

HL

OBJECT

LUTTONS PARISH COUNCIL

Clerk: Andrew Macdonald

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RYEDALE DM

9 January 2015

Karen Hood
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12 JAN 2015

DEVELOPMENT MANAGEMENT

Dear Karen

Application No. 14/01318/MFUL : Erection of 3no. Cattle buildings and 1no. Straw barn together with extension to existing cattle building and demolition of 2no. agricultural buildings (retrospective application) : Croome Dale, East Lutton : Thornton

Luttons Parish Council has received the above retrospective application for comment. Whilst this Council applauds any measure to promote sustainable agricultural businesses in the Wolds, this must not be at the expense of the Area of High Landscape Value nor the lawful planning system. The above application by its retrospective timing, site location and scale, strongly suggests attempted avoidance of both planning constraints and due legal process. The Council has not been able to visit this site, nor do any public rights-of-way pass close by; the following comments are therefore made in good faith based upon local knowledge and information freely available.

The applicant relies on the footprint of long demolished buildings to justify the current density/scale of development, but provides no evidence of these purported structures. The 1850 OS map records a traditional High Barn in a position that does not tally with the 'fold yard, bothy and stables'. Pre-1940 OS maps record only a dutch barn at the site. Current OS mapping records two buildings (of which one is a dutch barn) of 200 and 240 m². This is confirmed by satellite photos from 1999/2001 and the most recent available; for at least 15 years there have not been any 'heritage' buildings on site, there is no sign of a Nissen hut, and much of the claimed building area is open yard. The area of demolished building (A) is 240m², not 1240m² as claimed, and it was a relatively modern cattle shed, for which there is no planning history but was in use for pig husbandry, as seen in satellite images. Of particular interest is that the area of hard standing, including building footprints, is shown as 1,190m² by OS, whereas Drawing 01 Rev.B claims an area of 4,200m² prior to development and an area of 5,650 post

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development in Drawing 02 Rev.B. Development has increased hard standing by 4,460m², some of which was grant-funded! The built area on site has increased from 440m² (in 2010) to 2711m² today, an increase of 2271m² or 516%, without any constraint or consent. The applicant claims that 'the site is not visible from any public thoroughfare' although the development is clearly seen in the attached photograph taken from the public highway.

The applicant gives no detail of the 'straw-based wet-feed husbandry system' employed. Whilst 'the straw-based muck will be spread back on the arable land', no short-term storage is indicated and the extensive concrete hard-standing must be provided with the means to prevent contaminated run-off. The applicant states, somewhat ambiguously, that the water bore hole at the development has been abandoned and there are no mains services at the site; water is stored from roof run-off but no tanks are indicated on the site plan. Abandoning the bore hole, if that is the case, avoids the need for separation and contamination preventative measures. The applicant claims that the site is served by a private supply from Manor House Farm through a system of distribution pipes – a distance of over 1600m across at least two public highways with a net height gain of 15m.

In developing this site the applicant has stoned the approach road and cut away 1,450m² of agricultural land to a depth of c.2.5m. The access road crosses the Double Dykes that define the early occupation of the Great Wold Valley and the area of the site is of potential archaeological interest. In the normal course of events archaeological oversight of this development would have been appropriate. Drawings 01 and 02 claim the track to the west of the site to be an existing farm track; current mapping and satellite evidence shows this to be a field margin and should not form part of this application.

Although there may be no substantive and material reason to refuse it, this application lacks credibility and this Council **objects on principle**. The applicant has shown a blatant disregard for the planning process and should not be rewarded with an unfettered approval that would set a very dangerous precedent. There are matters that this Council would wish to see conditioned and/or referred to the appropriate authority. These include: water extraction licencing; abandonment of the water bore hole; animal waste management; surface water run-off containment; colour and character of cladding and roofing material; archaeological survey; changes to the field margin to west of site.

This Council further suggests that the Local Planning Authority's compliance unit reviews the planning history for the whole of Manor House Farm, East Lutton because there appear to be new buildings (without permission) on this site which, by infilling gaps between existing buildings, have created a visual barrier across the north of the village.

Yours sincerely,

Cllr Andy Macdonald
Clerk to Luttons Parish Council

Attachments:
Satellite image of site c. 2010
Photograph of site from public highway Dec 2014



