Parish Council High and Low