

# Carter Jonas

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## **PLANNING STATEMENT**

### **RETROSPECTIVE CHANGE OF USE OF FARM TO MIXED USE COMPRISING PART LIVERY AND PART WEDDING VENUE AND ASSOCIATED OPERATIONAL DEVELOPMENT**

**Deepdale Farm, Village Street, Keldholme, Kirkby Moorside, YO62 6LE**

On behalf of Mrs Charlotte Lawson

**November 2017**

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**1.0 INTRODUCTION**

1.1 This Planning Statement is submitted to support a retrospective application for the change of use of Deepdale Farm to a mixed use comprising part livery stables and part wedding venue and the retention of associated operational development. The application is submitted on behalf tenant, Mrs Lawson.

1.2 The application is described as:

*"Retrospective change of use of farm to a mixed use comprising part livery stables and part wedding venue and associated operational development including raised decking, a chalet and shepherds cart, agricultural building, Kota/BBQ hut, static caravan and use of field for associated camping".*

1.3 A concurrent lawful development certificate is submitted to confirm that certain operational developments already undertaken are lawful.

1.4 This Statement provides an appraisal of the site and its context, a description of the proposals, a review of relevant policy context and a consideration of compliance with the National Planning Policy Framework, along with other material considerations. This Statement concludes with a planning case in support of the scheme.

1.5 This document should be read alongside the other supporting information contained within the application pack:

- Location Plan
- Site Plan
- Proposed Plans and Elevations

**2.0 LOCATION AND SITE DESCRIPTION**

2.1 Deepdale Farm is located to the east of Keldholme, accessed via a long access track from the village street. The farm was historically managed as a sheep enterprise however this ceased a number of years ago. It is located close to the villages of Keldholme, Kirkby Moorside and Sinnngton with easy access to the A170.

2.2 Since 2009, the farm has been managed by the current tenant, Mrs Lawson. A number of new structures and buildings have been erected both prior to her tenancy and since in association with her enterprises. On site to date, the farm comprises of the following buildings:

- The farmhouse
- Adjacent agricultural buildings
- A horse walker
- Raised decking
- A timber Kota/BBQ hut
- Riding menage
- Shepherds cart and chalet
- Static caravan
- Dutch hay barn

2.3 Mr & Mrs Lawson own and manage a number of rural enterprises from the farm: a small livery stables, a mobile farrier and use of the farm as a wedding venue. There is 6 acres of owner occupied land associated with the farm and an additional 14 acres rented.

### 3.0 PLANNING POLICY

3.1 Deepdale Farm is located in the open countryside in the district of Ryedale and within the Fringe Moors Area of High Landscape Value. In terms of the development plan, the Ryedale Local Plan Strategy was adopted in September 2013. This sets out the strategic development aims for the District. The Local Plan Sites Document is currently released for public consultation, the consultation period ending 22 December 2017, considering the allocation of specific sites for development.

#### **National Planning Policy**

3.2 National planning policy, set out in the National Planning Policy Framework (the 'Framework') advises that the purpose of the planning system is to contribute to the achievement of sustainable development.

3.3 Paragraph 7 advises that there are three dimensions to sustainable development: economic, social and environmental. These roles should not be undertaken in isolation but should be sought jointly and simultaneously through the planning system to seek positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life.

3.4 At the heart of the Framework is a presumption in favour of sustainable development (paragraph 14). In respect of decision-taking this means approving proposals that accord with the development plan without delay. If the development plan is absent, silent or relevant policies are out of date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole or specific policies indicate that development should be restricted.

3.5 Paragraph 17 sets out core land-use planning principles that should underpin both plan-making and decision-taking. With reference to this scheme these include:

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- Not simply be about scrutiny but be a creative exercise in finding ways to enhance and improve the places in which people live their lives.
- Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
- Promote mixed use developments and encouraging multiple benefits from the use of land in urban and rural areas.

3.6 Section 1 confirms that the Government is committed to ensuring sustainable economic growth is supported. For rural areas, this is continued in Section 3 where support is provided for, with reference to this scheme:

- The sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- Promote the development and diversification of agricultural and other land-based rural businesses.

3.7 Good design is a key aspect of sustainable development to ensure that development functions well, reflects local characteristics and is visually attractive, enhancing and improving the

surrounding area. Section 7 of the Framework provides advice on how design should be approached.

- 3.8 Section 11 sets out the national planning policy for conserving and enhancing the natural environment. Valued landscapes should be protected and enhanced. Whilst the site does not fall within a nationally designated landscape area it is within the locally designated Fringe Moors Area of High Landscape Value. Assessment of the proposal upon the surrounding landscape is therefore provided within our Assessment section below.

#### **The Development Plan**

- 3.9 The Development Plan for the District currently comprises the adopted Local Plan Strategy and the adopted Proposals Maps from the 2002 Ryedale Local Plan. The aspirations and strategy of the Plan include supporting economic diversification that complements the character of the landscape and surrounding activity, supporting development that is necessary to support a sustainable and healthy rural economy and protecting valued landscapes. The following policies are considered to be most relevant to this proposal.
- 3.10 *Policy SP1: General Location of Development and Settlement Hierarchy* provides a hierarchy of settlements to which development will be directed. Deepdale Farm is located in the open countryside where development necessary to support a sustainable, vibrant and healthy rural economy is supported.
- 3.11 *Policy SP9: The Land-Based and Rural Economy* provides support for rural diversification enterprises and new buildings and conversions necessary to support these as well as support for equine businesses.
- 3.12 *Policy SP13: Landscapes* aims to protect and enhance the landscape character of the District and reinforce distinctive elements of landscape character and views within Ryedale and further afield.
- 3.13 *Policy SP16: Design* sets out criteria for assessing the design and impact of new development ensuring that local distinctiveness is reinforced and amenity protected.
- 3.14 *Policy SP19: Presumption in Favour of Sustainable Development* reiterates the presumption in favour of sustainable development set out in paragraph 14 of the Framework.
- 3.15 *Policy SP20: Generic Development Management Issues* sets out general policy in relation to impact upon the character of an areas, design, amenity and safety, access, parking and servicing.

#### 4.0 THE PLANNING CASE

##### 4.1 The Proposal

4.1.1 This application seeks to regularise the current use of Deepdale Farm as a mixed use comprising livery stables and use for hosting wedding receptions. It also seeks retrospective planning permission for the following:

- Raised decking
- A Kota/BBQ hut
- Chalet & Shepherds cart
- Agricultural building
- Static caravan
- Use of field for associated camping

4.1.2 The current tenants, Mr & Mrs Lawson, moved to Deepdale in 2009. Since then the farm has been used as a small livery business, initially with one livery and now five. The livery stables work on a do it yourself (DIY) basis with the owners of the horses having an active role in their upkeep and exercise. At present there are eight horses on site, three owned and five liveries.

4.1.3 In order to facilitate the liveries, a horse walker was moved onto site and a riding ménage constructed. These structures have been on site for more than four years and a Certificate of Lawfulness to regularise their development is also submitted.

4.1.4 Mr & Mrs Lawson got married at the farm in 2011 and hosted a family wedding in 2014. The success of these led to the idea to create a wedding reception venue in 2016. The weddings are run on a DIY basis with the couple getting married organising most of the arrangements and Charlotte Lawson providing help and advice where required. They are rustic weddings, using the existing barns and structures, a number of which were constructed to add further facilities.

4.1.5 In terms of how the weddings operate, the following sets out the normal arrangements:

- The wedding couple normally come on a Friday and organise the hire of furniture, toilets and decorations. Normally weddings are held on Saturdays but occasionally they have taken place on other days.
- Caterers arrive on the wedding day, which tends to start around midday.
- Transport to the site varies with some couples organising minibuses for guests and others transporting themselves.
- The barns can hold a maximum of 180 guests seated and a maximum of 250 for the evening.
- Any bands or DJs are organised by the couple and a decibel reader is kept under the bar ensuring that noise levels are kept to a certain level.
- No fireworks are allowed.
- The receptions finish at 12.30am.
- The wedding couple stays at the chalet on site with guests sometimes opting to camp in the field. Bell tents are organised by the couple; erected just before the wedding.
- After the wedding, the suppliers arrive on Monday to remove the tents, furniture, toilets, catering equipment etc.

4.1.6 An event licence is obtained from the Council for each event and all restrictions adhered to.

4.1.7 The receptions are held in barns 2 and 3. A raised decking area was created in 2015 to provide more formal outside seating next to the barns. The existing horse walker has also been

temporarily used as a photo booth. There is also a timber Kota/BBQ hut which also provides additional seating.

- 4.1.8 Receptions are held from May to September. Twelve were held in 2016, 15 in 2017 and 15 are booked for 2018 and 2019 each; approximately one per weekend during May to September.
- 4.1.9 This application applies for the mixed use of the farm; livery use all year round and use of the buildings and site to host wedding receptions from May to September.
- 4.1.10 Whilst the barns are being used for receptions, the horses live outside during the summer months. The barns are stripped out and cleaned for the wedding receptions. After the receptions finish, the barns are returned to livery use with stable partitions added to house the horses.

### **4.2 The Principle of the Proposal**

- 4.2.1 Farm diversification schemes are supported at both the national and local policy level with an understanding and expectation that such enterprises have an important role in creating and sustaining the rural economy.
- 4.2.2 Livery enterprises are acceptable rural businesses and provide an important service and facility in rural areas. It is not expected that the small scale DIY livery that operates from Deepdale Farm should cause the Council concern in terms of principle or impact.
- 4.2.3 Economic growth in rural areas is supported by the Framework acknowledging that this creates jobs and prosperity. Paragraph 28 supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. It also promotes the development and diversification of agricultural and other land-based rural businesses. Such support is reiterated in Policy SP9 of the Ryedale Local Plan Strategy.
- 4.2.4 Development of the wedding business at Deepdale was a result of two successful family weddings being held at the site. It is a successful diversification business, making good use of the buildings on the site during the summer months. No major changes to the buildings have been required with only a few smaller additions to the site to provide additional seating and sleeping arrangements. These are small in scale and well contained within the farmstead, as discussed below.
- 4.2.5 The business supports other local businesses with local caterers, tent hire, furniture and accommodation providers all having links with our clients and being recommended suppliers or places to stay. It therefore helps to sustain and support the wider rural economy and encourages guests to use and stay at local services and bed and breakfast/hotels. We attach at Appendix 1 letters of support from local businesses who supply the weddings. It is clear that the weddings at Deepdale Farm are important to many local businesses.
- 4.2.6 In principle, the use of the farm as a livery yard and wedding venue is considered to be acceptable and a rural business that should be encouraged. We consider the detail of the proposal below.

### **4.3 Operational Development**

- 4.3.1 A number of structures have been erected or placed on the land at the farm in association with the enterprises.



### *Raised decking*

- 4.3.2 The raised decking was erected in a small gap between the horse walker and farm buildings at northern part of the farmstead. It has a timber floor with a 0.9m high timber lattice fence along the north and west elevation and a 1.85m fence along the east side. Steps lead up to the decking from the open southern elevation. The structure does not have a roof.
- 4.3.3 Built in 2015, the decking provides an additional outside seating and drinks area for the wedding guests. It is well contained within the site and not considered to have an impact upon the wider landscape. The design fits with the remainder of the buildings on site and has a rustic, agricultural appearance.

### *Kota/BBQ hut*

- 4.3.4 The Kota/BBQ hut has been on site for three years. It is constructed from timber providing fully enclosed and heated seating for wedding guests. A substantial tree belt surrounds the farm on the west, north and east elevations and the hut is located within the farmstead against the western side of these trees. It is therefore well contained within the farmstead and viewed as part of the existing development on the site.

### *Chalet & Shepherds cart*

- 4.3.5 In order to provide accommodation for the bride and groom our clients erected a small timber chalet behind the farmhouse, adjacent to the ménage with a small shepherds cart stationed adjacent. These act as the 'bridal suite' and enable the bride and groom to stay on site in comfortable accommodation.
- 4.3.6 Whilst the southern side of the farmstead is not screened from views and remains open both structures are again small in scale and viewed against the back drop of the rest of the farm buildings. They are essential elements for the wedding business and add improve our client's offering.
- 4.3.7 Our clients have also started to offer these on Airbnb during the winter months as holiday accommodation. This helps to encourage tourists to the local area and is a small scale diversification scheme. Such use can be controlled by condition if required.

### *Agricultural Building*

- 4.3.8 A Dutch hay barn is located at the eastern edge of the farmstead. This is an open-side pole barn used to store hay and straw in winter and vehicles. Given the nature of the topography, it has been dug into the site, which minimises its presence. As the weddings use the existing barns, additional storage for hay, straw and the tractor was required and the building was erected approximately two years ago.
- 4.3.9 Whilst the building introduces a new structure into the landscape, its open-sided nature and being dug into the side of the hill minimises its visibility. Agricultural buildings are accepted buildings within rural areas and it is considered that the wider landscape is not harmed as a result of the building. Whilst views across to the building are possible from the south however these are mainly long distance views within which the building does not have any notable effects.

### *Static caravan*

- 4.3.10 The static caravan is associated with the livery business and is used to house seasonal workers that help with general maintenance of the farm and with the horses. Our clients are part of a

cultural exchange scheme called Workaway, which matches workers from abroad with labour requirements. Two people at once come for a month at a time to help with the horses and help around the farm, for example re-installing the stables after the summer season and any repairs and maintenance required.

- 4.3.11 People have come from Canada, Belgium and Germany so far with the static being on site for approximately 18 months. It is located at the rear of the site behind the agricultural building. Given its positioning, it is not a prominent feature in the landscape.

#### *Use of Land for Associated Camping & Parking*

- 4.3.12 Located immediately adjacent to the west of the farmstead is a field used for associated camping for wedding guests and parking. Guests can either pitch their own tents or hire bell tents from a local company. A maximum of 13 bell tents are supplied, which sleep up to four people in each. Other local accommodation is used for those that do not want to sleep in a tent or when the maximum number has been reached.
- 4.3.13 If bell tents are to be used they are erected the day before the wedding and removed the day after. Use of the field is essentially temporary in nature during May to September and has limited landscape impact.
- 4.3.14 Parking also takes place in an adjacent field to the camping field, unless they are camping themselves, ensuring that all guest cars are contained within the confines of the farm. The average number of visiting vehicles is 25, which is not considered to be excessive or have detrimental impacts upon the local highway network or amenity of neighbouring dwellings.

## **4.4 Other Material Considerations**

#### *Landscape Impact*

- 4.4.1 Deepdale Farm exists with the majority of the larger buildings on the site existing for many years. Consolidation and development of the livery and wedding business over the past couple of years has resulted in some new development on the site however this is all considered to be appropriate to the scale of the farmstead.
- 4.4.2 The farm lies within the Fringe of the Moors Area of High Landscape Value, which is valued locally for its natural beauty and scenic qualities. All the recent development on the site relating to the wedding enterprise is contained within the existing confines of the farmstead. Given the location of the farm, away from any close neighbours, limited close range views are possible. Long distance views towards the site from the south would be possible however given the distances involved the farm would not be a prominent feature in the landscape and does not affect any important skyline views.
- 4.4.3 Development associated with the livery business includes the static caravan and hay barn. Whilst these lie outside the main farmstead, they are small in scale and set into the hillside. Additional landscaping can be provided if required alongside these buildings. We are therefore satisfied that the various buildings and structures accord with the requirements of Policies SP13 and SP16 of the Ryedale Local Plan Strategy.

#### *Amenity*

- 4.4.4 Immediate neighbouring properties to Deepdale Farm are limited. In this respect use of the site for a livery and to host wedding receptions does not have any impacts in terms of loss of privacy or visual amenity. Closest properties are Catterbridge Farm, Ox Close and The Bungalow to the south and properties within Keldholme village to the west. It is understood that no

complaints have been received regarding noise at the site and this is monitored by our clients at every reception.

- 4.4.5 The main impact is considered to be use of the access with guests passing by properties along the main street through the village and between two dwellings either side of the access track. The numbers of vehicles visiting the site will vary for each wedding and average 25. Parking is provided on site, within a field adjacent to the farmstead.
- 4.4.6 Whilst it is acknowledged that an increase in traffic past these dwellings will occur this is not considered to be of such a scale that would cause significant harm to the amenity of the occupiers. A Travel Plan could be provided if required.

*Access*

- 4.4.7 Access to the site is via an existing access track from the main street, which terminates at Deepdale Farm. Whilst this is single track, guests tend to all be travelling in the same direction either towards the farm or away therefore limited passing occurs. Passing places can be provided within our clients land on either side of the access if required. Connection to the main road network via the A170 to the south means that the site is readily accessible. It is not considered that use of the access has a detrimental impact upon road safety.

**5.0 CONCLUSIONS**

- 5.1 This application applies to regularise the use of Deepdale Farm as a part livery, part wedding venue; the latter for five months of the year. It also applies for retrospective planning permission for a number of structures constructed or stationed on the site and used in association with these uses.
- 5.2 Our clients wedding business has evolved over the past two years and is a successful farm diversification enterprise. It offers a different venue for weddings and utilises the existing barns at the farm. The business has developed strong links with other local businesses supplying catering services, bell tents, furniture, flowers etc and accommodation for guests to stay.
- 5.3 Assessment of the scheme concludes that the impact of the buildings and structures upon the local landscape character is minimal and the weddings are not intrusive events to the local community, being all contained within the farm. The application complies with the requirements of national and local planning policies contained within the Ryedale Plan.
- 5.4 We are therefore of the view that the proposal is sustainable development in accordance with the Framework and can be approved.

**CARTER JONAS LLP**

**Carter Jonas**

**APPENDIX 01  
LETTERS OF SUPPORT**



Charlotte Lawson  
Deepdale Farm,  
Keldholme,  
York,  
YO62 6LE

17<sup>th</sup> November 2017

Hi Charlotte

I'm pleased to hear that you have applied for a full event licence for your buildings at Deepdale Farm. Your venue has generated a lot of interest from brides and grooms I've spoken to.

We appreciate the past work you've given us and would welcome the opportunity to supply you with tables, chairs and other event furniture on a more regular basis.

We're always wanting to increase our turnover / create new jobs.. any new full time wedding / party venue gets a thumbs up from me.

Kind regards

David Black  
Managing Director

**Black Event Furniture Ltd**  
Units 18 - 22, Sheriff Hutton Industrial Estate, York, YO60 6PG

Take a look at our latest hire items at [www.eventfurniture.com](http://www.eventfurniture.com)

Directors: David W G Black (Managing), Alan G Black, Catherine Bowman  
Company Registration Number 2553573 VAT No 5988614 65



Dear Kate

I'm pleased to be writing this letter to show my support for deep dale farm weddings.

Iv watched them grow in the last few years and along side have set up my own company, Soul in tent glamping.

In these early years, As a small company, soul in tent and myself rely heavily on the business deep dale farm provides and hope to follow there growth.

Kind regards,  
Nick Parvin



**Broadbank, Kate**

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**From:** Bookings Bookings  
**Sent:** 16 November 2017 13:04  
**To:** Broadbank, Kate  
**Subject:** Deepdale farm

Hi I'm writing in support of  
the change of use application at Deepdale Farm.

The venue is ideally located and offers something different to clients which you cannot seem to get locally.

The business is extremely well ran and all events I have been to there have been exceptionally well managed.

Not only does it bring jobs to a rural area it increases the spend at local businesses. On many occasions as people are holding weddings at Deepdale there guests stay in hotels and guest houses.

As another North Yorkshire business this venue helps our business as we get bookings of the clients who hire the venue. This significantly helps my business as it increases our work locally and stops us having to travel to places like London for work.

I also would like to add that the venue is extremely well run and in keeping with area.

Regards

Damon



**Broadbank, Kate**

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**From:** Anna Foster  
**Sent:** 21 November 2017 17:29  
**To:** Broadbank, Kate;  
**Subject:** Deep dale farm

Dear Kate,

I am just writing in regards to deep dale farm and how I think it brings local businesses lots of benefits. I myself have The cutting shed hair salon at Beadlam grange farm shop, we do a lot of weddings and lots at Deepdale farm it is a very popular venue and our clients love it ! They come for trials before hand for hair and makeup and often pop into the farm shop for supplies and use the tea room for lunch etc. I think the venue provides us and other local businesses brilliant trade and I highly recommend Deepdale farm to my clients and feel they would really benefit from having the licence.

Many thanks  
Anna Foster  
The cutting shed

Sent from my iPhone

**Broadbank, Kate**

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**From:** Linda Dickinson  
**Sent:** 30 November 2017 / 00:16  
**To:** Charlotte Lawson; Broadbank, Kate  
**Subject:** Deepdale Farm Weddings

Dear Kate,

I would just like to add my support to Charlotte Lawson's application for change of use from a temporary event notice to an Event Licence at Deep Dale Farm .

The farm provides a unique venue, which allows guests free choice of style, suppliers, ideas and themes. This is very rare as most wedding venues are very restrictive in what the brides and grooms can and can't do . This freedom of choice makes it a popular choice for brides which supports our wedding catering business as we are lucky enough to find our selves being asked to provide the catering several times a year at this lovely farm . If the farm was able to host more weddings , it would benefit our business as we would have more opportunities to work there... which of course benefits our suppliers and our staff ... the ripple effect provides additional income to many local supply businesses which in turn helps to support the local rural economy . Deep dale Farm is an important venue helping to bring trade to support the viability of our catering business.

Linda Dickinson  
Fryton Catering Company

## Broadbank, Kate

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**From:** Ian Laverick  
**Sent:** 30 November 2017 / 13:20  
**To:** Broadbank, Kate  
**Cc:**  
**Subject:** Deepdale Farm Weddings

Hi Kate

I am just dropping you an email to support Deepdale Farm Weddings in their bid to gain an event licence.

Firstly the venue and location is amazing and every event they hold brings more people to the area. This not only helps support our own business but many other local businesses including shops, hotels / B&B's etc.

For them to be granted a permanent licence rather than temporary would be great for businesses as it would generate extra revenue as well as increasing footfall and awareness of the local area. There are some fantastic local businesses, but being in such a rural area the client base is very limited and any extra trade would be welcomed.

Kind Regards

Ian Laverick  
**Director, Club Class Entertainment LTD**

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*Quality mobile toilets  
Ideal for any event or private hire  
Delivered to you  
Competitive prices  
No mains required*

16 November 2017

Ref: Event Licence Deepdale Farm Keldholme YO62 6LE

To whom it may concern

We would just like to say we support the above application.

We have worked with Deepdale Farm providing Mobile Toilets for their events and believe it to be a positive benefit to local businesses.

We wish them every success with the application.

Yours sincerely

Sharon Davison  
Loos 2 Ewe Limited

*Loos 2 Ewe Limited  
Grange Farm, Leebberston, Scarborough, North Yorkshire, YO11 3PE  
Tel: 01723 582346*

**Broadbank, Kate**

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**From:** Sarah Ware  
**Sent:** 13 January 2018 15:25  
**To:** Broadbank, Kate  
**Cc:** charlotteblakemore@btinternet.com  
**Subject:** Support for planning application

Dear Kate

I'm just writing to add my support to your planning application for a change of use for the barn at Deepdale Farm.

I have been hosting B&B guests attending wedding receptions at Deepdale since 2016, and have been really impressed with the 'alternative' wedding reception experience you offer to couples. Wedding guests staying with me have praised Deepdale as a venue. They appreciate being able to walk there from our house in Crown Square, which is one of the closest B&Bs to your farm (1.8 miles).

I support your plans to obtain an event license so couples can marry at Deepdale, in addition to having their wedding party at the farm. I believe this will be an attraction to many couples and consequently a benefit to other Ryedale small businesses such as mine.

Good luck with your application.

Kind regards

Sarah Ware  
6 Crown Square  
Kirkbymoorside  
York YO62 6AY  
[www.6crownsquare.com](http://www.6crownsquare.com)