

Application: Sproxton Hall Farm – change of use and alteration of farm buildings to form a mixed-use events and venue barn

Planning Application No: 20/00695/FUL and 20/00696/LBC

Consultation based upon Sproxton Parish Meeting of 9 October 2020

I write as Acting Chairman on behalf of Sproxton Parish Meeting following the Extraordinary Meeting held on the 9th October 2020 by Zoom.

At the meeting Residents were given the opportunity to question the Applicant on the planning application as published. Residents had also had the opportunity to visit the site during the week prior to the meeting.

The principle points which were raised at the meeting against and in favour of the plans are as follows, each section ordered in terms of relative importance of the issue to Residents:

Points against

1. Access / Increased Traffic – Residents were concerned about the suitability of Main Street to accommodate the increased traffic to the site. The principle concern was around the narrowness of the road and the difficulty of vehicles to pass each other in Main Street and on the drive to Sproxton Hall. This concern extended to other road users including horses and pedestrians due to the lack of a footpath in the village. Residents questioned the number of passing places on the drive in the plan and the potential congestion caused by the tidal nature of traffic during events. Further questions were asked about car parking facilities and if they are large enough to accommodate all visitors.
2. Noise / Disturbance – Residents questioned the noise levels during events – principally from music - and whether the plans for sound proofing and noise insulation were adequate. Particular concerns were raised in relation to guests staying at Sproxton Holiday Cottages. Questions were raised around the general disturbance to the village because of the increased traffic particularly due to the tidal nature of this traffic as events close late in the evening.
3. Environmental Impact – Residents questioned the impact of the plans on wildlife (principally bats, owls) and users of public rights of way (Ebor Way) and as to whether the plans were adequate to address these.
4. Criminal Activity – a question was asked to whether the increased number of visitors to the village caused by the development might lead to increased criminal activity.

Points in favour

1. Economic Impact – Residents asked about the positive economic impact the plans are expected to have on the Village, Helmsley and Ryedale as a whole. This related both to job creation (full and part-time roles) directly from the planned investment as well as from the trickle down economic impact on the wider business community (hotels, restaurants, pubs) that would benefit from having a new wedding venue in the locality and that could potentially attract events into Ryedale.
2. Community Benefits – a conversation was had on the benefits from the investment to Residents from the creation of a facility that could be offered for their use for village events such as village meetings, birthday / Christmas parties, yoga / exercise classes. Residents currently have no reasonable facilities that they can use.
3. Traffic / Noise – a comment was made that there will be a reduction in the current number of agricultural HGVs visiting the farm due to a likely stopping of pig rearing following the wedding venue project commencing – thereby reducing some of the noise and disturbance of current farming operations.

At the end of the meeting a Vote was held to gauge support for or against the plans. The count of the individual votes showed results as follows:

- Against 71.7%
- For 28.3%

The meeting closed after Residents were explained the Planning Process going forward in particular their individual opportunity to make comments on the plans to Ryedale District Council ahead of the first planning meeting.

This is a fair and honest representation of the meeting.

Joanne Welford
Acting Chairman of Sproxton Parish Meeting