

Explanatory accompanying notes, planning application

Applicant and owner of the property:

Animal Hostel Trust, reg Charity number 1001513

All For Horses Rescue and Rehoming

Silpho Brow Farm West, Silpho Brow Scarborough YO13 0JP

This is also the site address.

NYMNPA

17/06/2019

Email contact is best as we are not indoors very often

1. Change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a Horse Rescue, Rehabilitation and Horse Rehoming Charity.
2. Retention of touring caravan for workers rest room and retention of portacabin for use as workers accommodation.
3. Siting of replacement summerhouse.
4. Gravel surfacing of field entrance to assist with drainage.

Change of use of agricultural buildings

There are two modern pitched roof barns with an interconnecting mono-pitch barn.

One barn has existing gated sheep pens, which are now used as stables. This barn covers an area of approx. 22.6 x 9.4 metres.

The interconnecting barn is partly used for storage – an area of approx. 11.3 x 11m.

The other barn is used for storage, which covers an area of approx. 18.5 x 5.5m

The remainder of the barns are used for farm operations, such as feed and machinery storage etc. and their use has not changed.

Because the property is a farm there are no issues such as disposal of horse manure, as we already have the equipment to deal with it, and it is able to be spread on fields grazed by other species or exchanged for straw with neighbouring farmers. Manure from the horses is kept in a well-drained part of the farm until it has sufficiently rotted before being spread. We have our own machines to do this.

Retention of small caravan (5.4 x 2.1 metres)

The caravan is used as a rest room and kitchen for volunteers and staff while they are at the farm. It is located adjacent/close to the farmhouse back door.

Retention of portacabin for use as workers accommodation.

The small single storey portacabin (7.4 x 2.7 metres) is located in the farm yard, next to the caravan, between the barn and the farmhouse.

The portacabin is divided into 2 single bedrooms and is used to provide sleeping accommodation for volunteer workers who stay on the farm to help look after our animals. They use the caravan as a kitchen, and use the bathroom and toilet in the farmhouse adjoining the caravan. Typical stays range from 2 to 4 weeks.

Siting of replacement summerhouse.

The summerhouse is in very poor condition, having been patched up over the years by previous owners and the roof and floor have now rotted. We have sourced a better quality replacement, which is made from thicker materials. The size of the replacement summerhouse is 3.04 x 2.3 metres.

As we ultimately intend to plant a 15 metre native hedge along the boundary behind the summer house, the replacement would be better positioned two metres further forward to allow for future hedge maintenance.

Gravel surfacing of field entrance to assist with drainage.

We need to put some stone down in the gateway of the field over the road from our farm. The area to be stoned is 12 x 14 metres, and will be done with locally quarried stone. The field is referred to as the "15 acre field" on the attached plans. This stone surfacing is intended to assist with drainage and to improve the prevention of mud spilling onto the highway in wet conditions. The area is not required for parking.

Two new locally made wooden gates have also been purchased and these will be fitted once the stone is in place. These will be an improvement on the existing metal farm gate as it will be more in keeping with the area. The field boundary fence along the roadside close to the gateway is in need of replacement, this will be done for a length of 50 metres using timber post and rails. Ultimately, when funds permit, this fence will also have a new hedgerow planted along it, to join up with existing hedgerows in the adjoining field.

Background

Silpho Brow Farm dates from around the 1700's and has always been a farm.

We understand that approx. 20 or 30 years ago a small part of the main house was divided off to form Silpho Brow Cottage, and around the same time, some of the farm buildings were converted into a house, called the Shippon, also known as Silpho Brow Farm East. These were sold off by the then owners of the main farm, which is now known as Silpho Brow Farm West.

The owners of the Shippon constructed a detached building to house their horses, and later owners' dogs, while the current owners of Silpho Brow Cottage built several extensions to their house, and also built a detached garage which they were then given permission to convert into a holiday cottage (later described as a barn conversion). They also at around the same time were granted planning permission for a large detached timber stable block plus hard standing and storage facilities to house horses in their ownership.

In 2014 we purchased Silpho Brow Farm West, which consists of a semi-detached farmhouse, various farm buildings and land.

For the most part, the horses and ponies who live here are grazed, not kept, as they are mostly small ponies of hardy native UK breeds that live 24/7 in the fields, and only come in if they are in need of veterinary or other essential attention. We therefore have converted the sheep pens in the barn into stabling facilities by putting wood boards on the existing sheep pen gates, so that we can house horses as necessary.

The Animal Hostel Trust has responded to animal needs since it was founded in 1987 and then registered with the Charity Commission in 1990. The farm houses horses as a response to the UK horse crisis, as somewhere was needed to keep horses and ponies in need of care until a suitable long term home can be found. Horses typically stay with us from a few months to a couple of years, depending on their individual needs.

The farm is 4.5 miles from the nearest bus stop in Scalby village. Because of this most volunteers are either picked up by our staff on their way into work, come here by bicycle, or occasionally private car.

Because of our isolated location, and the labour intensive nature of animal care, we take in students and work experience volunteers who stay in the portacabin rooms and work alongside our “day” volunteers and paid staff.

Our “day” volunteers come from a wide range of society, and include ex-military staff recovering from PTSD, and local people of all ages who would otherwise not be able to be involved with horses.

Some people are referred by health support agencies, including some with Alzheimer’s, Dementia or learning difficulties, who are often otherwise excluded from volunteering opportunities.

Depending on the individual, our volunteers help repair fencing, plant trees, feed, water and groom the horses, and help with various farm and land related jobs as needed. Some of our volunteers are teenagers, and some are in their eighties, so we also provide good opportunities for people to bridge age differences and interact with each other while learning new skills.

Our stunning location within the National Park, coupled with the interaction with animals and meeting like-minded people provides a very good and meaningful experience to our volunteers. Our farm is adjacent to bridleways, woodlands and footpaths, and both our horses and volunteers benefit from these.

The horses and ponies:

We have between 20 and 30 horses and ponies at the farm at any one time, all of which belong to the Charity. The actual number depends on the sizes and types we have at the time.

With the exception of a small number (normally one or two) that need close supervision, the horses live in small herds in large fields, which gives them an active, natural lifestyle that helps with their rehabilitation and which is also an effective use of the available space, as they would require a significantly greater acreage if kept in individual paddocks.

Our horses/ponies are kept out 24/7 and live on grass alone for most of the year, with supplementary hay or haylage being sometimes fed in the fields during the worst winter weather as needed, usually in round bale feeders.

We normally have between two and four horses on site (i.e. those measuring over 14.2 hands high). The rest of our “horses” are in fact hardy native ponies, including miniature Shetlands, whose requirements for grass are significantly lower than, for example, a thoroughbred horse, which needs a lot of good grass to maintain good condition. Because our native ponies evolved to live on moorlands with low nutrient grass, they become too fat when grazed on normal farm pastures, and are at risk from Laminitis (a very serious metabolic disorder frequently caused/aggravated by the non-structural carbohydrates in grass), and other issues related to too much rich food.

At any one time, around 50% of our ponies here would be classed as being at risk of laminitis either because they are “easy keepers” and in danger of becoming overweight, have metabolic syndrome or PPID (Cushings disease), all of which often make the pony more likely to succumb to laminitis.

These ponies therefore have to have their intake of grass restricted, which allows us to graze more ponies on our acreage than if say, we had mostly thoroughbred or other large warm blooded horses.

Roads/traffic

There are no new roads being created or needed.

There is no significant amount of traffic generated by our activities, and in line with our own environmental policies, car sharing and bicycle use is part of what we do. Having the 2 portacabin rooms for volunteers to stay means that they do not have to travel on a daily basis to come here, reducing our already very low environmental impact.

We sell donated and other items on line to raise funds, mostly horse bridles and rugs etc.

Our staff and volunteers mostly collect donated items in their vehicles and bring them when they come. Occasionally members of the public bring donations in their car by prior arrangement.

We don't encourage it, however if someone purchases something on line and wants to collect in person, this has to be done by prior arrangement (it needs to be, as there is not always someone here to deal with them, we do not have “opening hours”, and we are very difficult to find using sat nav, so people need detailed directions to be able to find us). Collection in this way has happened about 6 times in the last 6 months.

Most of these sold items are dispatched in small packages that are collected by Royal Mail when they deliver post to us and the nearby 2 properties here. Some items are also sent out by courier, these are collected usually 2 or 3 times a week, by vans.

We have recently removed some fencing materials previously stored by the entrance gateway, which now provides adequate space for delivery vans to turn round.

Both neighbouring properties here have several cars and occupants who commute to work. One also has a holiday cottage, building/heating installation business and a ridden horse stabled there as a livery.

Our own activities are comparatively low key and generate very little in the way of traffic and activity.

No public rights of way are affected by our proposals.

Waste storage/collection

We do not generate waste as such – the food and household waste generated by our resident and day volunteers takes an average of 6 weeks to fill the domestic sized wheelie bin on site, so we have more capacity than needed.

Construction materials

The caravan is of standard construction and primarily from white painted metal. The portacabin has a steel frame, flat roof, 5 windows, and painted exterior walls.

Parking

No new parking spaces are created, nor are any needed for this proposal. We currently have 6 cycle spaces, 4 motorcycle spaces, 3 spaces for light goods vehicles, and 4 car spaces.

Sewage

N/A

The toilet in the farm house empties into a septic tank, which we share with Silpho Brow Cottage. It was replaced a couple of years ago and is serviced annually and emptied in line with the supplier's recommendations.

Flood risk

Not in a flood zone, and there is no flood risk

Biodiversity

Our proposal has no adverse effect on our surroundings. In fact our presence is positive and has increased biodiversity here – we have already planted many native trees and hedgerows, created wildlife areas in our field corners, and also intend to create additional hedgerows in future as funds permit.

Existing use of site

As described above

Trees

No trees are affected by our proposal. As above, we actively plant new trees in our fields.

Effluent

N/A

Residential units

N / A

Non residential units

N / A

Employment

We have created one new and permanent full time job and one new permanent part time job since 2014. These jobs involve looking after the farm and land, the horses, and volunteers.

We also provide work for nearby farmers and small local contractors who help us by working on fencing and other land management jobs.

We have also created many volunteering opportunities, at least the equivalent of 4 full time jobs in terms of hours.

Opening hours

We are not a retail operation and do not have set opening hours as such. Day volunteers normally come here between 10am and 4pm by arrangement.

Site area

Approx 10.11 hectares

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Sur Gate

Beacon Brow Rd

Beacon Brow Rd

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Beacon Brow Rd

Beacon Brow Rd

Grew Beck

Sur Gate

Kirk Gate

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Supplementary notes - July 2019 Silpho Brow Farm West - Planning Application.

NYM/2019/0431/NEW

Summer House spec:

All timber FSC sourced.

16mm tongue and grooved tanalised exterior with 34mm framing.

Mineral felt roof. Floor tongue and grooved.

Height at highest point 2.20m

Width 3.04m

Depth 2.3m

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15/07/2019

Block plan – location of caravan shown in yellow, location of portacabin shown in pink, location of summerhouse shown in purple (on separate plan).

Site plan – more land is owned as well as the immediate area around the farm buildings, but it was not possible to show all of this on the plan, please get in touch if more detail is needed.

H.M. LAND REGISTRY

NYK 122545

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SE 9793 9893

Scale
1/2500

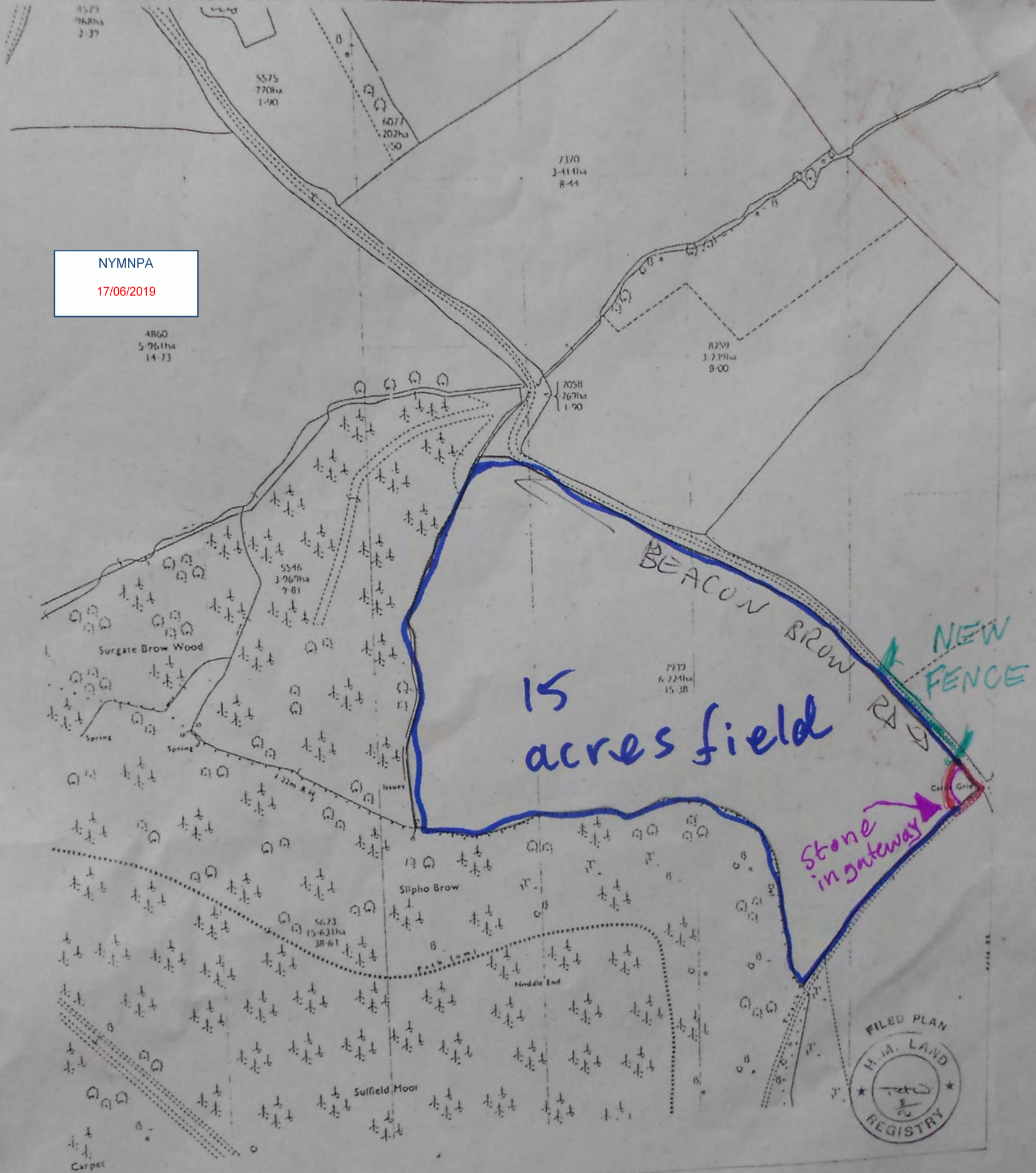
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ORDNANCE SURVEY
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SE 9792
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TITLE NUMBER
NYK156539

COUNTY NORTH YORKSHIRE

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