

From: Helen Loynes
Sent: 04 February 2021 17:26
To: Karen Hood <
Cc: Niamh Bonner Fiona Hill
Subject: Fw: Planning application for isolation stable barn

Dear Ms. Hood,

Lillings Ambo Parish Council met and discussed the planning application 20/00563/FUL.

The letter below, along with the attached images, are our observations and requests.

Lillings Ambo Parish Council

Re: Planning Application 20/00563/FUL (Amended)

Lillings Ambo Parish Council welcomes the amendments to the original planning application of DHI Eventing Ltd and Peter Simmons to the erection of an Isolation Stable Barn for twelve horses.

However, there are serious observations which we would like you to address.

The Splays:

We originally commented that the splays from the single-track road when joining New Road (the road from Flaxton to Sheriff Hutton) are insufficiently wide enough to manoeuvre a horse box containing four horses. These horse boxes, classed as HGVs, cannot enter the single-track road from Flaxton direction, unless they swing out onto the opposite side of the road. Surely, this is an unsafe and illegal manoeuvre.

RDC Highways had no objection to the splays. We ask that they look into this again considering the size of these horse boxes, and the safety of other road users.

The Muck Heap: (See attached images)

This is, I quote, "A bonded sealed concrete walled enclosure brought into use in 2016. The housing for the waste manure is over 2m in height, constructed of concrete panels on three sides. These panels are sealed to the concrete base to ensure the manure is contained within the bonded enclosure at all times. It is inspected daily by DHI Eventing senior site manager. When it is 75% full the waste is collected & removed by a local farmer."

As you can see from the attached images, it is full to the top and there are stains on the sides of the concrete walls which suggest it overflows on a regular basis. It is situated on the boundary of the neighbour's garden. With twelve more horses to muck out, this enclosure will need to be emptied more frequently, to prevent run off and contamination.

We would ask that this be reviewed by your Environment Health Team.

However, HBLB International Codes of Practice <https://codes.hblb.org.uk/index.php/page/130> gives guidance for isolation units. It states that, "A separate muck heap should be used within the isolation facility". "Nor should this manure be spread on land for fear of contamination." There is nothing in the plans to suggest that this is the case.

Planning consent :

In 2003 Mr P Simmons made a planning application for a Dressage Arena, and again in 2010 for the installation of a Horse Walker. Both these applications were passed by Ryedale District Council with the conditions that the proposed facilities "would be solely used by the applicants, and not on a commercial basis". The reason being, "To safeguard the general amenity of the surrounding area, and to comply with Policy AG11 of the adopted Ryedale Local Plan."

There has been no change of use for commercial purposes, but in 2016 and 2017 planning applications were made in the name of DHI Eventing. These plans were passed by Ryedale DC. somehow unaware of the conditions made on previous planning applications.

All the applications were made on behalf of the applicant by Mr J R Burns, who would have been aware of all the previous applications.

Lillings Ambo Parish Council feel that all the constraints should have been adhered to, and change of use to a Business entity should have been applied, otherwise it makes a mockery of Planning Regulations.

Lillings Ambo Parish Council would like all these observations considered before any consent to the planning application is given.

Helen Loynes

(Chairman of Lillings Ambo Parish Council)







