

Meeting: Thirsk and Malton Area Constituency Planning Committee

Members: Councillors Joy Andrews (Vice-Chair), Alyson Baker, Lindsay Burr MBE, Sam Cross, Caroline Goodrick (Chair), Nigel Knapton and Malcolm Taylor.

Date: Thursday, 21 December, 2023

Time: 10.00 am

Venue: Ryedale House, Malton

Updates list

Updates list – 21 December 2023

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Agenda Item 4

Dear Members,

Following publication of the committee report for 23-00249-FUL at Cotril Farm, the Agent took the opportunity to address the requirements of the proposed condition no. 10 (Ecological improvement Scheme.) A 'Landscape and Ecological Enhancement Plan' has been submitted above and following review, this is considered appropriate to secure suitable ecological improvements and biodiversity net gain within the site. Consequently, the following replacement Condition 10 is recommended:

Ecological enhancements shall be undertaken in full accordance with the details contained within the 'Landscape and Ecological Enhancement Plan' submitted to the LPA on the 12th December 2023. The bat and bird boxes shall be installed before the site is brought into use and shall be retained for the lifetime of the development.

Reason: to secure ecological enhancements within the application site, in accordance with Policy SP14 of the Ryedale Plan, Local Plan Strategy.

Informative: the timing of the landscaping scheme is secured via Condition 6.

Also included is a further email from Mrs Lou Howard of Rose Cottage Farm to the north.

Kind regards

Niamh

Niamh Bonner
Senior Planning Officer

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Item 4: 23/00249/FUL – Cotril Farm
Received 15.12.2023

Dear Niamh,

Your Ref:- 23/00249/FUL

With regards to the above and the forthcoming Thirsk and Malton Area Constituency Planning Committee on Thursday 21st December 2023.

Please note the following for your forthcoming meeting:-

As high volumes of water 'run-off' from New Road it consistently erodes the shared access track from Cotril Farm to Sawmill Cottage.

Over the past 28 years, since living at Rose Cottage, it has been primarily myself who has had this part of the track re-surfaced. I had a 'sleeping policeman' installed to divert the 'run-off' into a ditch - which worked very well. Last year, i instructed Nigel Gill Plant Hire to clean out the ditch. As he was about to start this work one of the Cotril Farm residents told him to stop as it was their grass! Consequently, they erected poles on the verge and the 'run-off' of mud from their field and their tractors has all made the shared access road now a riverbed and damaging to our vehicles.

If you had the time to pop down and look that would be great or i can send photos?

To sum up.....

Please could the Committee take into consideration the access point into the proposed campsite. Can this be located/accessed from the Cotril Farm drive? as the increased volume of traffic and their total lack of maintenance on the shared access track will cause more damage.

With Best Wishes,
Mrs Lou Howard

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Dear Niamh,
Thank you for getting back to me so quickly. Attached 2 photos of the access road from Cotril Farm heading towards Sawmill Cottage.. you can see the posts on the right.
And yes please if you would be so kind to add this file as a formal further consultation response.

Best wishes,
Lou
Sent from my iPhone

LANDSCAPE AND ECOLOGICAL ENHANCEMENT PLAN

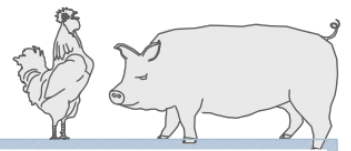
Change of use of land to allow for the siting of 24no. tent pitches and 6no. motor home pitches, and associated infrastructure

Cotril Farm, New Road, Terrington, York, YO60 6NT

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Baseline survey

The proposal pertains to the construction of a tourism site. The development footprint is sited as to avoid unnecessary disturbance to or destruction of local hedgerows and trees.

Prior to development, the site consists of permanent pasture. This grassland is to be entirely retained as part of the development, with no invasive works proposed. It is, therefore, considered that the development is neutral from a biodiversity net gain perspective without any additional mitigation.

Notwithstanding the above, a detailed landscaping scheme has been submitted as part of this proposal, which in itself would reasonably represent ecological enhancement. The landscape scheme can be seen attached (drawing No. LC010223B).

Further mitigation measure

Whilst the soft landscape scheme would facilitate for ecological enhancement, 1No. 1B Schwegler Nest Box and 1No. Schwegler 1FF bat box are also proposed to be installed within the site (blue line) boundary as an additional contribution towards ecological enhancement.