

14/22

Wendy Strangeway

From: Mark Hill
Sent: 09 January 2015 13:40
To: Planning
Subject: FW: NYM/2014/0024/FL Land to west of Calfthwaite Farm, Cloughton

Please print off for the four files.
mark

From: Mrs J. Marley, Clerk to Cloughton Parish Council
Sent: 05 January 2015 21:24
To: Mark Hill
Subject: Re: NYM/2014/0024/FL Land to west of Calfthwaite Farm, Cloughton

Evening Mark - just back from Cloughton Parish Council's meeting. Councillors have considered your email, in particular your question as to whether or not the proposed changes and S. 106 would resolve Council's objections.

Following prolonged and robust debate, Council has resolved it does NOT wish to withdraw its objections. It is considered that the suggested terms of the S. 106 agreement do not address Council's concerns.

J Marley (Mrs)
Clerk to Cloughton Parish Council
Annan,
41 Scalby Road,
Burniston,
Scarborough
YO13 0HN

6 JAN 2015

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On 01/12/2014 15:47, Mark Hill wrote:

Dear Mrs Marley, I write to bring your Council up-to-date in respect of the four planning applications at Calfwaite Farm Cloughton.

As a result of the representations received from your Council and two neighbours this Authority has been negotiating with the applicant, his landlord and the nearest neighbours and SBC Environmental Health Officer in recent months to ascertain whether it is possible to seek a compromise solution that would allow an appropriate form of agriculture to take place at the site whilst providing increased amenity protection for nearby residents..

In brief, current planning guidance is supportive of rural initiatives such as the establishment of new farm operations but also seeks to protect the amenities of residents. As submitted, nearby residents are aware that there is a possibility that this agricultural enterprise could be permitted which would make future living conditions challenging. In negotiations with the applicants and the Borough Environmental Health officer it appears to be the odorous nature of pig rearing at the site rather than agricultural use per se that is the crux of the problem. The applicant has indicated he is prepared to sign a S106 Planning Agreement to prevent him and future owners operating any pig breeding (and poultry which could be equally odorous) operations in return for being allowed to retain the buildings for other forms of

agricultural use e.g. arable, sheep or cattle with less impacts on neighbours. My understanding is that nearby residents consider this would be a net overall benefit and are minded to rescind their objections subject to the restriction being imposed together with other landscaping and conditions to address drainage issues etc.

My purpose in writing is to draw these negotiations to your Council's attention and to ask whether these changes would similarly resolve your Council's objections or whether you wish to maintain your objections to the retention of the buildings.

Please do not hesitate to contact me if you have any questions, I look forward to hearing from you.

Regards.

Mark Hill
Head of Development Management.

From: Mrs J. Marley, Clerk to Cloughton Parish Council
Sent: 03 March 2014 21:26
To: Planning
Subject: NYM/2014/0024/FL Land to west of Calfthwaite Farm, Cloughton

Proposal: Erect agricultural livestock building (retrospective) (building number 5 on location plan).

Address: Land to the west of Calfthwaite Farm, Cloughton

The above application was considered by Cloughton Parish Council at its meeting this evening.

Council has already commented on one other application (NYM/2014/0023/FL) for the erection of an agricultural building (retrospective) at this address and it wishes to submit broadly the same objections for this application (NYM/2014/0024/FL) and the other application (NYM/2014/0022/FL) which were before it tonight.

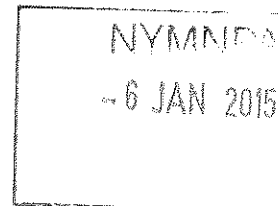
Council is concerned that

- this building (and up to four others which it understands are to be the subject of other applications) have all been erected without the necessary consents.
- the buildings are all very close to Calfthwaite Farmhouse (which is not owned by the applicant) and are on land higher than the farmhouse
- there is no evidence the surface water run off is adequately drained - councillors understand such run off goes into the drains in the yard in front of Calfthwaite Farmhouse, these drains run into the farmhouse's septic tank which discharges into Hayburn Beck.
- there is potential for pig slurry to get into local watercourses
- there will be an unacceptable adverse impact on the surrounding area
- the building will form part of a relatively intensive farming operation which does not have anyone living onsite to provide 24 hour cover for the animal's health and welfare
- there is no electricity in the buildings

- there is no indication that there is an adequate water supply to the premises
- the amenity value & domestic enjoyment of nearby Calfthwaite Farmhouse will be drastically reduced and severely compromised
- while this application only relates to one building, the incremental effect and impact on Calfthwaite Farmhouse of the other unauthorised agricultural buildings which are in situ and used for similar purposes cannot be under-estimated
- access to the highway is poor, in as much as the track meets the highway in a dip and there is inadequate visibility in both directions

Council therefore **objects** to the application on the grounds it does not accord with NYMNP Development Policies 1 (Environmental Protection) and 12 (Agriculture)

--
J Marley (Mrs)
Clerk to Cloughton Parish Council
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