

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 24/02/2021 4:11 PM from Mrs Karen Garrett on behalf of Great & Little Barugh Parish Council.

Application Summary

Reference: 21/00057/FUL

Address: Livery At The Haybarn Barugh Lane Great Barugh Malton YO17 6XB

Proposal: Change of use of buildings to commercial livery stables, to include equine therapy and rehabilitation services, erection of 2no. additional stables, construction of 1no. horse walker, formation of riding arena and construction of a hardstanding area for parking and turning of vehicles (retrospective)

Case Officer: Martin MacBeth

[Click for further information](#)

Comments Details

Comments:

Northfields Farm

Great Barugh

Malton

North Yorkshire

YO17 6XF

24th February 2021

Dear Sirs

Re - APPLICATION NO: 21/00057/FUL

Response from Great & Little Barugh Parish Council

Following a site meeting with the applicant and neighbouring residents independently on the 7th February 2021 and our subsequent Parish Council meeting on the 15th February 2021 we wish to make the following observations and comments.

There are a number of areas that residents have raised concerns about and these include:-

Privacy, particularly pertaining to vehicles parking on the new hardstanding adjacent to The Granary garden.

Outlook, vehicle parking and position of muck trailer.

Access and maintenance of access.

Speed of traffic entering the site.

Questions over road safety on joining the C20.

Noise from traffic entering and leaving the site.

Possible further expansion.

The number of horses at the livery yard.

The retrospective nature of the application.

The equine rehab business, hours of business, potential extra traffic and visitors for this.

The residents also expressed concern about a number of other issues. We have considered these as a Council and whilst we understand the residents' concerns we do not feel they are strictly planning matters. They identified the following concerns:

That water and electricity are supplied from the Haybarn, owned by Mr Kellet and that the electricity supply in particular has caused problems to the tenant of The Haybarn. It was suggested to the tenant that this matter be raised with the applicant and letting agent.

That they believe fire precautions at the stables are inadequate and that there is a risk to their trees.

That the expansion of the stables, the subject of this retrospective application, may be causing damage to the roots of their trees.

That the original consent for the roadway owned by Mr Kellett was granted on the basis that it would not be used for business access.

Concerns were also expressed about whether drainage is adequate.

The Parish Council put these concerns to Mr Kellett for his response as follows :-

Privacy, Mr Kellett is willing for parking to be away from The Granary garden, there is space adjacent to The Haybarn property which he owns or vehicles can park further over in the stoned sheep handling/additional parking area. He is willing to provide screening by way of fence, hedge if required. It is noted that the hardstanding was in existence but old brick rubble and the area used for sheep handling, it will still be used for sheep handling.

Outlook, as well as vehicles there is the muck trailer which is fully visible from The Granary. Mr Kellett has offered to screen the area with either Yorkshire boarding or planting trees or a hedge. Re-siting the trailer would be considered but it does need to be on hard standing and accessible by a road for emptying.

Access/maintenance of access. The access road is a shared road owned by Mr Kellett with neighbouring properties having rights of way. Mr Kellett maintains the access as he uses it the most for access to fields for harvesting, livestock etc that he also farms further down from the site in question. Mrs Crockett, a neighbour at The Granary has raised concerns regarding a covenant in her property's deeds regarding a liability for a contribution towards maintenance of the road. Mr Kellett confirmed that he has not asked for a contribution towards road maintenance. On the 16th February 2021 Cllr Garrett received an email from Mr Kellett clarifying the wording on their title deeds as follows :- "thereof a right of way over the access track on the plan for agricultural, equestrian and maintenance purposes only subject to the user thereof paying towards the cost and maintenance and repair of the access track according to user".

Speed of traffic – Mr Kellett has indicated he would be willing to put in some small speed bumps.

Expansion – As mentioned at the site meeting Mr Kellett does have future plans to increase the fenced exercise area. Flood lights were mentioned at the Parish Council meeting but were deemed cost prohibitive by Mr Kellett. Any future plans for expansion would be subject to a planning application in the future.

Number of horses – Mr Kellett would be willing to limit the number of horses to 7 on the livery site and land. Concern was raised in relation to noise, vehicle movements and disturbance.

Equine Rehab – Mr Kellett said he would be willing to have restrictions on business hours from 7am til 7pm, with obvious exceptions for welfare issues. The nature of the business requires horses to be on site for a few weeks at a time so he suggested that there should not be an increase in traffic. Other treatments are done from the existing mobile business. Mr Kellett also confirmed that he would accept DIY livery business hours of 7am til 7pm.

The Parish Council understands from Mr Kellett that the equine therapy business is not yet up and running out of the Haybarn livery although we did see some equipment had been installed. Therefore as far as we are aware the equine therapy business is not retrospective.

With regards to access onto the public highway, we understand the NYCC Highways have not raised an objection to this.

The Parish Council is aware that a livery business has run quietly over a number of years from the site with no issues being reported.

The Parish Council are all in agreeance for supporting small businesses and rural employment with diversification playing a key role.

Yours faithfully

Mrs Sarah Houlston

Chair – Great and Little Barugh Parish Council

Kind regards