

**21/00457/ful Bay Horse Inn, Terrington - Erection of 1no. two bedroom managers dwelling**

Terrington Parish Council has looked at this planning application for what is, in effect, the enlargement of the previously approved 'Managers Dwelling', taking it from a one to a two bedroom bungalow. The only substantial physical difference is that it is one metre wider. However, there are other implications, in particular the possible generation of the need for yet another car.

The latest plans differ from those of previous applications in that whilst showing one additional parking space, in presumed recognition of the above mentioned extra parking needed, the turning area has gone, space for turning being re-created by the elimination of the screen planting down the east and west sides of the car park, thus now making it wider. As you will know, the screen planting along the western and eastern car park boundaries was made a condition of a previous permission in March 2018 for the one bedroom dwelling and we would expect that same condition to be applied here. The Parish Council is keen as are many residents, to see all the permitted works completed and the pub open its doors once more but we would wish to see this be in full accordance with all the conditions stipulated and we feel sure that Ryedale District Council and its successors, will share this desire.

In order to be supportive of the pub reopening, the local residents including the Parish Council will not wish to put unnecessary obstacles in the way of the developer. However, given that a detached dwelling was given permission for a manager of the business, in the form of that one bed bungalow, the condition that its use/ occupation must remain directly connected with or firmly tied to, the use of the main building as a pub so it cannot be occupied or sold off separately, should also be applied to the bungalow that is the subject of the current application. Ideally it would be perhaps appropriate in this instance to insert a condition that construction of the bungalow should not commence until completion of the restoration of the public house such that its operation as a pub/ restaurant could re-commence.

You will be aware that the rear vehicular access is over the narrow drive owned, not by the owners of the pub but by the owner of that mature bungalow fronting South Back Lane. The permission allowing access is really a favour to the village and much appreciated, being on the basis and contingent on the pub being operated as a pub and for no other use. So at present, any manager's bungalow could not really be sold off separately as it would have no access to it. Clearly, with the consent of the owner of that drive, this situation could change and herein lies our worry that this bungalow will come up for removal of the business tie, enabling it to be sold separately as an independent residence.

In summary we are not opposed to a dwelling being built provided that it is only built for use in conjunction with the operation of the pub/ restaurant as such a business but we draw attention to this and other conditions and concerns, mainly screening and parking.

Yours faithfully,

*Bill Winning*

Chairman

Terrington Parish Council

18<sup>th</sup> April 2021