

**Chris Morris**

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**Subject:** RE: Glebe Barn Flaxton Planning Applications Ref 22/00448/FUL and 23/00063/FUL

Dear Mr Housden.

Thank you for the email.

Third party representations make reference to other planning matters on the site.

I attended a site visit with yourself and Martin Macbeth (planning enforcement officer) on Monday 16th January 2023 to review the site and discuss the matters raised in third party representations. There were a number of issues which were raised and these included

- Storage Containers
- Drainage works in the field
- Driveway to house
- Office and storage building
- Use of a building as an Air BnB

In terms of the issues raised at the meeting, the storage containers in yard are used for secure storage in connection with the operation of the Your Marquee business. As portable structures utilised for storage in connection with the authorised use of the land, we do not believe that these containers constitute development and do not require planning permission.

The works in the field were limited to repairing and replacing field drainage. This issue does not constitute development.

It is understood that the driveway to the house has been used for more than 4 years and is therefore immune to enforcement action due to the passage of time.

The office and storage building was erected in 2022 without the benefit of planning permission. A retrospective application has been submitted for this building.

The use of the building as an Air BnB has ceased and hence any potential breach of planning control has ceased. The applicant is contemplating applying for planning permission to allow this use to be reinstated but no formal decision has been made as yet.

I trust that this clarifies the position.

Regards

Ian.

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**From:** Ian Pick [<mailto:ian@ianpick.co.uk>]

**Sent:** 17 March 2023 15:28

**To:** Gary Housden <[gary.housden@ryedale.gov.uk](mailto:gary.housden@ryedale.gov.uk)>

**Subject:** Re: Glebe Barn Flaxton Planning Applications Ref 22/00448/FUL and 23/00063/FUL

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Ian.

On 8 Mar 2023, at 16:02, Gary Housden <[gary.housden@ryedale.gov.uk](mailto:gary.housden@ryedale.gov.uk)> wrote:

Dear Mr Pick

I have been to site today and carried out my site inspection for application Ref 232/00063/FUL.

I did briefly meet Mr Richardson and discussed with him the comments that had been made by the third parties in objection to the application.

I think we both agreed that it would assist matters if your brief written response sets out why the other matters raised by the third parties are not included in the retrospective application (ie. either by virtue of the passage of time or simply by not constituting development at all) so that this can be appended to the committee report as an addendum to your covering letter of 19<sup>th</sup> January 2023.

Whilst writing I would be grateful if you would be able to agree to an extension of time for both applications to Thursday 30<sup>th</sup> March 2023 .

Thank you  
Gary Housden  
Ryedale District Council

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**From:** Gary Housden  
**Sent:** 08 March 2023 10:25  
**To:** 'Ian Pick' <[ian@ianpick.co.uk](mailto:ian@ianpick.co.uk)>  
**Subject:** Glebe Barn Flaxton

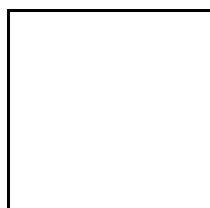
Dear Mr Pick

Further to our brief conversation regarding the extent of the blue lien plan I also meant to mention to you that we have received 2No. third party representations in relation to the most recent application –from Mr and Mrs Anderson and a Mr Woodcock.

I would be grateful to receive your comments in response the points they have made so that I can include reference to both in my Committee report .

I need to finalise my report by next Friday 17<sup>th</sup> March 2023 so your response by early next week would be appreciated.

Regards  
Gary



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