

Concerns

MMD 23/5/14 JC.

Mel Warters

From: dm@ryedale.gov.uk
Sent: 22 May 2014 20:02
To: Development Management
Subject: Comments for Planning Application 14/00430/MFUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:57 PM on 22 May 2014 from Mr Mark Clook (Secretary of Oswaldkirk Parish Meeting).

Application Summary

Address: Birch Farm The Terrace Oswaldkirk York YO62 5XZ
Proposal: Erection of an agricultural grain store with associated landscaping - retrospective application (revised details to approval 12/00582/MFUL dated 20.09.2012).
Case Officer: Matthew Mortonson
[Click for further information](#)

Customer Details

Name: Mr Mark Clook (Secretary of Oswaldkirk Parish Meeting)
Email: mark.clook@btinternet.com
Address: 11 St Oswald's Close, Oswaldkirk, York, North Yorkshire YO62 5YH

RYEDALE DM

Comments Details

Commenter Type: ie Site/press notice
Stance: Customer made comments neither objecting to or supporting the Planning Application

23 MAY 2014

DEVELOPMENT
MANAGEMENT

Reasons for comment:

Comments: COMMENTS FROM OSWALDKIRK PARISH MEETING The planning application 14/00430/MFUL has been discussed with the officials of Oswaldkirk Parish Meeting and outlined below are our thoughts: • The proposed planting in terms of species and size along the section marked A-B on the plan is considered to be acceptable, however there are concerns regarding the proximity of the overhead cables. These cables may prevent the trees from reaching an appropriate size and hence acting as suitable screening. In addition, there is a concern regarding the size of the trees being planted as well as such issues as maintenance and enforcement – see below for further details. • The creation of a hedgerow along the lines marked C-D is considered appropriate in terms of species, however there is concern regarding the size of the trees being planted as well as such issues as maintenance and enforcement – see below for further details. The addition of the large container grown trees is welcomed, however it should be noted that points 1-2 referred to in the written document are not present on

the plan, therefore it is unclear where these trees are to be located. • The new planting at G-H is welcomed, however there is concern regarding the size of the trees being planted as well as such issues as maintenance and enforcement – see below for further details. • Maintenance and enforcement – it is noted that with the exception of the container grown birch trees along points 1-2, all the trees are small whips. It is further noted that there is reference to the maintenance of these whips for the first 5 years. However, given the longevity of some of the species and hence the time to become established, it is considered that 5 years is insufficient and should be extended until all trees are well established. In addition, there is concern regarding enforcement of these proposals and therefore some form of reassurance from the Applicant and/or Ryedale District Council is required to ensure that the trees are planted, maintained and replaced if necessary. Finally, the barn obviously has a long life expectancy, i.e. 30+ years – please can conditions be put in place to ensure that the screening exists for the life of the building? • Whilst we appreciate the need to ensure that runoff from the field to the north is dealt with appropriately, it should be noted that this access is new and not reinstated as indicated in the document. • It should be noted that the large hard standing to the west of the barn is used as a lorry park. Is permission required for this? • It is assumed that the conditions of the original application (12/00582/MFUL) are still applicable to this application, in particular the times of operation. In addition, to the above, we understand that the building is as agreed by Ryedale District Council insofar as the location is further north and the dimensions are not in line. Oswaldkirk Parish Meeting assumes that this deviation is covered by this application – although no reference to this issue is made in the covering documentation.