

**PROPOSED DEVELOPMENT ON LAND AT MANOR DAIRY FARM –  
APPLICATION FOR OUTLINE PLANNING CONSENT AND ACCESS DETAILS.**

**6.93.275.D.OUTMAJ 17/02070/OUTMAJ. Manor Dairy Farm, Crag Lane, Killinghall, HG3 2BD**

43 Members of the public attended the Killinghall Parish Council meeting on 5<sup>th</sup> July 2017 when the above item appeared on the agenda. No one spoke in favour of the application and a précis of the comments made during adjournment included the following AGAINST the application.

1. Crag Lane leading to a number of public rights of way is an amenity used by many local residents, dog walkers, cyclists and horse riders and visiting ramblers which would be a lost facility due to anticipated increase in use by vehicles.
2. Crag Lane does not have a footpath for pedestrian use and to install same would reduce the width of the road which would not meet criteria of 5.5m.
3. Access route from existing development off Cautley Drive (known as Cricketers View) is to be utilised for access by pedestrians to the school etc but anticipated by public that it will become a vehicular thru route.
4. Vehicles using Crag Lane currently include farm vehicles, ie tractors and trailers, feed wagons accessing existing farms plus the regular use by Water Authority to access the sewerage farm at the end of Crag Lane.
5. No possibility of improving the visibility splays near the school and considered not sufficient space to provide safe access – a point was made that maximum splay available at the junction with B6161 would be 5.1m.
6. Removal of the railings providing safe access to School would increase the already existing hazards for children. The number of times the railings have been damaged by vehicles turning into Crag lane is an indication of the protection they have provided to date.
7. Access for emergency service vehicles are a concern.
8. Traffic using Crag Lane leading to Malt Kiln Lane leading to junction with A61 would increase –Malt Kiln Lane is very, very narrow single track with no overtaking facility and only wide enough for a car to travel. There is a record of many large vehicles taking a short cut to avoid the A61/B6161 junction and becoming jammed between high banking bordering this lane needing to be extracted with the assistance of local farmers.
9. The provision of a new access to serve the proposed housing would create two well used accesses very close together, as the access to Manor Farm will continue to be busy with usage by existing dairy business and additional commercial units on site.
10. Concerns regarding nearby sewerage farm management of effluent which during inclement weather is known not to cope and current planning consents for the large numbers of housing units due to come on line may well exacerbate the situation.
11. Lack of infrastructure and facilities within the village makes further development unsustainable.

6<sup>th</sup> July 2017