

Lillings Ambo Parish Council's Observations for

Planning Application 20/00563/FUL DHI Eventing Ltd and Mr Peter Simmons.

This planning application has been amended and changed in such a way that Lillings Ambo Parish Council is unsure of what is contained in the new planning application, and what included as retrospective planning.

For instance

On 8th July 1994 planning approval was given for a stable block "*for domestic purposes and not for commercial purposes*" Reason "*To avoid commercial or industrial use, for which the site is considered to be inappropriately located.*"

Mr J Burns, of Robert Burns Design Associated, states in his 'Time-line' that, in 1996, "*Heidi, daughter of Peter and Pauline, joined the equestrian business and started teaching riders from the farm and schooling young horses for sale. The work was carried out under the ELGF the equestrian business.*" This contravenes the above planning decision of Ryedale District Council.

In 2010 planning permission was approved by Ryedale District Council for Mr P Simmons for the construction of a horse walker but added, "*The proposed horse walker would solely used by the applicants, who are the current occupiers of East Lilling Grange Farm, and not on a commercial basis.*" Their reasons: "*In order to safeguard the general amenity of the surrounding area, and to comply with policy AG11 of the adopted Ryedale Local Plan.*"

This enterprise has evolved over time, from a domestic love of horses to a business, but without the correct planning approvals. Lillings Ambo Parish Council do not wish to curtail this successful business. It brings employment to the area. However the planning should be approved and conditions adhered to.

It should be sympathetic to its neighbours and its surroundings. Measures should be taken to make sure the business and domesticity can run amicably, and fairly, side by side.

Following a site meeting with DHI Eventing at East Lilling Grange Farm and East Lilling Grange, the neighbouring property, by representatives of Lillings Ambo Parish Council, these are our observations.

We welcome the decision of the applicants to widen the splays at the junction of the drive with the main road and to create a passing place on the drive at that junction. However it must be constructed of sufficient length to accommodate a forty foot long vehicle, such as a horse box. Reason To prevent large vehicles crossing onto the opposite carriageway in order to access the drive.

The passing place will prevent vehicles having to stop on the main road whilst waiting for vehicles to exit the single track driveway causing an obstruction.

In order to make such a construction it is likely that the trees at the junction will need to be felled. The planning permission should include the requirement for the felled trees to be replaced.

We welcome the decision to change the position of the isolating stables to one nearer the original stables.

Reason The stable block will be sited further away from the neighbours' property. It will be less noisy and visually less intrusive.

The plan to upgrade a separate track, from about half way down the drive to the hard standing for vehicular access will mean less congestion and noise for neighbours who have right of way on the drive. This can only be a positive step.