

## Members Update Sheet

### Item 1 NYM/2020/0268/FL

#### Additional Background Information:

A revised location plan has been submitted which moves the house a further metre in a southerly direction. This increases the distance between the single storey blank wall to the west of no.2 to the proposed garage to be in excess of 14m. Furthermore it also increases the window to window distance between cottages 2, 3 and 4 and the proposed dwelling to be in excess of 21m. An additional plan has also been submitted which illustrates the proposed north elevation of the house as it would be seen from Grants Close illustrating the height of the existing hedge in relation to the house sited at its lower level, along with a site section which illustrates the relationship between the cottages on Grants Close and the proposal in its revised location.

**Hugh Thompson, 75 South End, Osmotherley - 2/9/2020** - Object to the revised proposal. Whilst changes have been made that are an improvement, they are an improvement to a fundamentally flawed proposal, and our objections remain.

**Director of Planning's Recommendation** We would draw the planning committee's attention to the recommendation document by the Director of Planning; this appears to support statements [in italics below] by the applicant's agent, comments that we believe to be inaccurate and very misleading:

***The applicant wishes to create a dwelling that has sustainability and low energy use as the fundamental principle.***

This statement seems to imply that the proposal is environmentally desirable; this is extremely misleading; it is massively undesirable.

- The applicant has not provided any carbon balance calculations to justify the statement ie comparing carbon emissions of the proposal with simply improving the present house.
- Rarely if ever is it justifiable on carbon emission grounds to demolish and rebuild; the emissions from demolition/rebuild are nearly always higher.
- This is even more the case when you consider that the proposal means demolishing a good size family home and replacing it with one probably 3 times the size! [Interesting that, despite criticism of the massive size of the proposed house, the applicant has never volunteered the comparative floor areas of the new/existing houses?].

***This could not be achieved through the existing dwelling due to it being poorly insulated.***

- Misleading, there are many ways in which the existing house could have its insulation, and whole environmental performance, improved. The park will have many examples of this, including some in the village.

***The existing dwelling it is not a heritage asset and the arrangement of the dwelling within its site is contrary geometrically to the surrounding dwellings and the grain of the wider village.***

- Yes, but it exists. It may not be a heritage asset, but it is “of its age”, an example of what was being built at the time. Are we losing something by demolishing it? Yes, a decent house, appropriate to the plot, a good family home. Not built to 2020 standards, but there is no suggestion that it is defective and requires demolition.
- Nor would the proposed replacement be a heritage asset.

This proposal cannot possibly be dressed up as an environmentally desirable proposal.

**Richard Gough, 2 Grant Close, Osmotherley – 1/09/2020** - *This is a supplement to my previous objections which still stand.*

**New Window Overlooking Garden of No. 2** - The latest plans show a first floor window in the Northern wall above the garage. This is a new addition that did not exist in earlier plans. The sole view from this window will be into the garden of No. 2. This is a much used garden in which we spend much time and value our privacy. A window in any of the other aspects of this part of the building would not impact anyone’s privacy. We object to the placement of this window.

**Distance to No.2** - The latest letter from the architect states “*This as shown on the plans increases the distance between the single storey blank wall to the west of no.2 to the proposed garage to be in excess of 14m*”. This may be true, but is misleading. The distance to the non-blank wall containing our front room window being less than this, the ‘blank wall’ being set back from the main body of the house.

**Need to Demolish?** - I cannot agree with the applicant’s view during the site visit that this was 1950’s architecture with no architectural value. 1950’s architecture might not be fashionable at this time, but the fact that Hannah’s Garth is a good, largely untouched, example of such architecture should be considered a merit, not a reason to demolish. I hope the planning committee members have a more enlightened view than expressed by the applicant on conserving architecture when weighing up whether demolition is appropriate to make way for a new development.

**Green Credentials?** - The applicant has promoted the development as eco friendly, but has not provided evidence to support this assertion. I feel it highly unlikely that demolishing Hannah’s Garth and building a larger property will be in any way eco friendly. The carbon footprint to demolish and rebuild will likely take very many years to recoup, if it ever is. There will inevitably be many other non-carbon environmental impacts. If the green credentials of the proposal are to be considered in the planning decision then I believe they should be backed by fact, not aspiration.

**Appropriate?** - In the past few months I’ve had the opportunity to cycle many hundreds of miles through the villages of the North Yorkshire Moors National Park. Given the circumstances, I’ve been paying attention to the new developments I see. I have found the vast majority sympathetic to their environment. This is not what I’m seeing in this proposal. This inappropriateness is certainly my main concern and appears to be that of many I have spoken to. Had the proposal been more sympathetic to its setting then I believe there would be far fewer objections. Grant Close will be best served if the current proposal is withdrawn in its current form pending a proposal appropriate to its environment.

**Item 2 NYM/2019/0431/FL**

**Draft reason for refusal**

- 1) The retention of the horse rescue centre would be contrary to Policies SP C, SP G, and BL1 as it has failed to demonstrate that it can operate without:
  - i) causing a detrimental impact on the character and appearance of the local and wider landscape arising from poor winter land management leading to harmful poaching of the grazing fields.
  - ii) resulting in unacceptable harm to the amenities of nearby residents and users of the nearby public rights of way in terms of traffic movements associated with the online sales, the excessive amount of external plant, and equipment and the ancillary volunteer caravan accommodation and volunteer amenity structure.
  
- 2) Insufficient information on the horse rescue centre business model has been submitted to demonstrate that suitable mitigation could be funded/provided to resolve the impacts described above together with insufficient demonstration of intent over the last 6 months to improve the character and appearance of the site and surrounding lands reinforces the unacceptability of the proposal to take place in a protected landscape, which has the highest level of protection as set out in the National Planning Policy Framework paragraph 172 .

**Please see information below submitted by Lucas Wolfe in objection to the application:**

**From:**  
**To:** [Richard Smith](#); [Wendy Strangeway](#)  
**Subject:** NYM/2019/0431/FL Re: Private and Confidential  
**Date:** 28 August 2020 04:08:42  
**Attachments:** [Outlook-3f0npoie.png](#)

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Dear Sir





In response to your email dated 27/8/20 I wish to make the following comments in objection to the planning application;

1. I **and many other volunteers** have found the living and working conditions at the Applicants address of Silpho Brow Farm West to be unsatisfactory. I and many other volunteers have complained and subsequently, the Applicants listing has been removed from the "Workaway" site which was used to secure workers from abroad. I attach confirmation from "Workaway" dated 6th January 2020 and the Applicant has not been permitted to re-advertise on this site since this date. This is factual information and as such, I trust you will publish this.
  2. The approach to the application site is inadequate and the highways officers email dated 17<sup>th</sup> January 2020 agrees with the planning officer that the site **should not** be used for Ebay sales at all ! The last sentence on the final page of the Highway Officers report refers and confirms that she agrees the site should not be used. This is factual information and as such, I trust this will be published.
  3. The site is untidy and over-poached and weeds Cover most of the grazing land. Fencing is poor and the impact on the landscape is dreadful. This has been shown in the Planning Officers photographs and photographs from other objectors. This is photographic fact as as such, I trust my comment will be published.
  4. I have sent you photographs of the site and its untidiness; these are purely factual and as such I trust these will be published.
  5. There appears to be a fire hazard. I have sent you photographs of the electrical arrangements and also the storage of mattresses above a heating element. These are factual photographs and as such, I trust these will be published alongside this letter. The photographs show what may be viewed as a basic electrical inadequacy.
  6. The "All for Horses" charity has been removed from the Charity Commission register. This is factual information that can be viewed on the Gov.UK website and as such I trust it will be published.
8. I am also concerned that you have passed the information that I sent you directly to the Applicant without publication on your website. This has placed me in an uncomfortable position and I feel you may be in breach of GDPR.



Please note that now I am aware of some of the planning procedures I will also send this email to the local Parish Council and neighbours in order to ensure that my voice is heard. I find it deeply concerning that other volunteers will end up being collected from the railway station and been made to work in these conditions. This is fact and as such, I trust it will be published.


I call for this letter to be fully publicised as the information within it is purely factual. I also request that it is presented to the Committee in its entirety before the meeting on 3<sup>rd</sup> September 2020 as my comments have not been included in the planning meeting notes and recommendation.


Lucas Wolfe

22%    

[Email Ref: 4456312] Re:Workaway 828442453988

 workaway.info  
To You 6 Jan  ...



Hi 

Thanks for the message and for coming forward to reporting this, all complaints are dealt with in confidence.

I have checked the listing and can see that it is already offline due to complaints raised by workawayers. We will add your testimony to our investigation.

Thank you for reaching out and for letting us know.

Best wishes  
John  
[www.workaway.info](http://www.workaway.info)

**Please see information below submitted by the applicant in response to the objection by Lucas Wolfe:**

We confirm that a Canadian gentleman came here in early December 2019, though that is not the name and address he gave us.

Within hours it was clear that "Lucas" had \_\_\_\_\_ problems.

\_\_\_\_\_ asked him to leave. He refused

He had told us he had relatives in Durham, and was given time to organize transport/accommodation. He was taken to Scarborough station.

If "Lucas" had travelling issues they do not arise from us -

\_\_\_\_\_ We have no need to use "social media" or other sites to cause problems for people.

We are happy for people to make their own judgements about this letter, and don't feel it is helpful to respond to the statements he has made, other than to confirm that all the farm electrics are recent and installed by a qualified electrician.

**Please find below circulated information received from Jacqui Shipman in objection of the application**

🔍
Find charities

[Find charities](#)  
[Charity overview](#)  
[Contact & trustees](#)  
[Charity framework](#)  
[View accounts](#)  
[Print charity details](#)  
[Advanced Search](#)

🔍
Charity search

[Advanced Search](#)

**1001513 -**  
**THE ANIMAL HOSTEL TRUST**

DOCUMENTS OVERDUE

Accounts for 30 Jun 2018:  
490 days overdue

Annual Return for 30 Jun 2018:  
490 days overdue

Activities

THE OBJECTS OF THE TRUST IS TO PROVIDE

Where it operates  
 THROUGHOUT ENGLAND AND WALES

Financial history  
 6 months past due date  
 ie. 30/10/19.  
 Pre-Covid Pandemic

Compliance history

Financial summary

Financial year end (FYE)	Income	Spending	Accounts received	Annual Return/Annual Update received	View
30 Jun 2019			Not received (124 days overdue)	Not received (124 days overdue)	
30 Jun 2018			Not received (490 days overdue)	Not received (490 days overdue)	

30 Jun 2017	£53,238	£64,943	17 Jan 2019 (262 days late)	17 Jan 2019 (262 days late)	Accounts
30 Jun 2016	£178,271	£90,903	15 May 2018 (380 days late)	15 May 2018 (380 days late)	Accounts
30 Jun 2015	£21,840	£126,030	Not Required	26 Jun 2017 (422 days late)	



**Charities 4 months overdue**

If, despite reminders, a charity's accounts and Annual Return or its Annual Update have not been received 4 months after the end of the 10 month period in which they are required to submit the documents, it is a strong indication that they are no longer operating. The charity is notified at this point that if we do not receive their due documents in the following 2 months they may be removed from the Register or subject to further action.

**Charities 6 months or more overdue**

If, despite reminders, a charity's accounts and Annual Return or its Annual Update have not been received 6 months after the end of the 10 month period in which they are required to submit their documents, it is deemed to indicate that they are no longer operating. In most cases the charity will be removed from the Register at this point but in some cases the Commission will need to be satisfied that there are no continuing risks to donors or beneficiaries and that the charity's resources have been properly applied. In such cases the charity will remain on the Register until the risk has been addressed.

Where the Commission is actively working with a charity to resolve serious administrative difficulties it may, at any stage, under the direct supervision of a case officer, be temporarily excluded from the normal reminder and notice programme.

10 month date = 30/4/19

6 month date after 10 month date = 31/10/19

## Charity Commission

### THE REGISTER OF CHARITIES - NOTES FOR USERS

#### Documents overdue

Charities are required to submit documents to the Charity Commission as follows:

#### For financial periods ending on or before 31 March 2009:

Income in the financial period being reported	Update Register Information	Annual Return - basic Register information	Reporting Serious Incidents	Financial Information	Summary Information Return	Trustees' Annual Report and accounts
£10k or less	Yes	-	-	-	-	No
£10-£25k	-	Yes	-	-	-	Yes
£25k - £500k	-	Yes	Yes	-	-	Yes
£500k - £1m	-	Yes	Yes	Yes	-	Yes
Greater than £1m	-	Yes	Yes	Yes	Yes	Yes

#### For financial periods ending on or after 1 April 2009:

Income in the financial period being reported	Update Register Information	Annual Return - basic Register information	Reporting Serious Incidents	Financial Information	Summary Information Return	Trustees' Annual Report and accounts
£10k or less	Yes	-	-	-	-	No
£10-£25k	-	Yes	-	-	-	No
£25k - £500k	-	Yes	Yes	-	-	Yes
£500k - £1m	-	Yes	Yes	Yes	-	Yes
Greater than £1m	-	Yes	Yes	Yes	Yes	Yes

If documents are overdue the banner on the charity overview page is outlined in red and shows:

- the financial period ending date of the first overdue document since the last submitted document
- the number of days that have elapsed since the submission deadline for each due document.

NB non-company charities with income less than £100,000 can prepare receipts and payments accounts instead of full accrual accounts. For financial periods ending on or after 1st April 2009 this threshold changed to include charities with income less than £250,000.

#### Charities with income of £10,000 or less

For financial periods ending on or before 31 March 2009, charities with income £10,000 or less are not required to submit either an Annual Return or accounts. However, they are required to keep the details we hold about them on the Register up to date. To keep those details up to date we ask charities with income of £10,000 or less to submit an Annual Update. We expect charities to report changes, or confirm that there have been no changes, within 10 months of the end of their financial period, the same time allowed for the preparation of their accounts.

#### Changes for 2009 onwards

Charities with a financial period ending on or after 1st April 2009 are not required to send their Trustees' Annual Report and Accounts to the Commission if the charity's income for the financial period was £25,000 or less. Charities with an income of £25,000 or less will have the message 'Not required' for their accounts submissions. Charities with income between £10,001 and £25,000 are still required to send an Annual Return.

#### Notes

## Find charities

Find charities

Charity overview

Print charity details

Advanced Search

## Charity search

Enter name or number

Advanced Search

1153649 - ALL FOR HORSES

REMOVED CHARITY

### Other names

NONE

### Governing document

NO INFORMATION RECORDED

### Area of benefit

NO INFORMATION RECORDED

### Organisation type

STANDARD REGISTRATION

### Registration history

09 September 2015 **Removed - DOES NOT OPERATE**

03 September 2013 Registered

### Charitable objects

1 FOR THE BENEFIT OF THE PUBLIC TO RELIEVE THE SUFFERING OF ANIMALS IN NEED OF CARE AND ATTENTION, PARTICULARLY BUT NOT EXCLUSIVELY HORSES AND PONIES AND, IN PARTICULAR TO PROVIDE AND MAINTAIN RESCUE HOMES OR OTHER FACILITIES FOR THE RECEPTION, CARE AND TREATMENT OF SUCH ANIMALS. 2 TO PROMOTE HUMANE BEHAVIOUR TOWARDS ANIMALS BY PROVIDING APPROPRIATE CARE, PROTECTION, TREATMENT AND SECURITY FOR ANIMALS THAT ARE IN NEED OF CARE AND ATTENTION BY REASON OF SICKNESS, MALTREATMENT, POOR CIRCUMSTANCES OR ILL USAGE AND TO EDUCATE THE PUBLIC IN MATTERS PERTAINING TO ANIMAL WELFARE IN GENERAL AND THE PREVENTION OF CRUELTY AND SUFFERING AMONG ANIMALS IN SUCH WAYS AS THE TRUSTEES SHALL THINK FIT.

### Where it operated

NORTH YORKSHIRE

### Classification

#### What

- EDUCATION / TRAINING
- ANIMALS
- ECONOMIC / COMMUNITY DEVELOPMENT / EMPLOYMENT

#### Who

- CHILDREN / YOUNG PEOPLE
- ELDERLY / OLD PEOPLE
- PEOPLE WITH DISABILITIES
- PEOPLE OF A PARTICULAR ETHNIC OR RACIAL ORIGIN
- THE GENERAL PUBLIC / MANKIND

#### How

- PROVIDES SERVICES
- PROVIDES ADVOCACY / ADVICE / INFORMATION

[Email Ref: 4456312] Re: Workaway 828442453988



workaway.info

To You

6 Jan  
 ...



Hi 

Thanks for the message and for coming forward to reporting this, all complaints are dealt with in confidence.

I have checked the listing and can see that it is already offline due to complaints raised by workaways. We will add your testimony to our investigation.

Thank you for reaching out and for letting us know.

Best wishes

## **Applicant additional information – 21/8/2020**

The applicant has submitted a hand drawn plan & some details of how they intend to operate a 'pasture management plan', in brief this involves some fencing of fields to allow grazing rotation, holding areas and observation areas. Would ask to committee that whilst there have been some muddy areas in fields during wet winters the animals have adequate space to avoid those areas. Could bring horses into the building to reduce numbers in fields but this would require more labour and horses are happier outside. Confirm the applicants are members of BHS with appropriate insurance and that comment that native ponies we have require less space than horses. The replacement toilet and accommodation facilities would be funded by selling donated items. Mud on roads will be improved if we are allowed to stone the field entrance.

The application has submitted business accounts which they have asked to be treated in confidence, in brief the accounts set out that a modest cash reserve is held, sets out the asset value of the property and land, sets out the registered Charity number and confirms that internal budgets and forecasts are produced (not supplied) and that last year's performance was in line with the budget/forecast.

## **Further Correspondence from Jacqui Shipman – 02/09/2020**

Would question the recommendation of approval on this application owing to the landscape impact of buildings and state of fields in winter, the various operational problems associated with use of volunteers, white van deliveries & collections for the funding sales, poor storage conditions, poor financial resources and accounting, inadequate land management plan, poor access plan to deal with mud, inadequate water and access for fire engines, history of poor foul drainage arrangements. The detailed information the Committee asked for back in February to show the site could be well managed has not been submitted to quell the Committees concerns about the whole operation.

**The applicant's accounts, extra information and associated plans are available on the Authority's website.**

## **Additional Background Information received from the Applicant**

# Workaway info

## Our profile:

- **Description**

We are a horse and pony rescue and re homing Charity based on a small farm in Scarborough.

The farm is home to 26 horses. We take horses in and train them so that they can go to new homes when they are ready.

As well as the daily routine of looking after horses, we are currently doing jobs on the

land, including tree planting, repairing farm buildings, building wood fences, painting and similar activities.



- **Types of help and learning opportunities**

Gardening

DIY and building projects

General Maintenance

Farmstay help

Animal Care

Charity Work



- **Cultural exchange and learning opportunities**

We are located in a lovely quiet part of the countryside, in your free time you can enjoy the nearby woodland walks, cycle around the area (we can lend you a bike), or spend time with our horses - they roam freely in our fields and like meeting new people.

The horses here live as natural life as possible, so do not normally live in stables - they live outside in happy herds. We train the horses using horse - friendly training methods, and are happy to share our skills and knowledge - please be aware that this needs to be in your own time - we are not a college and cannot teach you during the working day!

We are pleased to share our ways of training and keeping horses healthy and happy, but please do not expect to learn 40 years of knowledge in a few days!



- **Help**

We are looking for happy, motivated people who are flexible, adaptable, enjoy working outdoors and don't mind working on their own sometimes!

We don't mind if you do not have previous experience - please just let us know - the most important thing is the willingness to help!

Minimum stay 2 weeks, maximum stay is 8 weeks, though sometimes this can sometimes be for longer by agreement - we do sometimes have students on internships for longer periods of time.

We currently have space for someone who can provide practical help with general jobs around the farm, including gardening, tree planting, yard work, painting, cutting firewood, fence repairs etc.

Please note - we have plenty of horses here for you to spend your free time with if you wish - many of them enjoy being groomed and taken for short walks.

We do NOT provide horse riding lessons and there are no horses available for riding!

When applying to visit us, please tell us your skills, previous work experience, interests and likes and dislikes so that we can find the right people to help us and make sure we find you jobs which you will enjoy doing.

We are located in an old farm situated in a very quiet, peaceful rural area 4 miles from the nearest bus stop in the village, and 8 miles from Scarborough town.

It is very quiet here in the evenings, you do need to be happy with your own company in the evenings as we cannot guarantee that you will always have company - sometimes there will be another Workawayer staying at the same time, but not always.

You will need to provide your own mobile internet if you need internet access while here. We do not have a TV, though we do have a good library of books.



### Accommodation

The accommodation is a single bedroom in a cabin. Cooking is self catering and is done in the small caravan next to the cabin.

Our accommodation is basic but comfortable.

We do not take couples.

All basic food is supplied and is vegetarian - tea, coffee, cocoa, sugar, milk, fruit squash, rice, soup, pasta, pasta sauce, beans/pulses, bread, nut spreads, jam, margarine, a variety of breakfast cereals, fruit and vegetables in season etc. We also have herbs, spices and cooking ingredients.

If you require other foods, such as sweets, crisps, meat, fish etc. you will need to provide these yourself!

The farm is a non smoking area.

Because of the ongoing renovation work our farm is very untidy - it is also very muddy here when it rains, so you need to be happy with this too.

We are able to collect Workawayers from the station on arrival in Scarborough, provided this is between the hours of 10am and 6pm.

Working hours are normally 8.30am until 11.30am and 2pm - 4 pm, five days per week, followed by two days off. Most of the work is outside, so depending on the weather some days will be shorter than others, and some days will be longer, so you do need to be happy to be flexible.



### What else ...

The farm is located within the North York Moors National Park amidst stunning countryside, with many miles of country, coastal and woodland walks from our

doorstep. It is ideal for those who enjoy the quiet rural life, and walking or cycling in their spare time.

Our farm is not suitable for people who wish to visit the town every day - we find that the people who enjoy being here most are those who enjoy being in a quiet place rather than in the the town in the evenings.

Scarborough and nearby Filey are lovely seaside towns with the usual attractions, including nice beaches. We are also close to the historic town of Whitby, and only 40 miles from York, so there is plenty to visit locally.

By arrangement we can usually provide lifts to the village on your days off, where there are buses to Scarborough, Whitby and further afield. We also have bikes that you can borrow to explore the local area.



**How many Workawayers can stay?**

Two



**Hours expected**

max 5 hours a day, 5 days a week

## Feedback

Read feedback

How Workaway deals with feedback

These are extra optional ratings when members leave feedback. The average rating left for each option is displayed.

Accuracy of profile: (5.0)

Cultural exchange: (4.5)

Communication: (4.0)

06/08/2019

Feedback left by Workawayer (Nicolas ) for you



I stayed at Lou's farm in Scarborough back in May. It was a great experience and I enjoyed my time there quite a bit. The work and the hours were and I learned a few things about horse care. It was great to learn things from Lou, Anna and Glenn.

Beyond just the the work, the country side there is gorgeous. Every morning it was a blessing to see the forest one side and on a clear day the ocean on the other. My walks to the near by town of Scalby were very pleasant and I had a wonderful day in Scarborough. Also, I enjoyed working with the other workawayers. Who would've thought that poo picking could be such a great activity for bonding and meditation.

Private message left for you

Thank you Lou for allowing me to stay at your farm. And sorry for the late feedback.

(Excellent )

28/05/2019

Feedback left by Workawayer (Rebekka) for you

I stayed at Lou's farm for four whole weeks and simply had an amazing time.

The accommodation is a cabin next to the house, so (as mentioned in the profile description) you have to be ok with your own company in the evenings. When I was there, two other workawayers arrived shortly after me, so I was alone only for the first few days. You definitely have a lot of time to read and to enjoy the beautiful nature (as long as it's not raining).

My tasks included feeding the horses, poopicking, filling haynets, cleaning buckets, mucking out the stables, grooming and sometimes tidying the yard (there are always a lot of things laying around), building a fence or taking a horse for a walk. I was even allowed to ride a few times, that was definitely my favourite part! Nevertheless, the work is exhausting and at the end of the day, I was often just falling into bed completely tired. But you can always take a break, when you feel like it and you get used to the work after some time, especially if you enjoy working outdoors with the horses. Work starts at 8:30 am and ends usually not later than 5pm, often earlier, sometimes with very long breaks in between. You will get two days off per week.

During my days off, I walked to the next village Scalby (there is a library with good Wifi) or to Scarborough, which is definitely worth a visit. It takes one hour to walk to Scalby and two hours to walk to Scarborough, but if you don't like hiking as much as I do, Lou will give you a ride to Scalby, where you can take the bus to Scarborough.

You have to be ok with hard work, getting muddy (especially during the rainy days it gets really disgusting), cooking for your own and eating only vegetarian food (since Lou will not buy meat for you) ... and spiders (which was a little problem for me ^^).

If that's not a problem for you, I can definitely recommend this place, since Lou is always happy to have helpers. You can see, how she loves her horses with all her heart and she knows a lot about

horse treatment. She will teach you some things, because she wants to spread her knowledge to make the world a better place.

Thank you for having me stay with you, I had a great time!

(Excellent )

21/11/2018

Feedback left by Workawayer (Marie & Mélody) for you

We stayed with Lou for 3 weeks. The work with the horses was good. The time of work is not five hours per day.. It's difficult job but a good experience. We don't have a lot of exchange with the host and we go in England for learn the English. The room and the bathroom have a strict minimum. The people who work with Lou is so cool. Thanks for this experience and for hosting us.

Marie and Melody.

(Good )

17/11/2018

Feedback left by Workawayer (Flora) for you

I stayed two weeks with Lou and it was amazing ! The work she puts in for the horses is incredible, I have never seen so many horses being in a good place and happy. The work was fine for me, but it is a daily job, but if you enjoy it as I did you don't see the time pass :) I enjoyed a lot working with Anne and Glen and also the 2 walks Anne and I did with the horses! The evenings were calm because you cook on your own in the caravan, but there is enough food ! Except the fact that there are a lot of spiders I was fine :sweat\_smile: Also Lou has a huge library so you won't get bored and her curry is sooo good. Thank you Lou for everything :) I'll miss this place and especially Ollie :kissing\_heart: But I will come back :relaxed:

(Very good )

09/11/2018

Feedback left by you for Workawayer (Santiago)

Santiago stayed with us for a few weeks and is a great worker, quick learner, good with animals, always helpful and cheerful, and does a great job. He is great company to have around, is highly recommended to all hosts, and is welcome back any time.

(Excellent )

14/10/2018

Feedback left by Workawayer (Santiago) for you

I stayed with Lou for two weeks! I really enjoy this time. In the farm, I did different tasks like painting, building a fence, feeding the horses and more. It's really hard work! Every day you have "daily tasks" and when you finish, Lou always has something to do!

(Very good )

20/07/2018

Feedback left by you for Workawayer (Nicole)

Lena helped us look after our horses during our cold wet winter, and is a great worker and a lovely person to have around. She quickly learned new skills and is always positive and cheerful. We would recommend her to any host.

Thank you Lena, you are welcome back anytime!

(Excellent )

19/06/2018

Feedback left by Workawayer (Nicole) for you

I spent a beautiful time with Lou and the horses. Lou gave me a lot of horse tips I liked to have taken. She told me everything when I asked her and if I had a questioning face also. Be warmly welcomed since this was my first foreign internship and my English was not so good. I found it great to see how well the horse went and how much fun they had. Her relationship to the horses I found amazing and wonderful and her good horse knowledge was great I was very pleased to meet you and your family Lou. Thanks so much the internship helped me a lot and my professional washed it. Also the accommodation was very good. It was just beautiful to spend a month with your personality.

Many thanks again

Lena Hilling

PS: Sorry for the late Review (really late sorry)

From: 21.feb.2018 Until: 22.Mar.2018

(Excellent )

20/07/2018

Feedback left by you for Workawayer (Kirstie)

Kirstie helped us during the worst of our winter weather and was amazing, despite the mud and extreme freezing cold! She is a great worker and a lovely person to have around, always cheerful and tackles new tasks with a positive attitude. We would recommend Kirstie to any host.

Thank you for all your help - you are welcome back anytime!

(Excellent )

20/07/2018

Feedback left by you for Workawayer (Megan)

Megan is a great worker, and a lovely person to have around. She quickly learned our routines and did a fantastic job of looking after our horses. She also happily helped with other jobs around the farm, and we would recommend her to any host.

Thank you Megan, you are welcome back anytime!

(Excellent )

06/06/2018

Feedback left by Workawayer (Megan) for you

This was my first Workaway experience, and I had a brilliant time. I felt so welcome right from the start. Lou is an amazing person, I learned a lot from her. She was very busy but she always made time to answer my questions and to show me things, she has tonnes of horse knowledge. The horses are wonderful, they seem so happy, the farm is a wonderful place for them, Lou cares deeply for them and it shows. It was so great to get to know them all, I miss them.

Thank you, Lou, for making my stay so enjoyable.

(Excellent )

04/09/2016

Feedback left by you for Workawayer (Sebastian)

Please see our feedback policy for more info about why this review is not displayed

(Negative )

04/09/2016

Feedback left by Workawayer (Sebastian) for you

Please see our feedback policy for more info about why this review is not displayed

(Negative )

20/07/2016

Feedback left by you for Workawayer (Renée)

Info notice: Workawayer cancelled stay or there was a no show at the last minute

(No show)

08/06/2016

Feedback left by you for Workawayer (Melanie)

Melanie stayed with us for just over 5 weeks and quickly adapted to our routine and is very capable. I was very happy to leave our much loved and valuable horses in her care.

She works very hard, always stays until the jobs are finished, and is reliable and punctual. She helped us with a wide range of jobs while she was with us, and if she had not done a particular task before she was very adaptable and quick to learn new skills.

Above all, Melanie is great fun to work with, always positive and cheerful, and gets on well with others as well as being able to work on her own as needed.

We were sorry to see her go, and she is welcome back here anytime.

(Excellent )

17/11/2015

Feedback left by Workawayer (Melanie) for you

I stayed with Lou for five weeks and simply had a brilliant time.

The farm consists of 20 lovely horses that have been rescued by Lou and are well cared for. All for horses-that's the motto! Since I had previous experience with horses I spent a lot of my time caring and basically working for them. Nevertheless I had to muck in with many other jobs as well-poo picking, cleaning the barn, etc. The work is quite physically demanding and you should be prepared to work long hours. But I just loved it and never got sick of working!

Lou's farm is situated in a picturesque valley near the Eastern Coast. On sunny days you could even make out the sea. Lou was always happy to drop me off at the nearest bus stop so I really had the chance to explore a lot of what North Yorkshire has to offer.

Lou herself is an extremely welcoming and caring host, always making sure that everyone is happy and comfortable. She's good talking to (and good fun!) and obviously knows a lot about horses.

It takes some time getting used to the food restrictions but you'll manage quickly. If you are a regular meat-eater you might not enjoy it, though.

I'm so grateful for the time I've spent here. I've made a lot of new friends and after some previous bad experience I found my spirit here again.

I loved working together with Rachel (the horsetrainer) and Andy (the handyman), who are just great. Thank you so much Lou, Rachel, Andy, Bill and all the horses for making my stay such an unforgettable experience.

I really miss you and hope to come back as soon as I can!

(Excellent )

## Communications with “Lucas”

This account is currently not active

[back](#)

---

about 9 months ago

Thank you. See you soon.

On Dec 2, 2019, at 09:45, Lou wrote:

about 9 months ago read 02/12/2019

Hi Kai,

5pm would be good, we will see you at the train station entrance,

regards

Lou

From: Kai

Sent: 02 December 2019 12:24

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

Do you have an idea of what time you would be able to pick me up?

From: Lou

Sent: December 1, 2019 5:12 PM

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

I'll hang around the train station and keep an eye on my emails when you're free. ☺

cheers.

From: Lou

Sent: December 1, 2019 5:12 PM

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

everything's okay now, got my luggage thankfully and I'm in a B and B right next to the bus stop.

On Dec 1, 2019, at 17:12, Lou wrote:

about 9 months ago read 02/12/2019

No I am sorry, we can't go get the luggage.

From: Kai

Sent: 01 December 2019 21:08

To: Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago read 02/12/2019

Yes, this is not a good day for you!

In the morning you might want to buy a UK pay as you go sim card - most people staying in the UK for a while do this - Vodafone costs around £15 per month with about 15 gig of data included and plenty calls.

The bus company must have a policy on luggage, so hopefully they will sort something out in the morning for you.

From: Kai

Sent: 01 December 2019 21:03



To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

So it wouldn't be possible to catch the bus when it arrives to see if you can grab it for me? I don't know what to say, I'm really sorry about all this...some guy threatened to blow up the bus. But if not I can stop at Scunthorpe and see if I can find a place at midnight.

On Dec 1, 2019, at 4:44 PM, Lou wrote:

about 9 months ago

The driver said there's no where to leave it, and my phone doesn't work in the UK..I'm so upset. My past few days have been the worst of my travels by far.

On Dec 1, 2019, at 4:47 PM, Lou wrote:

about 9 months ago read 01/12/2019

I suggest you get onto the bus company and see if they can leave the luggage in Scarborough for you to collect in the morning.

From: Kai

Sent: 01 December 2019 20:43

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago read 01/12/2019

Hi Kai,

The earliest we could go to Scarborough tomorrow is 11.30am.

I suggest you find somewhere to stay for the night where you are now, and get in touch in the morning.

Air BnB or Youth Hostels (YHA) are usually the cheapest.

If you have difficulty finding somewhere to stay ask at a Police station, they may know of suitable B and B's for people at short notice.

regards

Lou

From: Kai

Sent: 01 December 2019 20:32

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

I'm so sorry this is the third time I'm trying to send this emails. I'm having the worst few days...my bus had an unscheduled transfer and I didn't know, I was at the back and the driver came up and didn't see me, we were at the bus depot...my luggage went on the bus to Scarborough...I managed to beg him for a ride in his own car to the train station and the last bus to Scarborough already left, I spoke to the station manager and she put me on a train to Leeds and then to Scarborough arriving at 11:42...my luggage the driver said he would call and have it arrive on the bus in Scarborough at 7.45am but i don't know if you'd be able to grab it when it arrives in Scarborough tonight. It's a green ruck sack with all my clothes and living accessories, it has a danish, Icelandic and Canadian flag sewn on it.

I have no idea what to do...I'm so sorry what should I do?

On Dec 1, 2019, at 3:16 PM, Lou wrote:

about 9 months ago

Lou I am not having the best few days....

My bus had an u expected transfer which I didn't know about...the driver saw me at the back and told me we were at the bus depot...my luggage is on the new bus heading to Scarborough....I managed to beg the driver for a ride to the train station but the last train to Scarborough has left....I spoke to the train supervisor and she managed to get me to Leeds and then to Scarborough but it arrived at close to midnight....the driver told me that he could arrange to have my luggage dropped off at Scarborough tomorrow at 7.45am but I dont know if youd be able to pick it up when it arrives....

I have no idea what to do...I'm so upset. I'm sorry for all this...I should have just taken the damn train. :(

From: Lou

Sent: December 1, 2019 3:16:01 PM

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

Lou I am not having the best few days....

My bus had an unexpected transfer which I didn't know about...the driver saw me at the back and told me we were at the bus depot...my luggage is on the new bus heading to Scarborough....I managed to beg the driver for a ride to the train station but the last train to Scarborough has left....I spoke to the train supervisor and she managed to get me to Leeds and then to Scarborough but it arrived at close to midnight....the driver told me that he could arrange to have my luggage dropped off at Scarborough tomorrow at 7.45am but I don't know if you'd be able to pick it up when it arrives....

I have no idea what to do...I'm so upset. I'm sorry for all this...I should have just taken the damn train. :(

From: Lou

Sent: December 1, 2019 3:16:01 PM

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

So that's no problem I can wait around the train station whenever it's most convenient, I don't mind, I don't have service in the UK :/ so when I arrive I can send you a message :)

I'm easy to spot, I have a large green pack with a bunch of country flags on it. I'll let you know when I get to Scarborough.

On Dec 1, 2019, at 3:16 PM, Lou wrote:

about 9 months ago read 01/12/2019

Hi Kai,

Thanks for letting me know.

Can you please email or ring when you are 30 minutes away from Scarborough, as I am working and need to be away for as little time as possible.

Texts are not reliable as our mobile signal varies here.

regards

Lou

From: Kai

Sent: 01 December 2019 19:08

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

Hello Lou I just got on the bus the wifi seems to be pretty wonky I don't know if you got the text I sent using a bus patrons phone but a crazy person causes a massive hour long bus delay, so it will be closer to 9:30-10 now that it arrives >~< I regret not taking the train.

On Nov 30, 2019, at 12:35 PM, Lou wrote:

about 9 months ago

Awesome! thanks so much again Lou I really appreciate it. I'll see you tomorrow :D

On Nov 30, 2019, at 12:35 PM, Lou wrote:

about 9 months ago read 30/11/2019

That's OK, we will see you at the train station (the bus stops there), and we will be in a blue Honda Jazz car,

regards

Lou

From: Kai

Sent: 30 November 2019 15:28

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

Sorry, I will be arriving 8:30pm on Sunday. Once again, I really appreciate the help. Hope it's not too much of a bother. I will purchase the bus ticket now for tomorrow, unfortunately it only runs once a day at the same time :/

On Nov 30, 2019, at 11:18 AM, Lou wrote:

about 9 months ago read 30/11/2019

Hi Kai,

If you are coming today pls let me know asap so I can sort out transport to collect you from Scarborough,

regards

Lou

From: Kai

Sent: 30 November 2019 14:56

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago read 02/12/2019

Would it make sense to see if there is an earlier bus on Sunday? If not go for the bus anyway - no point wasting money!

From: Kai

Sent: 30 November 2019 14:56

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

Hello Lou, There is a bus that is a lot less expensive than the train that leaves Scunthorpe for Scarborough but it arrives at 8:30pm if that's too late I can take the first train and arrive around midday on Sunday. It's 50 pounds for the train and just 15 for the bus.

On Nov 30, 2019, at 9:44 AM, Lou wrote:

about 9 months ago read 30/11/2019

Hi Kai,

All good, either day is fine for us,

regards

Lou



From: Kai

Sent: 30 November 2019 13:41

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

Thank you so much Lou, I will send you an email when I'm on the train, I've already paid for another day so it might be tomorrow, I can't tell you how relieving it is, I couldn't believe someone would do that with no notice. I think they had an emergency so I can't judge.

Thanks again, when I get my ticket I'll let you know when the train will arrive in Scarborough.

On Nov 30, 2019, at 9:31 AM, Lou wrote:

about 9 months ago read 30/11/2019

Hi Kai,

I have just get your message. Yes of course you can come now - we don't have any other workawayers here at present, so you will be on your own.

You need to go to Scarborough, which is not too far from Scunthorpe. We can collect you from Scarborough as long as it is not later than 8pm, just let me know as soon as you can.

Cancelling like that is an awful thing to do- I would suggest letting Workaway know once you are sorted.

I don't have Whatsapp.

regards

Lou

From: Kai

Sent: 30 November 2019 13:15

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

If you have whatsapp my number I don't have service in the U.K. So I have to use an internet app.

On Nov 29, 2019, at 5:05 PM, Lou wrote:

about 9 months ago

...Lou I am so upset...my host just canceled on me when I was waiting for pick up, I am now staying in Scunthorpe in the cheapest place I could find, so if you can have me I would be more than happy to come as soon as possible >~< I can't believe someone cancelled as I'm arriving on train. I've never had that happen before, so please let me know I can be on the next train just need to know a station...>~<

On Nov 29, 2019, at 5:05 PM, Lou wrote:

about 9 months ago read 30/11/2019

Hi Kai,

Yes we have lots to do!

Early January is fine for us, and it is OK for you to let us know nearer the time when you are coming,

regards

Lou

From: Kai

Sent: 29 November 2019 17:18

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

Hello again Lou,

I am planning on visiting friends in Durham for the holidays and would be happy to visit if you would still have me :) im planning on staying with friends for the holiday so I cant give a very specific day yet, but I cant see it being any later than the start of January if that works for you.

Do you still have those carpentry jobs going on?

Look forward to your reply

Cheers,

Kai

about 10 months ago

Will do thanks for the replies :)

On Nov 14, 2019, at 3:45 PM, Lou wrote:

about 10 months ago read 14/11/2019

Hi Kai,

Yes that is fine, just get back in touch when you are free and we can sort something out,

regards

Lou

about 10 months ago

Thank you for your reply!

Sounds like a very nice farm you have, very dedicated equine enthusiasts!

My plans are currently up in the air right now, I have 3 months stay in the UK and plan on visiting more than one farm, at least 2 for at least a month or two each give or take. Making sure I don't zig zag too much across the country with the expensive fares. I have promised my help on a farm but I would still like to offer help where I can. if you're in need of help through January and February I can let you know when I am back on the road!

about 10 months ago read 12/11/2019

Hi Kai,

Thanks for your message and the info. We would be happy to have you stay with us, and are pretty flexible during the winter months.

Jobs wise, there is plenty to do, including the routine feeding (most of our 26 horses live outside 24/7, so very little stable work), and repairing wood fences etc., and also these jobs are good because you get to spend time among the horses too.

As you have some experience of timber work etc. it would be great to get on top of a few building type jobs here - the horses come first, so we have quite a bit of catching up to do!

We would also be happy for you to do some groundwork with the horses, though we are limited bit in winter as the ground is often too wet and slippery to do much, though we do what we can. We have quite a few young horses who need starting, so the more handling they can have the better.

In winter there will sometimes be another Workawayer here, though some of the time you will only have your own company in the evenings.

During the day we have 2 great local people who work for us - Ann who does the horsecare, and Glen, our electrician handyman who has a long list of jobs on our old farm! During the day you will mostly be working with one of them.

Cathy, my daughter, works with the horses, so it would be good for you to exchange ideas and plan things to do with the horse groundwork. Cathy has just finished studying horse behaviour at university, so we are developing the best ways to train our horses with the knowledge we now have.

I hope this lets you know a bit about us and how we work.

If you would like any more info let me know.

regards

Lou

From: workaway.info

Sent: 10 November 2019 20:39

To:

Subject: Good Day (via workaway.info)

**Available from**

Arrival: 27/11/2019 - Departure: 27/02/2020

(I am flexible on these dates.)

about 10 months ago

My name is Kai

I am a Canadian traveler currently in Denmark volunteering on a small farm, I plan to take a flight to the UK and was wondering if you needed any help!

I have a lot of experience with animal care and general farm work, Ive volunteered all across Canada on dozens of farms, Iceland and Denmark as well and have a wide variety of skills and experience.

I just spent a month in Iceland herding sheep and have been taking care of a herd of dwarf sheep in Denmark with a host who trains collies professionally but look forward to my travels onward to the UK.

I have a lot of experience with handling horses. I've been a stablehand in Canada for 2 horse ranches and one riding school, I've also been trained a bit in dressage and a lot in natural horsemanship, I am familiar with western and English style riding, I've also participated in horse games in Saskatchewan (just for fun, not competition) with 20 other riders. I've worked with a horse team plowing fields in Nova Scotia as well as cutting hay (with a team of Fjords).

Your farm looks very nice, I was wondering what kind of tasks would be mainly done during the winter months that you'd need a hand with? Are there any particular projects that are going on or is it mostly daily chores and maintenance?

If you need any help I'd be more than happy to assist in any way I can. I plan on arriving in England on the 27th of November, my flight arriving in Manchester, if you feel you're in need of an extra hand let me know =)

I look forward to your reply. My departure date can be flexible. It's just based on my visa duration.



## **Additional Background Information received from the Applicant**

We are unable to speak electronically.

Below is a summary of what we feel needs to be said at the meeting. We have also sent our response to the objector's latest statements.

1.

(i) Poaching is being directly reduced - fewer ponies will be wintered out.

There has not previously been a pasture management plan in place and also we were not previously aware that the poaching was of concern - it suited us to have less grass in summer as the ponies have too much.

Future hedge and tree planting will increase the uptake of water, stabilise the ground and help drainage medium/long term.

(ii) Traffic movements.

A formal traffic survey as requested to Highways by ourselves will confirm that vehicle movements are no more than for domestic use.

Mud - this would exist in the same way if we were a stock farm. Mud from the top field (A) will not be an issue once the area has had fresh stone put on top.

Highways have confirmed that they are responsible for the hedge cutting (A) to (C) and maintenance of the short stretch of highway leading to our original farm entrance (D) to (E). This area is muddy in wet weather.

We offered to improve this by putting stone down at our cost, some time ago, but the owner said that they did not want us to do it and Highways were responsible.

The portacabin and caravan were never intended to be permanent. We would be glad to create better medium term accommodation from the suitable buildings.

2. Our accounts for the last few years demonstrate that we have a steady and regular income from sales and donations. These have funded our running costs, including extraordinary / larger expenses such as emergency vet operations and equipment purchase. A business sponsor has offered to fund the passing places if they are required. There is no reason why we cannot run fundraising campaigns to help pay for other requirements - including the creation of accommodation - to date we have not needed to do this, so this is an untapped resource.

It is accepted that the numbers of items stored outside are not acceptable, but it is not correct to assume that this is a lack of demonstration of intent.

We have not been able to address this due to essentially being closed down for the last 7 months - everything has been static.

We feel that we have been expected to do the impossible during what has become a national (and worldwide) emergency. Many organisations have ceased to exist - we have been badly affected but have survived and will continue to do so.

We are not asking for special treatment,. In principle, what we do is not problem for either the area or the farm and surrounds, but we do need time to recover from the Covid situation so that we can make the farm into what we (and others) would like it to be.

There are people and organisations who would be happy to get involved and help us move forward, for all our benefit, but they are put off by planning uncertainty and the neighbour issues, which we feel will reduce once planning permission is in place.

Many people have been furloughed, so have had spare time, or have received grants to help with income during this period - we have not received anything as we do not fall into the qualifying categories.

We have continued working throughout, like many others, but with less than 20% of normal staffing at a time when when needed extra help and all hands on deck to sort out the site.

One of the two people who have been here for the last 7 months is still shielding due to health issues, and it is not possible to supervise cleanup operations without an infection risk.

It should also be mentioned that we purchased the farm in a very run down state - part of the barn roof was missing, many gutters had been missing for years, the entire outbuildings and barns had to be rewired from scratch, all internal fences and most perimeter fences were rotten - some of these fences are still to finish.

We have done a massive amount of costly "less visible" work, working towards creating a better long term property.

Of our 2 near neighbours, one purchased a property in good repair, the other has added many new build parts over the years, so neither of these objectors have had to catch up with a massive backlog from lack of maintenance.

Fencing improvements booked (regardless of the outcome of planning matters):

top field (A) to (B) - 100 metres of pig netting to be replaced.

fence between our 2 entrances (D) to (E) - this blew down in strong winds. The fence posts need to be stronger. The fencing contractor has assessed this and will do it with the other items.

compound area - the timber was purchased in spring so is ready to fit.

For example - actions we are now able to take -

Large items in yard areas:

Daihatsu car - was awaiting an engine part, now obtained, to be brought back into use after harvest. Rarely used, so was not high priority.

Pile of wood/metal partitions outside caravan - purchased to create internal stable partitions if needed. Will go in compound.

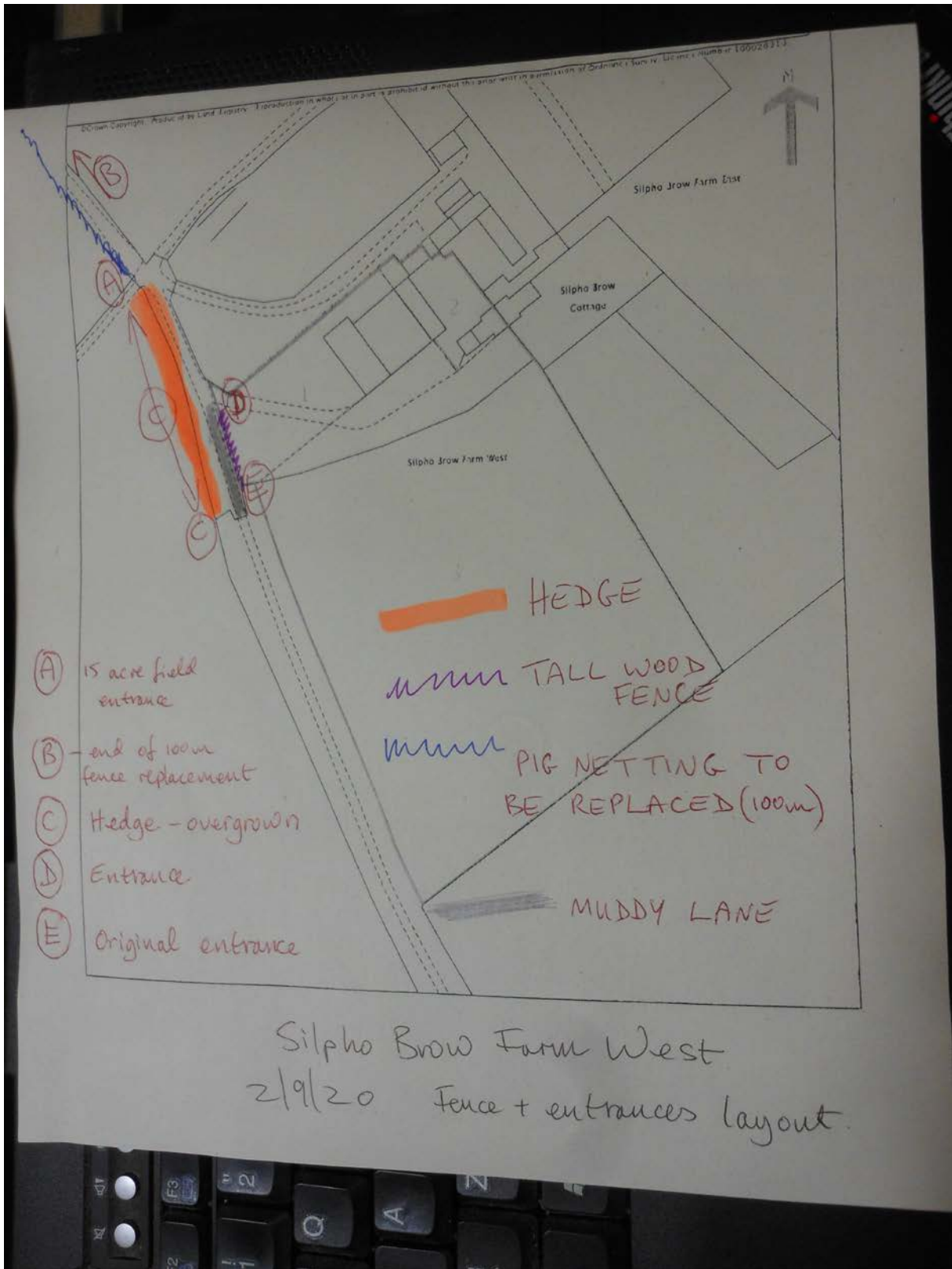
Workshop machines - outside portacabin and elsewhere in yard - were in barn, removed to allow improvements to floor. They will be put back in before the winter weather sets in, as soon as space permits. The boxes of books / bric a brac cluttering the barn/stables have been booked in at an on line auction in 2 weeks time. There are also large amounts of horse rugs and saddles awaiting photography, these sell well at this time of year which will further help create space.

Green horse trailer - to be sold

2 other small trailers - not now needed, to be sold

blue silent generator - bought as backup, to be installed near house.

green motorised pedestrian roller - bought to flatten the stone to be put down in the top field. Will be sold after use.



## **Additional Background Information received from the Applicant**

Shipman

"History of poor foul drainage". Attention needs to be drawn to the letter from the principal objector implying that that our shared sewage system had failed an EA test. The EA confirmed in writing that no such test had taken place, and withdrew all their objections.

Everything else repeated by this objector has been satisfactorily addressed elsewhere.

"Lucas"

This gentleman is entitled to his views, and they should be interpreted as such. It should be borne in mind that the opinions are of one disgruntled person out of over a hundred who have stayed with us.

The vast majority of photographs were taken in private, locked or restricted areas, where he was not allowed to go, (eg barn, back garden) which should be taken into account.

For information we have attached our Workaway profile and feedback reviews left by people who have stayed. "Lucas" profile has been removed by Workaway, but our messages are shown on our own account.

PC

1. There is no nearby watercourse.
2. The stabling has not been in use since March. Stables have been used for storage/photography as we have not had much space due to outside selling events being cancelled this year (eg table top sales, auctions, car boots etc. - we supply people who sell at these).
3. We have substantial water storage.

This farm has been used for generations to keep all manner of livestock, on a much bigger acreage, so with much larger stocking densities, using the same water supply. The water supply is routinely tested for safety by the appropriate body.

In an emergency one could reasonably assume that one of the two adjoining mains supplied properties would allow the use of their supply.

4. Volunteers are not allowed in the barn/compound/any other storage areas/back garden etc., only the fields and parking area.

No permission to expand has been requested, nor will it be required.

It is accepted that the barn is now very cluttered. This massive backlog has arisen due to the person who normally deals with it having to do other jobs instead for the last 6 months. Operating with less than 20% of normal human capacity has its costs.

5. The garden "storage" is quite recent and only visible from adjoining properties by standing on a ladder. The neighbours were unaware of it prior to being supplied with a photo by a disgruntled person.

The clutter consists of some wheelbarrows awaiting puncture repair and odds and sods. It is intended to remove this soon, certainly within a couple of months. Had the Covid situation not affected us, it would no longer be there.

6. We have taken on board the comments made and points raised, both now and at the original PC meeting.

We have no problem with the PC's decision to object.

The PC, however, should be reminded that they are our PC as well, and it is clear to anyone reading the application that we have been the subject of a campaign which does not relate to planning matters. This should not have been ignored. Some members will be aware of the history and political activities of one of the objectors.

#### Planning info

Passing places funding : A business sponsor is funding this.

Accounts: The accounts show that we are solvent but don't hold large reserves of cash. This is because we use all our income to rescue and rehab animals – if we had less money or had to spend it on other things we would rescue fewer animals, in keeping with our income. In recent years accounts have been submitted late. They are now fully up to date.

Charity registration - as stated in the previous years published accounts, All For Horses was a registered charity which merged with the Animal Hostel Trust charity in 2015. There was no need to have two charities, so All For Horses was removed. Our literature and website etc. clearly state our charity number and name.

Removal of a charity is a perfectly normal procedure during restructuring/mergers etc. A quick search of the Charity Commission website currently shows 24x RSPCA branches and many Young Farmers groups have been removed - this does not mean the organisations themselves are not in existence!

Pasture management plan: This cannot be implemented until our internal fencing has been completed. A contractor has been appointed to do the work, which will take about a week, it will take place during autumn of this year. All the fields were tested for both pH and trace elements this year, and limed, they normally need lime every 3 to 4 years.

We purchased bulk granulated fertiliser in early spring to do all our fields, and also both Doxstar and other selective herbicides to suit specific field areas. We have a tractor and topper, fert spreader, a 10ft weed wiper roller, muck transport tipping trailers, plus a field roller and grass harrows. Over the last 7 months we have not been able to apply/use these items due to a lack of people. We paid a contractor to top the fields twice this summer as we did not have time to do it.

Basic business plan: to be submitted in confidence only, not for publication. We have no problem with this being shown to the committee and planning officers.

Welfare:

In early February we received a visit from an RSPCA inspector. She was shown round inside (5 stables and 3 ponies) and out, and had no concerns. As we had only just met we did not feel it was reasonable to ask her to put that in writing.

She was clearly experienced and knowledgeable about horses, and told us that many of their calls are from people trying to cause others trouble.

Isolation/quarantine:

Horses already living here:

The location of the 2 separate sets of stables in our barn allows us to provide ample isolation for our horses if needed. The Committee should be aware that as virtually all our horses live out 24/7 in herds they are contented, healthier and less stressed than most domesticated horses, and so less prone to catching infection. They also do not attend shows and competitions, where infections are likely to be picked up.

New arrival horses:

We use local farms which don't have other horses if ever we need to isolate new arrivals (such as abandonment cases and others from unknown sources). They provide shelter and grazing as needed while the animals are quarantined. Animals from welfare situations are vetted when they arrive there (or sometimes en route), blood tested for diseases such as strangles, and completely isolated for a minimum of 3 weeks while they are also treated for worms/lice etc. which are sometimes present. They come to our farm once there is no danger of infection. We also have other isolation and quarantine facilities available to us in other parts of Yorkshire and the North East as required.

The locations of these and our local farms are kept confidential as horses are sometimes removed from difficult situations and need protection as well as medical care. As a small charity we don't take in large numbers of welfare cases at once – normally 2 or 3 at a time. When large numbers need help this is shared with other charities.

To suggest that we would ever even contemplate bringing potentially unwell or unquarantined animals to a farm with 20 odd existing ponies is creating issues which do not exist.

Stallions are kept separate from mares until they are castrated.

We can confirm that ponies do eat grass off both the front and back garden - we have better things to do than waste fossil fuel mowing grass. A miniature black stallion and an elderly grey pony were grazing the front garden during the committee site visit.

Covid-19: At the start of the pandemic we stopped taking residential volunteers and did not leave the farm for many months. Food is delivered. We have had 2 or 3 volunteers attend for a couple of days a month each over the period since March, however we no longer provide toilet facilities or tuition, so stays are limited to 2 hours and activities are limited to poo picking and grooming.

We are fortunate in that we have income from selling items rather than donations. As with most charities, the donations of money have virtually dried up, and this will no doubt get worse as the recession deepens. During lockdown we continued to dispatch items as normal and so our income has been maintained.

Rehoming: We have continued to rehome horses successfully over the last few months.



We have to be realistic - once the recession deepens, it will be difficult to rehome horses, so some may be staying here until the economy improves, which could be years.

Staff: Although both jobs still exist, our staff are currently working elsewhere (they both work for other people as well as us), as we cannot risk outside infection being brought in.

We consider that it will still be weeks before it is safe to allow volunteers and others from outside onto the farm, although we will have one staff member to help with horse care during the winter months. We are also now better known and are receiving more requests from organisations needing help with stray horses etc., and staff are needed to deal with these callouts, which are likely to increase over the next couple of years. Callouts are often dealt with by staff attending directly from home, rather than by people at the farm.

We have purchased an additional quad bike and a quad towable poo picker. As we will be functioning with fewer volunteers for the foreseeable future we now need to mechanise everything possible. (We have a tractor powered poo picker but don't always have someone to drive the tractor). Additionally we have purchased a quad towed weed wiper, which will allow us to treat high growing weeds such as docks with minimal effect on the useful plants such as Plantain and Yarrow. A smaller fertiliser spreader has also been bought, this will allow us to treat smaller areas ourselves.

#### Site tidying/improvement:

Normally we have one full time live in volunteer, one to two live in student volunteers, plus two staff - one full time (5 days pw) horse care/volunteer instructor/supervisor, and one for 2x days per week maintenance work.

Following the comments and concerns raised at the February planning meeting it was our intention to devote at least one full day per week from the beginning of this year with everyone helping (5 people) to organise and sort out the many items lying around the farm. Many of these items are now to be sold as they have been replaced with newer/better items. Many of the farm items will go to local farm sales. The pandemic has completely wiped this plan out, and we have literally had to leave everything half sorted, as there simply is no labour to deal with it. You have seen that everything is spread about and overgrown – we have not even had time to clear the weeds.

There are two people (from the same family) staying at the farm currently – one dealing with rehoming applications/internet sales/marketing etc., and the other on horse care and training ready for rehoming. For several months this year there was only one person at the farm, due to a key volunteer being marooned in Spain during lockdown. This created an impossible workload.

During the Covid -19 situation and lockdown there has still been a demand for horses, in fact much more than normal, although they do need have undergone basic training. We continued to rehome horses in line with DEFRA and other government guidelines, and were also able help both horses and owners having difficulties during the pandemic and lockdown. Many larger organisations stopped rehoming during that period, so we have benefited from an increased demand for horses, though of course the home checks, rehomer assessments and delivery do take up time.

We have prioritised training this summer so that we can rehome as many horses as possible before winter. This will relieve us of some labour intensive work and also reduce the number of animals on the land this winter, which will help give the poached areas time to recover, prior to overseeding in spring, as part of the pasture management plan. We currently now have 22 horses, at least 2 of which are going to new homes within 6 weeks. This means there will be fewer horses at the farm this winter.

The above actions mean that the farm is now extremely untidy, with "clutter" awaiting sorting out and photograph for sale on line or transporting to farm sales, some covered up with sheets, but this

is a product of our decision to concentrate on generating income and rehome as many horses as possible during what is essentially an emergency situation. We feel ourselves that the farm (yard and barn areas) is currently actually more untidy/messy than last time we were visited by the planning officers, so do appreciate the committee's concerns.

Demand for horses is now slowing down. There is now more time to start working through the items causing the untidiness. The removal of these items will generate income too.

The committee also need to know that we primarily farm here as well as graze horses and store items in the barn - this year we have cut around 100 acres of hay, most of which we sell. We have been making and selling hay from here for several years. The land is not included on the planning application because it is used on a "gentleman's agreement".

**Item 3 NYM/2020/0342/FL**

**Others – Chris Johnson, 22 Black Horse Lane, Swainby - 27/08/2020** – After reading the Planning Officers report I am disappointed that none of the issues I or others have raised seem to have been given much thought. For example if the car park is extended could no parking restrictions be put road along Black Horse Lane e.g. keep clear where drop down Kerbs are?

Also the applicant says they use the building on an evening to bake. I thought a clause in the condition was only microwave cooking.

**Chris Johnson, 22 Black Horse Lane, Swainby 2/9/2020** - In addition to my previous comments the planning officers report states that there is no other facilities in the village providing services and essential goods. This is incorrect as the village shop is open and providing goods and services to the village

**Item 4 NYM/2019/0619/FL**

**Withdrawn from the Planning Agenda** as Historic England has recently confirmed its intention to assess an application to consider the eligibility of the property for Listing as a Building of Special Architectural or Historic Interest.

**Item 5 NYM/2020/0293/FL**

**Others - Mr D and Mrs J de Cogan, Oak Cottage, Kilburn – 26/8/2020** – Strongly object. This farm is located in the centre of the village and surrounds residential properties less than 50 metres away with several large buildings housing at present around 1000 pigs. Its 'sister' farm also has a large agricultural shed housing pigs – approximately ¼ mile away on the corner of the access road into the village. The combination of the two doubles the amount of smell and noise.

The location of this potential building is directly beside a barn immediately behind our property which was originally given planning permission for storage of agricultural equipment – but it has, to our knowledge, never been used for this purpose and is being used to house either cattle or pigs throughout the year, and at present it has cattle in. The application states that this building is only for over-wintering of cattle, however, the Design and Access statement appears to contradict this, as it states that it would be used for pigs during the summer months. This is worrying to us, as we are of the opinion that it may be a way of increasing the number of pigs at the farm.

The location of this new building next to the existing one would mean that we would have two extremely large buildings immediately the other side of our back hedge. The new building would also compromise the public's enjoyment of the Norman church (St Mary's), and it would also overshadow a public footpath between Kilburn and High Kilburn. There is also a public footpath that passes through the farmyard, which is permanently impassable due to the mud and excrement and slime that runs off from the existing building, (and eventually ends up in a small watercourse running alongside the public footpath to High Kilburn).

The noise, smell and flies are a constant source of distress to us as neighbours. The noise from cattle lowing is 24/7 whether in sheds or in the fields. The noisy squealing of the pigs is 24/7 and gets increasingly louder as they mature. We are daily inundated by hordes of flies

from the huge pile of manure from both pigs and cattle. We rarely get to enjoy our garden due to the noise and smell and cannot open our windows during the summer months as the smell pervades the whole house.

There is a considerable increase in noise and smell when the pigs are brought in or taken out, starting at around 4.30am, and a considerable increase in farm and transportation vehicles. It is our opinion that this will increase when cattle housed in the current and new buildings are also transported in/out of the farm.

The noise and smell also has a detrimental effect on the village, as we regularly see people coming to the pub or to visit the Mouseman Museum, getting out of their cars, being greeted by the smell and noise and promptly get back in their cars and leave. Not a great advert for a tourist village described as a "jewel in the crown of North Yorkshire" or local businesses such as the T-Café and the Forresters Arms.

We sincerely hope that you will refuse permission for this agricultural building it would, in our opinion, have an extremely detrimental effect on us as immediate neighbours and residents, and the village as a whole.