

1-1315

23rd March 2010

Ryedale District Council,
Ryedale House,
Malton,
North Yorkshire
YO17 7HH

For the attention of Colin Douthwaite Planning and Development

**Proposed Horse Walker to East Lilling Grange Farm, Lilling, York, North
Yorkshire YO60 6RW**

Planning Portal Reference PP-01011082

Further to our discussions on the above site, please find attached our formal planning application on this scheme. If you require any further information please do not hesitate to make contact.

DESIGN AND ACCESS STATEMENT
(In accordance with validation procedure)

The application is for a proposed horse walker, which will be situated within an existing fold yard, including equestrian stables and hay barn.

The horse walker is to be solely used by Heidi Simmons a well established 'International Three Day Eventer' and her husband Ian Woodhead who is also a well recognised 'Dressage Instructor'. The Horse walker will be used to provide effective, time and space saving training solutions for there own horses that are in training on the farm.

If you should require any further explanation or additional information please do not hesitate to ask

J.R. Burns
ROBERT BURNS DESIGN ASSOCIATES

PLANNING APPLICATION REPORT: DELEGATED APPROVAL

Application No. 10/00315/FUL
Parish: Lillings Ambo Parish Council
Applicant: Mr P Simmons
Location: East Lilling Grange Farm New Road West Lilling York YO60 6RW
Proposal: Installation of a horse walker

CONSULTATIONS:

Parish Council No objection

Neighbour responses:

Overall Expiry Date: 30 April 2010

POLICIES:

National Policy Guidance - PPS1 - 'Delivering Sustainable Development' 2005
Ryedale Local Plan - Policy AG11 - Development involving horses

APPRAISAL:

The site lies towards the southeast of West Lilling beyond the defined development limits for the settlement. The site currently consists of a relatively modest residential property, known as East Lilling Grange Farm, and associated outbuildings, including a detached stable and hay barn. The property benefits from a generous amenity area and additional associated land.

Consent is sought for the construction of a horse walker, located to the west of the residential property. The horse walker would be circular in form, being approximately 12 metres in diameter. The development would be positioned within close proximity to the established stables and would be for the roles use of the occupants of East Lilling Grange Farm.

History

There is an extensive site history, with the most recent:

03/00578/FUL - Formation of a horse dressage and schooling arena. Approved

01/01137/FUL - Extension of walled midden to form garden equipment store. Approved

The main considerations to be taken into account are:

- i) Character and form
- ii) Impact upon residential amenity

i) Character and form

The proposed horse walker would be orientated adjacent to a detached stables and hay barn currently used in association with East Lilling Grange Farm. The site is positioned approximately 400 metres from New Road, with mature vegetation and trees within the immediate vicinity. Although it is considered that the horse walker would be partially visible, it is considered that the distance involved and the established backdrop of the stables and hay barn would reduce the impact upon the appearance of the street scene. It is considered that there is an established equestrian use at the site; the principle of the proposal would therefore be appropriate.

The proposed horse walker would be solely used by the applicants, who are the current occupiers of East Lilling Grange Farm, and not on a commercial basis.

It is considered that the proposed development would be appropriate in terms of scale, form and orientation. The development would not be significantly detrimental to the character and form of the site and the appearance of the surrounding area.

ii) Impact upon residential amenity

The site lies within a fairly isolated location to the southeast of West Lilling. The site lies within a small cluster of residential units including, East Lilling Grange to the south of the site and East Lilling Grange House to the northeast of the site.

The proposed horse walker would be orientated adjacent to established stables and hay barn, demonstrating an equestrian use. The use is currently operated on a private basis, and would continue to be solely used for the occupants of East Lilling Grange Farm. It is considered that the proposed development would be acceptable and would not be significantly detrimental to the levels of amenity currently experienced.

In light of the above assessment, it is considered that the proposal would be appropriate and would comply with the provision of National and Local Plan Policy.

RECOMMENDATION: Approval


1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 The proposed horse walker hereby permitted shall only be used in connection with East Lilling Grange Farm for private use and shall not be used for commercial purposes.

Reason: In order to safeguard the general amenity of the surrounding area, and to comply with policy AG11 of the adopted Ryedale Local Plan.

SIGNED:

 **Head of Planning**

Date:

18.5.2010