

STATION FARM OFFICES  
WANSFORD ROAD  
NAFFERTON  
DRIFFIELD  
EAST YORKSHIRE  
YO25 8NJ

19<sup>th</sup> January 2023

Planning Department  
Ryedale District Council  
Ryedale House  
Malton  
North Yorkshire  
YO17 7HH

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Dear Sir or Madam,

**ERECTION OF AN OFFICE / STORAGE BUILDING AT GLEBE BARN,  
MAIN STREET, FLAXTON, YORK, YO60 7RT (RETROSPECTIVE)**

Please find enclosed a planning application for the erection of an office / storage building at Glebe Barn, Main Street, Flaxton. The application is retrospective with the building having been constructed in May and June 2022.

The application site is the operational base for the applicants business trading as Your Marquee. The business is a Marquee hire company, and employs up to 15 full-time workers during the summer season.

The building for which planning permission is retrospectively sought provides office accommodation in connection with the operation of Your Marquee, and storage space which is used for the storage of equipment associated with the marquee business, predominantly timber marquee floors.

The building is a mono-pitch steel framed structure which measures 18.288m x 4.7m with maximum height of 2.7m. The external cladding for the building is fibre cement on the roof, and timber boarding for the walls. The storage area is open fronted on the north elevation. The building extends to 86 sq m and is subdivided into 21.5 sq m of office space and 64.5 sq m of storage space.

The building has been located within the existing operation yard of the Your Marquee business, adjacent to the southern boundary of the premises.

The application site is well screened within the landscape, with existing mature boundary hedgerows providing a complete screen of the building. It is not possible to obtain a view of the building from any public vantage point.

The proposal is for retrospective planning permission for a modest building (86 sq m) which has a maximum height of 2.7m. The building is used for office and storage purposes in connection with the operation of the site as a marquee hire business.

Should you require any further information, please do not hesitate to contact me.

Kind Regards,

A handwritten signature in black ink, consisting of several overlapping, fluid strokes that form a cursive representation of the name Ian Pick.

**Ian Pick BSc (Hons) MRICS**