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object

Mrs Bridget Till  
Nunnington Parish Council  
High Moor Lodge  
Station Road  
Nunnington  
York  
YO62 5XB

Helen Bloomer  
Development Management Officer  
Ryedale District Council  
Ryedale House  
Malton  
North Yorkshire  
YO17 7HH

RYEDALE DM  
25 MAR 2015  
DEVELOPMENT  
MANAGEMENT

March 24<sup>th</sup> 2015

Dear Ms Bloomer

**APPLICATION NO:** 15/00229/FUL  
**APPLICANT:** Mr & Mrs Spencer  
**DESCRIPTION:** Erection of timber block of 1no. Stable and tack room/feed store for private domestic use  
(revised details to refusal 14/00953/FUL dated 27.10.2014)  
**LOCATION:** Land Adjacent The Forge Rectory Lane Nunnington York

In response to your letter dated 5<sup>th</sup> March 2015, Nunnington Parish Council held a meeting on 23<sup>rd</sup> March 2015 and concluded that planning permission should be refused for the following reasons:

- 1) To our knowledge the proposed access to the paddock has not been used in living memory. Use of this access for the purposes of stabling horses and removing muck will be detrimental to the surrounding residents.
- 2) The noise, smell and traffic from a stable with associated muck heap, straw and feed will injuriously impact upon neighbouring residents.
- 3) The roof height is excessive for a stable. The British Horse Society (BHS) recommends the height should be between 2.7m and 3.4m. Significantly less than the 4.6 metres proposed in this application.
- 4) The paddock is too small to support a stable. BHS advises 1-1.5 acres of grazing for individual pony/horse. This area equates to around 0.2 acres in total on which the applicant seeks to build stables for two horses and have associated infrastructure.
- 5) The daily feeding and mucking out of these stables will cause a significant disturbance and loss of privacy to residents some of whose houses are located in close proximity.

We noted that the original application stated that Badger Cottage was to be a holiday cottage and that it is now intended as a one up one down primary and sole residence.

Yours faithfully

*Bridget Till*

Bridget Till

On behalf of Nunnington Parish Council