

20 January 2023

For the attention of: Niamh Bonner
Planning and Regulatory Services
Ryedale District Council
Ryedale House
Malton
YO17 7HH

Dear Ms Bonner

Planning Application 20/00563/FUL

Erection of an Isolation Stable Barn for 12no. horses with ancillary areas for tack, feed and storage and associated landscaping, installation of 2.5m high acoustic fencing to eastern boundary of the site, installation of a section of new hardstanding to provide partially separated vehicular access for equestrian traffic, widening of the existing access, amendments to existing parking arrangements, installation of new vehicular passing place within main driveway and retention of a section of existing hardstanding, together with the temporary retention of temporary stabling and 1no.storage container. (Part retrospective)

I write on behalf of Mr and Mrs Crawford of East Lilling Grange with regard to the above application.

We are now well into the third year of the life of this planning application. Mr and Mrs Crawford tell me that teaching has commenced already this year and that Sunday afternoon clinic sessions are being advertised, to take place in the forthcoming weeks. In the circumstances, I would be grateful if you could give an indication of when the application might be reported to the Planning Committee?

I would also point out that my letter dated 2 November 2022 making further representations on behalf of Mr and Mrs Crawford has not been uploaded to the Council's website. I confirmed in my email of the same date that the letter and attachments are formal representations with regard to planning application 20/00563/FUL.

I note that there is a document on the Council's website regarding the application, recently submitted by the applicant's agent, Mr Burns. This largely repeats information previously provided regarding the intended use of the proposed isolation stable. However, Mr Burns seeks to play down the increase in the number of horses that would be on the site at any one time if the current proposal is permitted. Your December 2021 Committee report states that there are currently 19 stables on site. The application proposes a stable building with individual compartments for twelve horses. Mr Burns claims that only seven or eight of these would be used at any one

Roy M Lewis

Planning and Heritage Consultant

time. In my view, it would not be practical for the Council to monitor and control such limited use of the building. Furthermore, future use could operate in an entirely different way. Consequently, my previous statement that the proposal would increase stable capacity at the site from 19 to 31 (an increase of 63%) remains valid.

The documents on the Council's website also include a handwritten part of an application form showing the applicant as Peter and Pauline Simmons, company: DHL Eventing Ltd. (uploaded 22 September 2022). The original application form named the applicant as DHI Eventing Ltd and Peter Simmons, which continues to show as the applicant on the Council's website. Could you please confirm whether or not the Council has accepted this change? If so, I would point out that there is no company registered with Companies House called DHL Eventing Ltd. I have previously pointed out the inaccuracy regarding the company name and would have expected it to be corrected.

I look forward to hearing from you.

Yours sincerely

Roy Lewis BA (Hons), MA (Arch Cons), MRTPI, IHBC