

**From:** Lisa Bolland  
**Sent:** 18 January 2018 09:03  
**To:** Development Management  
**Subject:** Planning Applications 17/01450/OUT, 17/01455/FUL and 17/01494/HOUSE

Morning,

Please find detailed below the responses made by the Kirkbymoorside Town Council Planning Committee.

Should you have any queries please do not hesitate to contact me.

Regards

Lisa

**P17050 PLANNING APPLICATIONS**

- d) 17/01455/FUL | Change of use of farmstead to form part livery stables and part wedding venue, to include erection of a 1 bedroom timber chalet, a timber yurt/BBQ hut and raised decking, siting of a 2 bedroom static caravan and a shepherds hut and use of field for camping and parking (retrospective application). | Deep Dale Farm House Village Street Keldholme Kirkbymoorside YO62 6LE

Cllr Dowie confirmed that she had attended the neighbouring property on invitation by the property owners and having assessed the access to the farmstead the impact on the neighbouring properties of traffic passing on the track is clearly evident. The concerns raised by members of the public are fully supported.

A member of the public reiterated the access concerns and explained that there are a number of discrepancies on the application with regards to access. Specifically the single track lane which affords access to the venue is not owned by the applicant. It is not possible to widen the track as this would breach the boundary line and the passing place on the track has been made available by temporary permission given by the neighbouring property owner, in good will, for the sole purpose of allowing vehicles to pass at this point on the track. Additionally, whilst the wedding venue is described as seasonal, access is required throughout the year to the livery stables. The result being movement of vehicles on the single track throughout the year.

The Planning Committee would like to support local businesses and development, however, feel that they are unable to on this occasion for the following reasons:

- i. Access to the site from Gray Lane is via a single track lane and it is too narrow and considerable measures would need to be taken to ensure clear visibility at this access point in order to make it safe. The access is inadequate to accommodate the vehicles required to service the site, most of which are required to make several manoeuvres in order to gain entry from the C20 onto the single track. The result of such manoeuvres has already resulted in damage to the neighbouring property. Furthermore, the volume of vehicular access has resulted in

considerable inconvenience to the neighbouring property who have been affected by the associated noise, lights of vehicles shining directly into their property at all hours of the night and subsequent loss of privacy.

ii. Furthermore, taking into account the refusal of Planning Application 13/01467/OUT at the nearby property of Sunnycroft for reasons of it being outside the development limit, situated in an area of high landscape value and area of special advert control, these characters are shared by this application which is for development on a considerably larger scale than the aforementioned application and has greater implications of access and impact to the neighbouring properties.

iii. The development has resulted in a significant adverse impact on the existing amenities of neighbouring occupiers by virtue of the scale and over bearing impact in relation to neighbouring properties. As such it is contrary to the provisions of Policy SP20 of the Ryedale Plan – Local Plan Strategy, and the NPPF.

The Planning Committee would like to raise its concern that a development of this scale has been afforded the opportunity to be established in the absence of permission and that this application has been submitted retrospectively.

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