**Appendix 2 – 11th May 2023**

**Application Number: 23/01054/PLF Piercy Farm, Garton on the Wolds**

The above application was discussed at a meeting of Garton on the Wolds Parish Council on 11th May 2023. A number of queries were raised by councillors.

The parish council is in general support of restoring and repurposing the traditional agricultural buildings, particularly as the development site lies within the Conservation Area. Approaching the village from Driffield, the farm buildings can be seen in the distance with the tower of the Grade I listed St Michael & All Angels Church in the background. Sensitive conversion of the farm buildings and the removal of the timber building could potentially enhance this view.

5.1 of the applicant’s Planning Appraisal & Design and Access Statement states the proposal is for 6 units for Class E office use. ERYC Public Protection would like to see the use formalised as offices to prevent other Class E uses being implemented in the future, which the parish council fully supports.

4.6 of the Design & Access Statement suggests that the location for the development “*has a suitable bus, road, cycling and walking links to Driffield and thereafter other service villages and towns*” and
7.6 states “*From the village of Garton on the Wolds there is a footpath/cycle path running along the A166 into Driffield along with public transport running daily to and from the village*”. This is not entirely correct as there is only a narrow footpath and not a shared-use path between Garton on the Wolds and Driffield. Whilst the parish council would like to see this upgraded to a shared-use path, past enquiries have suggested that this would be cost prohibitive and unlikely to happen in the near future.

In October 2022 the early morning and evening bus service Monday to Friday was withdrawn as the route was no longer deemed viable. There is now only a very limited bus service between Garton on the Wolds and Driffield each Tuesday and Thursday. The cuts in the bus service have also affected travel from and to other villages, therefore currently there is not an adequate bus service in the location of the proposed development. It is likely that most travel to and from the office units would be by car.

5.4 states “*Unit 6 has been designed to provide a large meeting room with kitchen and WC which will be hired out on an ad-hoc basis for meetings and community uses*.” Garton on the Wolds does not have a village hall or any community facilities. The provision of a meeting room (30m2) that the community could use would offer a much needed facility for the village. The parish council would like this to be considered as a condition of the planning permission if granted.

A new vehicular access and access road is proposed which would create a junction with the A166 close to where the speed limit reduces from 60mph to 30mph directly opposite Agriweld, an engineering company with frequent movements of heavy machinery and delivery lorries parking and manoeuvring on the main road. Whilst ERYC Highway Control have commented on the change in speed limit, we would ask that this is also taken into account when considering the location of the proposed access along with further options of (1) moving the 30mph zone further out of the village, (2) adding a 40mph buffer, (3) prohibit parking on the road and grass verge outside Agriweld.

The proposed access road would also be in close proximity to the rear of dwellings on Main Street/A166. Potential disturbance to residents is concerning, as they already suffer heavy traffic passing through the village daily. There is likely to be a significant amount of traffic movements along the proposed new access road during the construction phase and when the office units are operational, particularly during normal working hours. Measures to minimise traffic noise as well as a speed restriction along the proposed access road we feel should be implemented to protect the amenity of residents living close by.

We accept that the existing access in the village from Main Street is unsuitable for construction traffic and high numbers of traffic to and from the office units. We feel that vehicular access between the cottages should be limited to accessing the dwelling (farmhouse) only, for the safety of pedestrians, difficulty seeing oncoming traffic when emerging onto Main Street and to protect the amenity of residents living nearby. Will this access also be available to pedestrians, cyclists, wheelchair users etc, as an alternative convenient access route to the office units and meeting room if required?

The proposed new access road crosses grazing land where there is possible evidence of an earlier settlement. 9.1 of the applicant’s Heritage Statement referring to Paragraph 194 of the NPPF states that the applicant’s agent has completed a desktop-based assessment to understand the impact of the proposal on the significance of the traditional buildings, but there is no mention of the land and any potential archaeological interest. This is normally a standard requirement in this locality.

8.9 of the Heritage Statement states there will be soft landscaping around the whole site including the car parking area and access. The parish council would like to ensure that the car park area will be adequately screened once hedgerows are established to enhance the view of the development from the approach into the village.

We note that ERYC Public Protection has requested that details of a lighting scheme are submitted for approval “*in order to protect the amenities of the locality from adverse effects of lighting*”. The parish council would like to request that low level lighting is used to prevent light pollution and any flood/security lights are PIR activated. We would also like to request that any proposed signage is sensitive and in keeping with the rural environment.

6.2 of the Design and Access Statement states that the office units will be heated through the installation of Air Source Heat Pumps, positioned within the development limits based on the recommendations of the installer. We would like to request that the units are positioned where they will cause the least disturbance to residents living close by and the use of acoustic shielding is considered.

Thank you for consulting us on this application. We request that our comments and observations are taken into account.

Cllr. Alison Botten