

# Cadney Cum Howsham Parish Council Meeting Minutes

Minutes of the Extraordinary meeting held on 22nd August 2023 / 19:15 /Cadney Parish Hall

**Parish Clerk – James Truepenny**

**Email - [clerk@cadneycumhowsham.org.uk](mailto:clerk@cadneycumhowsham.org.uk) Tel 0791920551**

**<http://www.CadneycumHowsham.org.uk>**

## In attendance

### In Attendance

Cllr. C Stafford (Vice Chair), Cllr. F Leahy, Cllr. N James, Cllr L. Mearns & Cllr. D. Hackney

Cllr. P. Heath Gave her apologies. With the Chair's absence, Vice Chair Cllr. Stafford Chaired the meeting.

### 2309/05      **Declarations of Interest**

None Declared

### 2308/06      **Planning Issues**

Planning Application PA/2023/1354 consultation

Residents in attendance wished to give representation to the council, Cllr. Mearns proposed a suspension of the meeting to enable them to speak. Cllr. Leahy Seconded. All in Favour.

The resident stated:

This family are making serial applications and residents do not know what is coming next and If I feel how I feel this must be a constant cause of anxiety. There seems to be a sense of bullying and intimidation with letter writing to the neighbours. The size of the building is too large for pets and I feel that it's for livestock due to its size. The soakaway will flow out into the dry ditch. There are also questions about enforcement of lights which are staying on beyond 9pm at night. The resident was also concerned about the number of retrospective applications this applicant has made.

After hearing these issues raised, Cllr Mearns proposed to reopen the meeting so decisions could be recorded. Cllr Hackney seconded. All in Favour

After a lengthy discussion Cllr Mearns proposed that the council object to the application. Cllr James seconded, all were in favour with the following commentary to be submitted to the council:

There are concerns about use of land as the building is not tall enough for agricultural machinery.

If it is for livestock and it is a new building, it should not be within 400 metres of residential buildings and this clearly does not meet that criteria.

The application states that no work has commenced but It has been reported to the council that the building has already been started with digging of foundations. The council is frustrated and disappointed to note that we are dealing with yet another potential retrospective planning permission.

There are concerns about the field and that it floods during winter which would be exacerbated by a building with such a large footprint diverting the run off management into concentrated areas. The soakaway is not adequate to manage this level of run off.

We are concerned about the lack of planning for the management of animal waste. As this is not a working farm site, there appears to be no outlet or plans for this in the future.

The council is really concerned about drainage and its lack of planning for it, the dry ditch shown in the application is not on the land owned by the applicant.

This is classed as agricultural land we would question an application that is on land significantly less than five hectares in area.

We believe that this is the first agricultural construction on the unit which contravenes planning advice of the central government.

As this application is for an agricultural building and therefore needs to be no more than 9 metres from the middle of the road, it does not meet this criteria for access.

We have concerns that it may not be within 75 metres of the nearest part of the group of principal farm buildings associated with the property.

Access to the barn is via a residential drive and then it is an open field to the building itself. There is a concern that vehicles driving across that field will lead to the churning of the land and therefore more flooding issues.

Meeting Closed at 20:12