

A11

OBJECT.

HUTTONS AMBO PARISH COUNCIL

Chairman: Cllr. A.G. Dorman, White Cottage, High Hutton, YORK. YO60 7HW
Clerk: Mr J N Charles, Ambo Cottage, High Hutton, Huttons Ambo, YORK YO60 7HW
parishclerk@huttonsambo.com

Karen Hood
Managing Development Team Leader
Ryedale District Council
Ryedale House
MALTON
North Yorkshire
YO17 7HH

RYEDALE DISTRICT COUNCIL
14 JUL 2014
DEVELOPMENT
MANAGEMENT

11 July 2014

Dear Ms Hood

APPLICATION 14/00574/MFUL – R F RACING

Councillors are grateful for the opportunity to comment on this application after the published deadline. Please note that this supersedes the Council's response sent on the 26th of June.

We have strong reservations about this application and consider that it should not be approved in its current form. The Council would comment:

1. We are astounded and dismayed at the utter disregard that has been shown by the applicant to planning legislation and the planning process. A large part of the building work that has been undertaken under Approval 08/00630/MFUL has not been in accordance with the approved plans. It appears that, despite timely notification from neighbours, the District Council took no enforcement action.
2. The divergence from approved plans has resulted in very considerable detriment to neighbouring properties' amenity. Of particular concern are:
 - a. the height of the stable block being increased and its location being moved North-eastwards
 - b. the use of the public bridleway as a primary access route to/from the training complex despite the construction of a new route for this purpose. This is to the considerable detriment, not only of neighbouring residents, but also of other users of the PRow.
 - c. the increase in size of the new horse walker and
 - d. the removal of mature trees which would have provided some screening.

3. In our view, should the District Council consider granting of retrospective approval for this work, then it should **only** be on condition of considerable mitigation works. We understand that the owners of the neighbouring properties; Musley Bank House and Groom's Cottage, have submitted documents (of which we have copies) outlining possible mitigation measures. We consider these to be entirely reasonable and ask that these be adopted **as a minimum** should approval be granted. Please note, though, that agreement on a traffic management plan may result in the proposed siting of the treadmill being inappropriate.

4. We also consider it important that:
a. these conditions should be strictly enforced and
b. immediate enforcement action is taken if further divergences from approved plans takes place.

5. We are aware, also, of other issues arising from the current mode of use of the training complex; environmental, waste disposal (including veterinary waste), Health and Safety and the blocking of a public bridleway, all of which are of serious concern to the Parish and will be followed up in due course.

We would welcome an opportunity to discuss this application, on site, with the appropriate planning officer.

We hope that these comments will prove informative and help guide the District Council in its deliberations.

Yours sincerely

J N Charles
Clerk to the Parish Council