

Our Ref: WT/RMB
Date: 5th June 2014

Ryedale District Council
Ryedale House
MALTON
North Yorkshire
YO17 7HH

FTO Mathew Mortonson

Dear Mr Mortonson

**RE: APPLICATION 14/00458/FUL
DEVELOPMENT AT POPLAR HOUSE FARM AT LEPPINGTON MALTON**

Further to the submission of the above application I write with regards to recent comments and correspondence received from neighbouring properties regarding the application details.

Having carefully considered the comments and concerns raised by some neighbouring properties my client; the applicant is prepared to make to following amendments to the proposed building:

- To reduce noise and smell to neighbouring properties the applicant is prepared to completely cover the eastern elevation of the proposed building with 2 meter high concrete panels of a dark grey colour and additional dark green tin cladding to the ridge height. The materials and colours used will match similar buildings of this style and hopefully provide the necessary screening and cover that is required.
- In addition to the changes to the eastern elevation of the proposed building, my client is also prepared to reduce the height of the proposed building to an eaves height of 3.66 meters, with an overall total height and ridge height of 5.79 meters.
- With regards to the potential drainage of the proposed building, my client is prepared to connect any rainwater or effluent drainage from the proposed building to the existing farmyard drainage system at Poplar House Farm which has more than enough capacity for this additional drainage requirement due to the substantial pig shed drainage in the past.
- Given the use of the proposed building will be for baby calves and young stock there will be no slurry whatsoever within the building and all cattle will be bedded on an open straw yard system. Young stock such as baby calves require clean fresh straw every day to ensure they keep a high health status and remain free from infection. It is of the upmost importance that the applicant keeps the building clean, tidy and free from slurry and poor quality manure as an infected / poorly calf can have serious financial and herd quality implications.
- To provide additional screening on the eastern side of the yard facing neighbouring properties the applicant has already planted a variety of trees and shrubs which in time will grow up and establish a natural screen of the farm buildings.



15 Market Place, Malton,
North Yorkshire, YO17 7LP
Tel: 01653 697820
Fax: 01653 698305
Email: malton@cundalls.co.uk
Website: www.cundalls.co.uk

Also at;
40 Burgate, Pickering,
North Yorkshire, YO18 7AU
Tel: 01751 472766
Fax: 01751 472992
Email: pickering@cundalls.co.uk

In association with;
Cundalls RFAS
Reagarth Farm, Helmsley
North Yorkshire. YO62 5XH
Tel: 01439 772 000 Fax: 01439 772 111
Email: enquiries@reagarthfas.co.uk



ESTABLISHED 1860

My client is more than prepared to work with the council and local residents to ensure the needs and aspirations of both Local and National Planning Policy and the local community, are met however, the additional livestock need and requirements are of the utmost importance to my client and it is hoped that these changes to the design and scale of the building will be acceptable to all parties.

With the above in mind please find enclosed an amended plan of the proposed building with the amended height and appearance changes detailed.

I hope all of the above provides more clarity to the situation and if any further information is required at this stage, please do not hesitate to contact me.

Yours faithfully

William Tyson BSc (Hons) MRICS FAAV

t. 01653 697820
m. 07977 560109
e. will.tyson@cundalls.co.uk

File: R:\Agriculture\PLANNING\Poplar Farm, Leppington (S Wood)



15 Market Place, Malton,
North Yorkshire, YO17 7LP
Tel: 01653 697820
Fax: 01653 698305
Email: malton@cundalls.co.uk
Website: www.cundalls.co.uk

Also at;
40 Burgate, Pickering,
North Yorkshire, YO18 7AU
Tel: 01751 472766
Fax: 01751 472992
Email: pickering@cundalls.co.uk

In association with;
Cundalls RFAS
Reagarth Farm, Helmsley
North Yorkshire. YO62 5XH
Tel: 01439 772 000 Fax: 01439 772 111
Email: enquiries@reagarthfas.co.uk

