

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2017/0787/FL - Case Officer Mrs H Saunders - Received from Mrs Jane De Cogan at Oak Cottage, Kilburn, North Yorkshire, YO61 4AH
Date: 12 March 2018 16:19:47

Re: NYM/2017/0787/FL – Application for Erection of Manure Store at Church Farm, Kilburn. Applicant: Mr H Thompson

Following the submission of additional information in the form of the ‘Design and Access Statement supplied by Pete Midgley Design on behalf of T W Thompson and Sons, we are writing to register our continued strong opposition to this application.

We've looked at the extra information supplied for Church Farm on NYM planning portal and wish the following additional comments concerning the ‘Design and Access Statement’ to be taken into consideration when/if this matter comes to the Planning Committee.

Our initial concern is that the emphasis of this report is principally concerning Village Farm, as are all the images – with mere mentions of Church Farm. It should be noted that the application for Village Farm via Hambleton District Council has been withdrawn.

The design statement refers to the "siting of the proposed building at village farm" - no mention of building at Church Farm - are we to assume that the building at Church Farm will be of the same dimensions as stated in the design statement for Village Farm?

It is alarming to note that the design statement notes that "Pig buildings will be mucked out on a 10 to 11 week cycle as currant (sic)" - a) this gives evidence of the awful smell and increase in flies, due to the fact that stockpiling of pig manure for 10-11 weeks in the current sheds is not, in our opinion, good farm management. Even worse, "cattle building mucked out yearly" - need more be said? Pity the poor animals being housed and left standing in rotting manure for that length of time – and by association, in our opinion, manure rotting for this length of time is guaranteed to attract an increase in flies/vermin.

It also states that "spreading of muck on farm land is once a year just after the harvest, the land then being deep ploughed" – we are of the opinion that this is an erroneous statement, as we have witnessed numerous wagon loads of muck being taken to the fields more than once a year – indeed sometimes more than once a week, along with the slurry tankers spraying their contents over the verges and hedges alongside Carr Lane on the approach to the road to the White Horse.

Whilst stating that "proposed manure store is located on land which is already used for manure storage and storing in a building would not be an intensification which would have an impact on residential premises" it is our opinion that having an existing heap of stored manure in the centre of a permanently-housed livestock farmyard is potentially hazardous and is not, in our opinion, good farm management.

We believe there would be a significant impact on residential premises, given the location and increase in directional smell and also a significant potential risk of continued chlorate and other chemical run-off into the grounds and buildings of the seven residential properties within 100 metres of the existing farmyard at Church Farm (several of which have been there since the 1690s) along with a Grade II listed church. It should be noted that several sheds of Church Farm directly abut gardens of these residential properties. It is also a concern that there is no reference to the potential increase of vermin with storage in a confined space within the centre of a farmyard, and the potential increase of diseases such as leptospirosis transmitted by rats traversing (mainly) cattle manure and urine - thereby a potential threat not only to the permanently-housed livestock within the farmyard, but also to surrounding residents, some of whom are over 80 years old, along with their household pets, but also, as experienced with the last building erected at Church Farm, home invasion by rats. Again, it should be re-stated that images supplied to support the above statement from the Design and Access document are of Village Farm, not Church Farm.

Whilst stating they will put in a fly management plan - their statement that the increase in flies is due to "wet manure, poor ventilation, insufficient cover from rain and inappropriate pesticide control". Flies will breed on manure whether it is wet or dry. How does poor ventilation come into the picture, when it is apparently stored outside - in fresh air??? Insufficient cover from rain - will not have any effect on flies - they'll lay eggs

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irrespective of cover or not. Inappropriate pesticide control – having experienced a very significant increase in the numbers of flies invading our properties due to the current storage of manure, silage etc, along with 2000 pigs and 100+ cattle kept in sheds in the farmyard, we are of the opinion that not only has there been “inappropriate pesticide control” we believe there has never been an active pesticide control in place at all. We would strongly urge that the comments from David Armitage Environmental Health Officer for Hambleton District Council be acted upon – particularly the final two paragraphs of his email of 8th February 2018.

The document states that both farms are within the national character areas of NCA24 and NCA25 - however, we do not believe that they are adhering to the requisitions with regard to section 4.2 Agriculture and Land Management of the North Yorkshire and York Landscape Characterisation Project - particularly 4.2.20 - points 1, 2 and 12 (see below):

Strategic programmes, plans, policies and proposals should:

Contribute to the protection and enhancement of the historic dimension of the present agricultural landscape, including particular historic assets and their setting;

Encourage the adoption of less intensive farming practices and promote the regeneration of existing hedgerows to enhance key landscape linkages;

Restore and strengthen the functions of landscapes as ecosystems.

Finally, despite the submission of what we believe to be a rather hastily put together Design and Access Statement, there is still the lack of professionally drawn elevations and topographical elevations which are essential to give a clear picture of the true sizing of the building and the impact it would have on the surrounding area, and would strongly urge that the Planning Committee act in accordance with the comments from your own Building Conservation Department concerning the detrimental effect this application would have on the Conservation Area and the setting of the village and refuse this application.

Mr D De Cogan and Mrs J De Cogan
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Comments made by Mrs Jane De Cogan of Oak Cottage, Kilburn, North Yorkshire, YO61 4AH

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