



PLANNING COMMITTEE

Tuesday 13 October 2015 at 6.00 pm

Council Chamber, Ryedale House, Malton

Agenda

14 **Late Observations**

(Pages 2 - 17)

Agenda Item 14

RYEDALE
DISTRICT
COUNCIL



Please Contact: Mrs Karen Hood
Extension 386
Email: karen.hood@ryedale.gov.uk

All Members of the Planning Committee
Council Solicitor
Head of Planning & Housing
Managing Development Team Leader

Ref: Agendas/Planning/2015/2016

9 October 2015

Dear Councillor

Meeting of the Planning Committee - 13 October 2015

With reference to the above meeting I enclose for your attention the late observations received since despatch of the agenda.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K Hood', written in a cursive style.

Mrs Karen Hood
Managing Development Team Leader

Enc

cc

object

Matthew Lishman

From: Nicky
Sent: 07 October 2015 20:19
To: Matthew Lishman
Subject: RE: Great habton objection letter

Hi Matthew,

I am writing on behalf on Great habton parish council re planning application 15/00872/mful. At our recent committee meeting concerns were raised about the smell and noise coming from such a large-scale piggery in the village. With this in mind, the council would like to object this application.

If you require any further information then please do not hesitate to contact me.

Yours sincerely
Nicky mason

RYEDALE DM


07 OCT 2015 ^{ML} 07/10/15

DEVELOPMENT
MANAGEMENT

Rec. refusal.

RJS

5/10
NKS

NORTH YORKSHIRE COUNTY COUNCIL BUSINESS and ENVIRONMENTAL SERVICES		
LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION		
Application No:	15/00460/FUL	
Proposed Development:	Use of the land for a drive-in cinema to include a projection /reception building and a steel frame mounted cinema screen	
Location:	Pickering Showground Malton Road Pickering North Yorkshire	
Applicant:	Moonlight Movies Ltd	
CH Ref:	TD/D4/802	Case Officer: James Kennedy
Area Ref:	3/102/1673	Tel: 01609 780 780
County Road No:	A169	E-mail: development.control@northyorks.gov.uk
To:	Ryedale District Council Ryedale House Old Malton Road MALTON North Yorkshire	Date: 5 October 2015
FAO:	Rachel Smith	Copies to: Kirby Misperton Office

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The existing access for the site is a simple unlit priority junction onto the A169 Principle Road. The A169 is strategic route which carries a significant volume of traffic. Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reasons:

1. Insufficient information regarding proposed vehicular movements associated with the proposed development.
2. The Planning Authority considers that the proposed development would give rise to additional vehicles waiting in the carriageway and leaving and re-joining the traffic stream on an open stretch of road where vehicle speeds are high, and would thus cause interference with the free flow of traffic and consequent danger to highway users.

<p>Signed:</p> <p style="text-align: center;">James Kennedy</p> <p><small>For Corporate Director for Business and Environmental Services</small></p>	<p>Issued by:</p> <p>Transport and Development East Block County Hall Northallerton North Yorkshire DL7 8AH</p> <p>e-mail: development.control@northyorks.gov.uk</p>
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MANURE MANAGEMENT PLAN

MESSRS S & S WOOD
POPLAR HOUSE FARM
LEPPINGTON

PREFACE

Poplar House Farm extends to 300 acres at the North Western corner of Leppington village. The farmland runs along the western side of Leppington village to Acres Lane, then west to Lowfield Lane and Mook Street, then back east along White Carr Beck to the village. There is also land to the south of Acres Lane down to Leppington beck.

Recently another 200 acres have been rented at Westow of light arable land, suitable for maize and arable cropping.

Current stocking rates at Poplar House Farm are so low (see details attached) as to only provide part of the crop requirements, for the arable land we farm. This land being heavy can use all the organic matter we can spread on it, and as such it is our intention to create manure heaps within them ready for spreading after harvest. Soil sampling is ongoing to determine the P & K levels on this land, it would be a reasonable assumption that crop requirements are only been met currently by inorganic inputs, and the land should improve its fertility and profitability with added organic input.

MANURE MANAGEMENT

REPLACEMENT SHED 1

Straw yard for fresh and close to calving cows.

Cows during this period require an ultra comfortable time. The yard is bedded deeply daily and consequently the faecal part of the manure is less than normal. In order to stop bacteria building this area is cleaned out every 30 days and the manure removed to our arable land for spreading after harvest.

REPLACEMENT SHED 2

This area is scraped twice daily into the slurry lagoon. The lagoon is to NVZ standards and was completed in October 2014. Slurry is pushed over the ramp into it and, as it fills a 6" crust is formed. Throughout Summer 2015 there was no obvious build up of flies or odours. The lagoon was emptied on 1 October 2015 by contractors who pumped the slurry 1km away from the village onto our arable land; it was ploughed the following day.

SHED 3

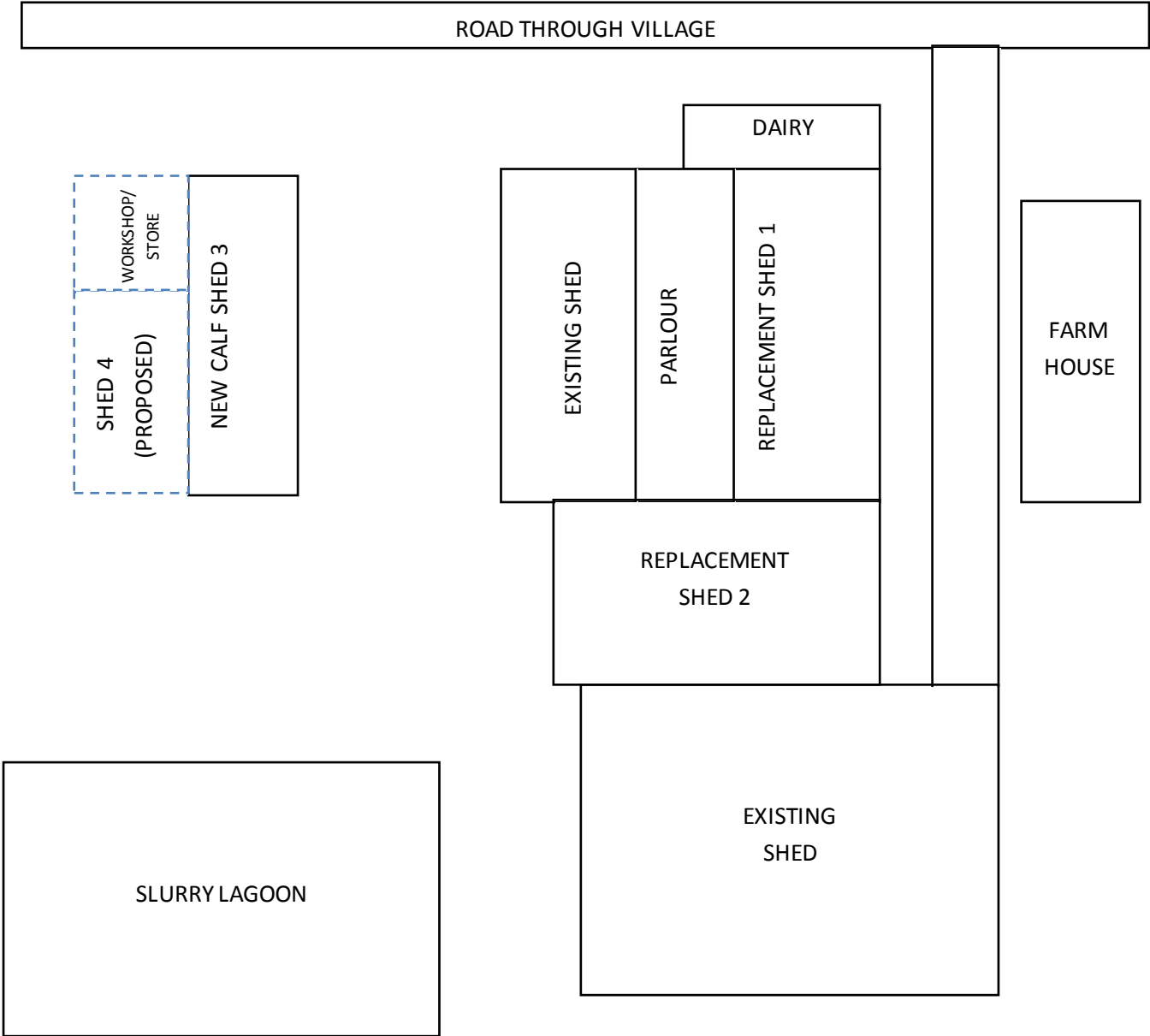
Calf Housing

Baby calves need to be kept warm and dry. New born calves are kept in individual pens which are cleaned and disinfected between each new calf. The other half of the shed is a yard which is for weaned calves. As with the calving cows, health and welfare is paramount and they are deep bedded daily, to a degree the manure is odourless until moved. The shed is cleaned out every 60 days and removed to our arable land for spreading after harvest.

SHED 4

Proposed is a 90' x 45' shed – Bays 1 & 2 at the Easterly end to use as a workshop/store. The Westerly end to be used for calves aged 6 – 9 months on straw bedding and cleaned out every 60 days and removed to our arable land for spreading after harvest.

FARM PLAN



MANURE MANAGEMENT PLAN

The purpose of the plan is to help minimise the risk of causing water pollution by having a plan for spreading livestock manures, slurries and organic wastes on farm.

As a minimum, producers will be expected to have a map of the farm identifying where and when farm waste can be applied and demonstrating that there is enough land area available for manures to be applied without exceeding a total Nitrogen application of 250kg/ha/year (Lower rates may apply for NVZs).

Step 1 – Prepare a map of the farm using a colour coding system to identify areas where manure must not be spread (eg with 10m of watercourses); where spreading is possible but with some restrictions; and areas where spreading can be carried out throughout the year.

Date	Person trained/instructed	Spreadable area (Ha)	When
Water (Red)	Any ditches, watercourses and ponds. Also springs, wells or boreholes where water is used for human consumption or farm dairies, including any neighbouring land close to the farm boundary	N/A	Do not spread
Non-spreading areas (White)	Fields where manure would not normally be spread; non farmed fields, woodlands or fields simply too far away from the farm buildings	N/A	Do not spread
Don't spread areas (Red)	Areas where manure shouldn't be spread. At least 10m either side of all ditches and watercourses; 50m around springs, wells and boreholes, steep slopes with a risk of run-off throughout the year; and Environmentally Sensitive Areas, Sites of Special Scientific Interest, or other land subject to management agreements	N/A 28HA	Do not spread
High risk areas (Light grey)	Fields next to a watercourse, spring or borehole with soil at field capacity with moderate slope or slowly permeable soil; where soil depth over fissured rock is less than 30cm; with effective pipe or field drains	0	Use throughout the year subject to ground conditions but restrict application rates in winter
Very high risk areas (Dark grey)	Fields likely to flood at sometime during most winters; next to watercourse, spring or borehole where surface is severely compacted, waterlogged or have a steep slope and soil is at field capacity or has a moderate slope and slowly permeable soil	0	Avoid in winter and dry summer when soil cracks down to the drains, or when soil is compacted
Low risk areas (Pink)	All other areas not already marked	155HA	Can be used throughout the year
Total spreadable area available		155HA	

MANURE MANAGEMENT PLAN

Step 2 – Calculate the amount of manure produced on the farm and the area required for it to be spread without exceeding a total Nitrogen application rate of 250kg/ha (or lower if required by local regulations).

Calculating the minimum area required:

	No. of stock units	Months housed	Hectares needed by stock unit	Total area needed (Ha)
Dairy cow (650kg)	150	x 6	x 0.039	= 35.1
Dairy cow (550kg)		x	x 0.032	=
Dairy cow (450kg)		x	x 0.025	=
Heifer replacement 2yr+ (500kg)	20	x 6	x 0.019	= 2.28
Youngstock 1-2yr (400kg)	50	x 6	x 0.016	= 4.8
Youngstock 6-12 months	50	x 7	x 0.008	= 2.8
Calf	50	x 12	x 0.005	= 3
Bull	1	x 6	x 0.019	= 0.2
Sheep	0	x	x 0.003	=
Lamb (up to 6 months)	0	x	x 0.001	=
Lamb (6-12 months)	0	x	x 0.002	=
			Total area required	48.18

Allowance must also be made for any 'imported' manures, such as sewage sludge.

Step 3 – Compare the area available (step 1) and area required (step 2). If the area available exceeds the area required, the plan is complete. If the area available is less than the area required then a more detailed plan of alternative action is required.

The above guidelines provide a simple indication of how a farm waste management plan should be constructed. For more detailed information members are advised to refer to publications such as the Defra Code of Good Agricultural Practice for the Protection of Water.

Slurry **must not** be applied:

- Between 1 September and 1 November to fields in grass or to be sown with an autumn sown crop.
- Between 1 August and 1 November to fields that are neither in grass, nor to be sown with an autumn sown crop.

NVZs





Producers who are in NVZs and already have manure management plans in place do not need to complete this plan template in addition to the existing plan because it should fulfil the Red Tractor Assurance Dairy Scheme requirements.

For producers in an NVZ, who do not have a manure management plan at present, the details within this plan will help fulfil the requirements. The plans are not complete however, as the NVZ rules apply and additional requirements on available storage capacities and have 'closed periods' when spreading is not permitted.

Rural Land Register (RLR) Map

Map Legend

Rural Land Register





-  Your RLR Parcel(s)
-  Adjacent RLR Parcels
-  SPS Permanent Ineligible Features
-  Unconfirmed Boundaries

English Region Boundaries


Non-LFA (N)	Other land outside SDA (EOUT)
Disadvantaged (D)	
Moorland Disadvantaged (MD)	
Severely Disadvantaged (S)	Other land within SDA (ESDA)
Moorland Severely Disadvantaged (MS)	Moorland within SDA (EMOR)
National Boundary	

Ordnance Survey MasterMap™

Lines

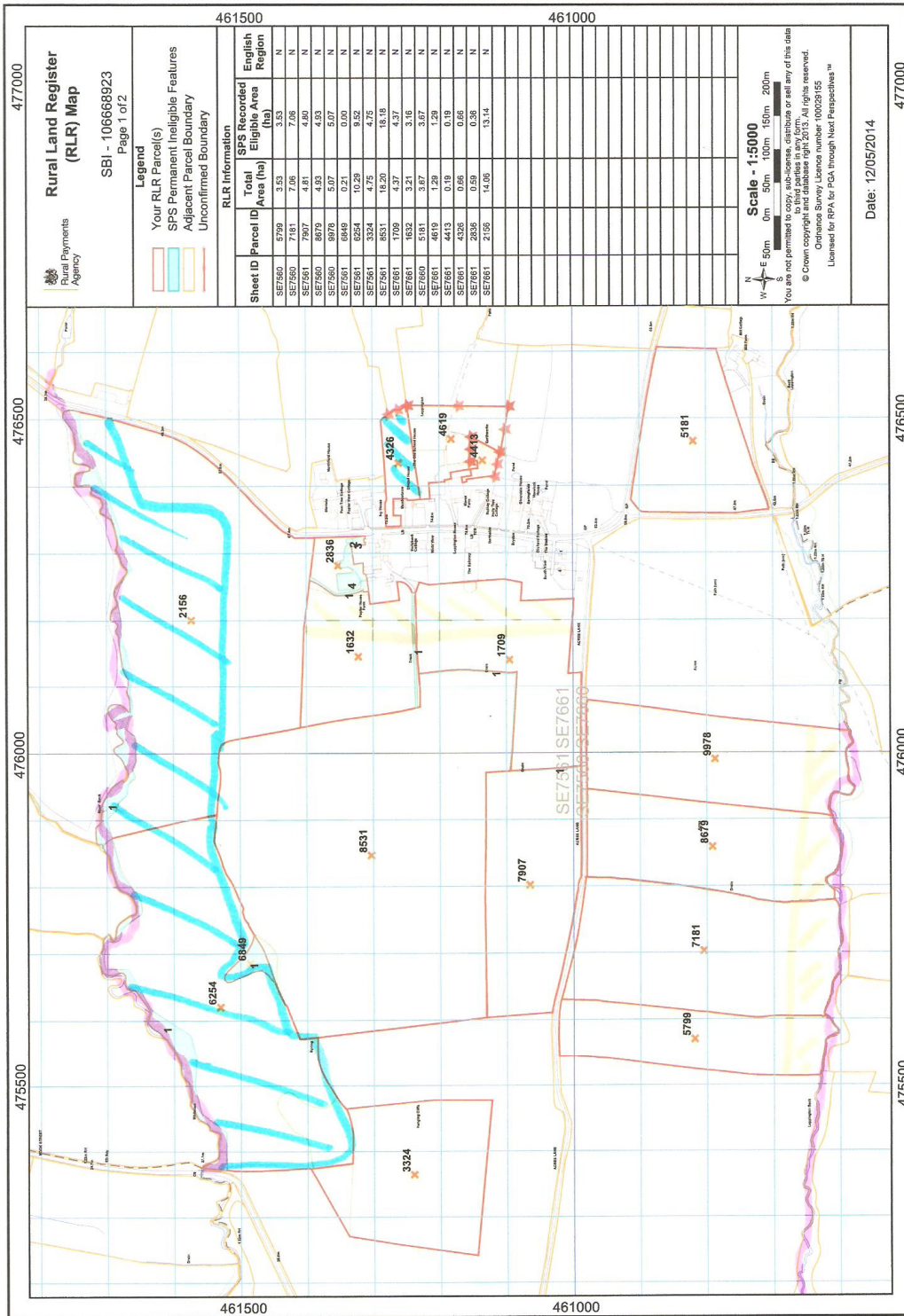
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-  Buildings, Greenhouses
-  General Obstructive Boundary Feature
-  Change of Vegetation
-  Road/Track and Railways
-  Administrative Boundary
-  Path

Labels

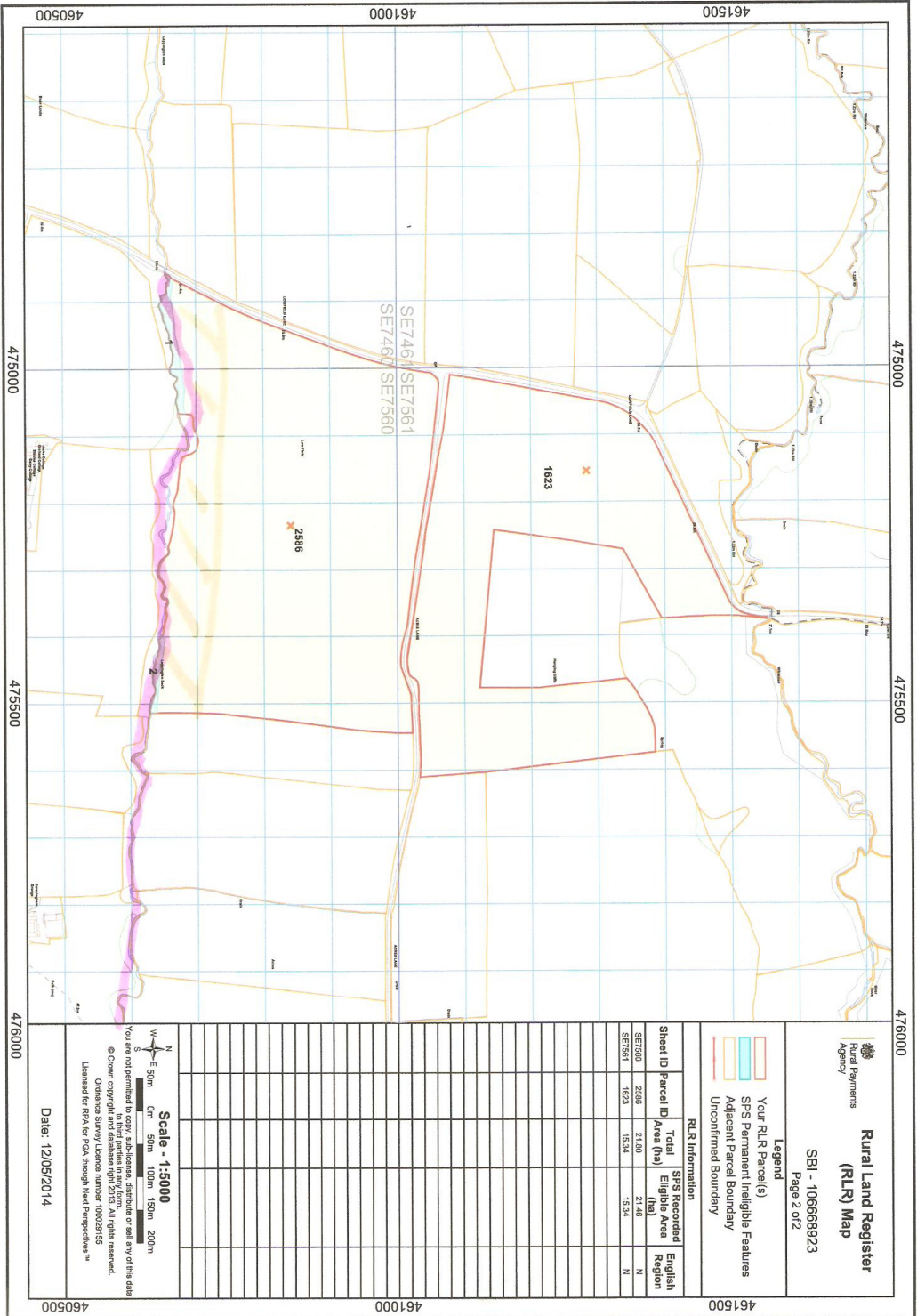
-  Boundary Stone

For further information about what these features mean, please see our guidance booklet. For further information about any OS features or labels, please see the OS website or OS maps.

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Rural Payments Agency
Rural Land Register (RLR) Map

SBI - 106668923
 Page 2 of 2

- Legend**
- Your RLR Parcel(s)
 - SPS Permanent Ineligible Features
 - Adjacent Parcel Boundary
 - Unconfirmed Boundary

RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded English Area (ha)	English Region
SE7560	2586	21.80	21.46	N
SE7561	1623	15.34	15.34	N

Scale - 1:5000
 0m 50m 100m 150m 200m

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Date: 12/05/2014

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Wesrow

Rural Land Register (RLR) Map

Map Legend

Rural Land Register

- Your RLR Parcel(s)
- Adjacent RLR Parcels
- SPS Permanent Ineligible Features
- Unconfirmed Boundaries

English Region Boundaries

Non-LFA (N)		Other land outside SDA (EOUT)
Disadvantaged (D)		
Moorland Disadvantaged (MD)		
Severely Disadvantaged (S)		Other land within SDA (ESDA)
Moorland Severely Disadvantaged (MS)		Moorland within SDA (EMOR)
National Boundary		

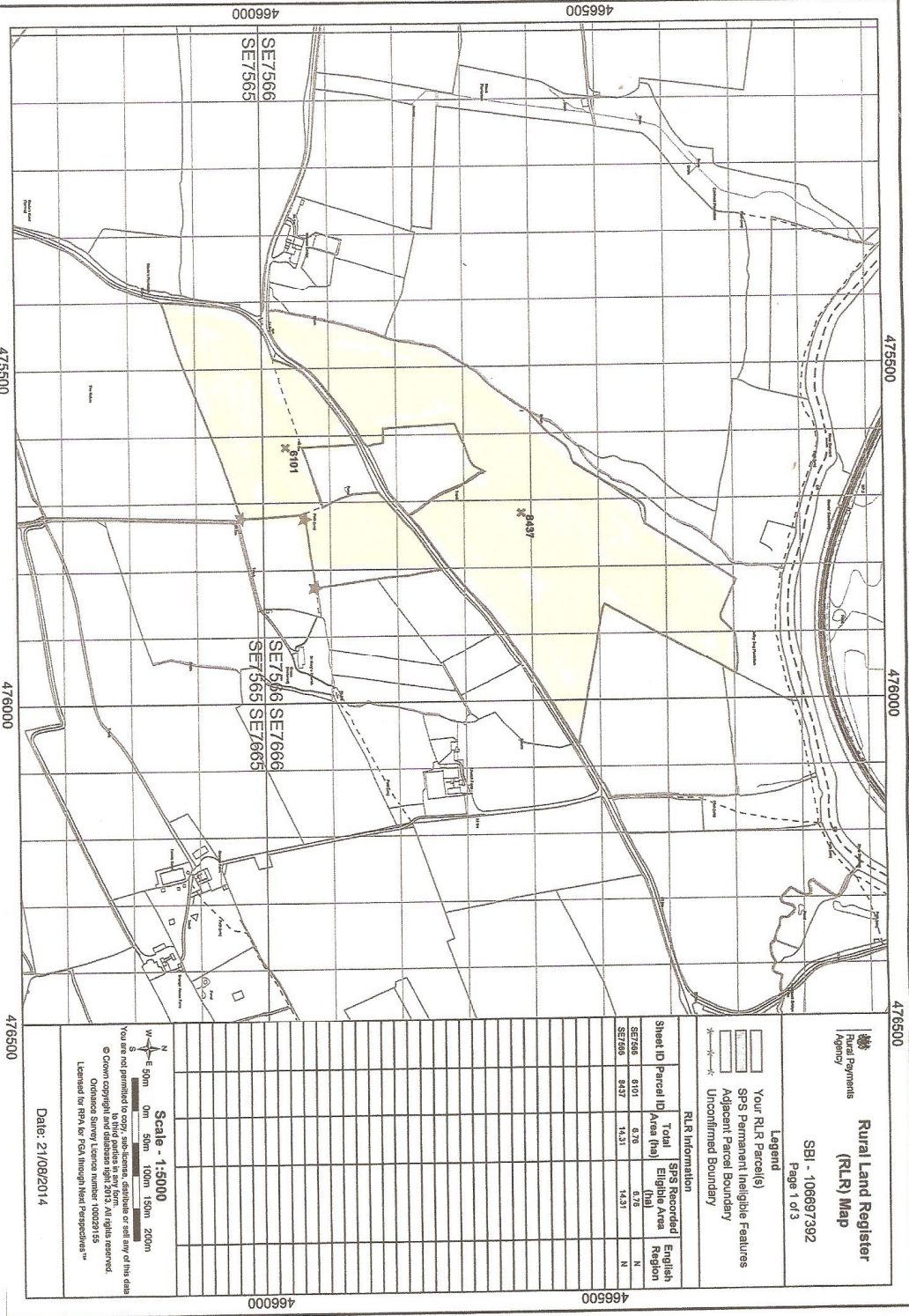
Ordnance Survey MasterMap™

- Lines**
- Water
 - Buildings, Greenhouses
 - General Obstructive Boundary Feature
 - Change of Vegetation
 - Road/Track and Railways
 - Administrative Boundary
 - Path
- Labels**
- BS Boundary Stone

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Western



Rural Payments Agency
Rural Land Register (RLR) Map
 SBI - 106697392
 Page 1 of 3

Legend
 Your RLR Parcel(s)
 SPS Permanent Eligible Features
 Adjacent Parcel Boundary
 Unconfirmed Boundary

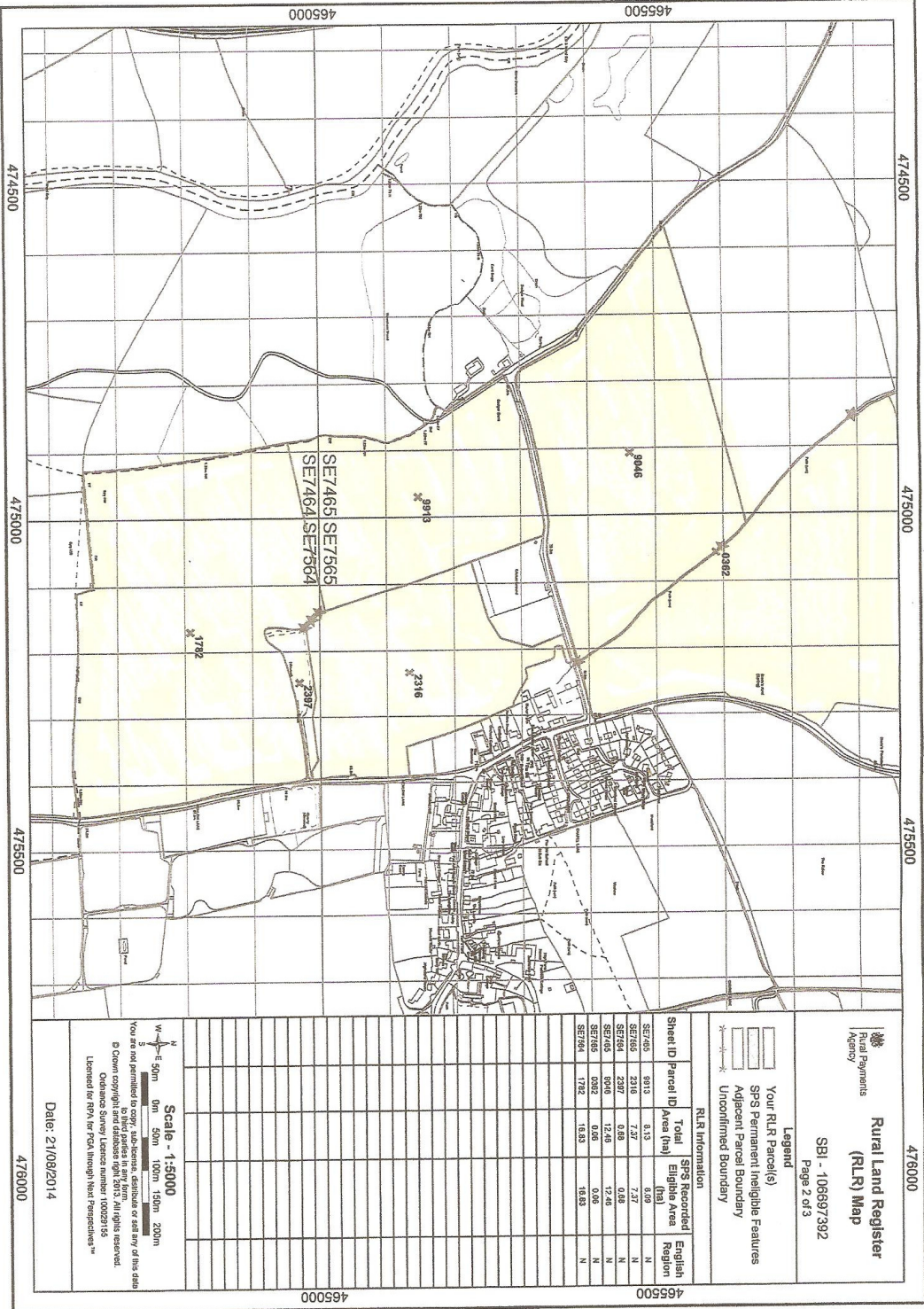
RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SE7565	0101	0.70	0.70	N
SE7565	0437	14.31	14.31	N

Scale - 1:5000
 0m 50m 100m 150m 200m
 N
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Rural Payments Agency
Rural Land Register (RLR) Map
 SBI - 106697392
 Page 2 of 3

Legend
 Your RLR Parcel(s)
 SPS Permanent Ineligible Features
 Adjacent Parcel Boundary
 Unconfirmed Boundary

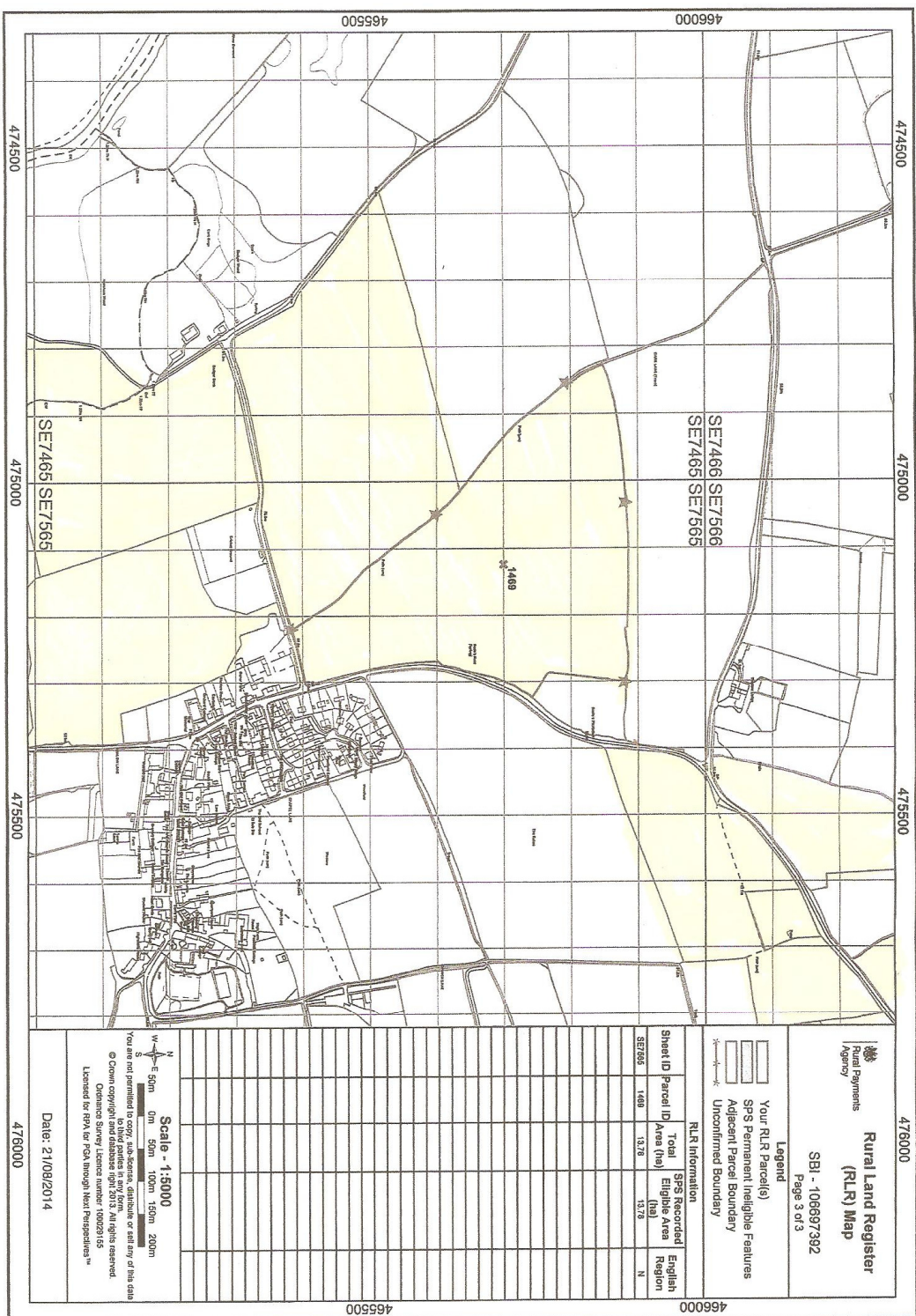
RLR Information

Scale - 1:5000
 1cm = 50m
 0m 50m 100m 150m 200m

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WESTON



Rural Land Register (RLR) Map

SBI - 106697392

Page 3 of 3

Legend
 Your RLR Parcel(s)
 SPS Permanent Ineligible Features
 Adjacent Parcel Boundary
 Unconfirmed Boundary

RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SET7465	1468	13.78	13.78	N

Scale - 1:5000

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