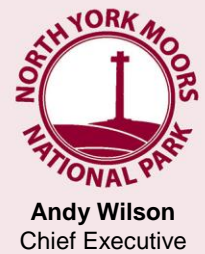


# North York Moors National Park Authority

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Cathy Edwards  
[allforhorses@outlook.com](mailto:allforhorses@outlook.com)

Your ref:  
Our ref: NYM\2019\ENQ\15570  
Date: 24 May 2019

Dear Cathy

## Pre-application Advice for Development at Silpho Brow Farm West, Silpho

I refer to the above submission. Thank you for providing the additional requested details so promptly in advance of our meeting on site. Mark Hill and I met with Louisa on Wednesday and I can advise that this meeting was very helpful and we welcome your cooperation in this regard and for the opportunity to obtain photos of the site.

I have now had the opportunity to discuss the proposal further with colleagues within Development Management and can provide the following advice. In terms of the proposed description of the overall use of the site for planning application purposes, I would describe this as follows:

*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 Horses Rescue, Rehabilitation and Horse Rehoming Charity. Retention of Touring Caravan for Workers Rest Room and Retention of Portacabin for Use as Workers Accommodation. Siting of Replacement Summerhouse. Gravel Surfacing of Field Entrance to Assist with Drainage.*

### Gravel Surfacing within Existing Agricultural Field

I understand that the above will form part of the planning application and is intended to assist with drainage and prevention of mud spilling onto the highway, particularly in wet conditions. This is acceptable in principle.



Continued.....



### **Change of Use of Agricultural Barns- Two Modern Pitched Roof Barns with Interconnecting Mono- Pitch Barn**

The change of use of the barns for the purposes of stabling of horses together with commercial storage in connection with the charitable use of the site for rescuing, rehabilitation and rehoming of horses was considered on site. This use is acceptable in principle. Please provide a floor plan of the barns within your application that distinguishes the areas for stables and the areas for storage.



### **Retention of Portacabin and Touring Caravan**

The retention of portacabin for use as workers accommodation and retention of touring caravan for workers rest room is acceptable in principle. Please could you confirm within the application the numbers of permanent staff and temporary workers/volunteers, how long they typically stay for and the nature of their work during their stay?



### **Replacement Summerhouse**

Louisa mentioned on site that a replacement summerhouse was required within the orchard to replace the building shown in the attached photo. I would advise that details of this building should be included within the planning application and should be acceptable in principle.



### Storage and Visual Appearance of Site

It was noted during the visit that there are large amounts of stored vehicles, trailers, horse boxes and other items throughout the site. You mentioned that equipment was periodically being replaced and redundant equipment sold and I understand that as a result of this process, once sold items have been collected that the amount of open storage will be reduced.

I note that you wish to maintain amicable relations with your neighbours and want to work with the authority to reduce the amount of open storage, as has already occurred in respect of one of the fields. In terms of moving forward I would like to clarify a number of suggestions as discussed on site in respect of storage.

The area of land leading to the stone barn which has had a previous permission for use as a holiday cottage is highly visible from neighbouring land at Silpho Brow Farm East. If you could look to remove the majority of stored items from this area and consolidate them within the triangular shaped piece of land adjacent to the timber barn, this would seem to be a sensible way forward. The triangular shaped piece of land currently screened by security fencing with blue plastic tarpaulin could benefit from a more permanent screen fence up to a height of 2 metres. This should be a close boarded timber fence of similar design to the one adjacent to the highway at the entrance to the site.



I would also suggest that the domestic garden to the rear of the main dwelling should be cleared of any stored items, so that the more prominent garden areas (to the front and rear of the dwelling) which are adjacent to neighbouring land at Silpho Brow Cottage remain free of any storage and do not have a detrimental impact on your neighbours outlook and amenity.



### Manure

It was noted that there is manure heap on site. Details of how manure is managed on site should be included as part of the planning submission. Please note that Environmental Health will be consulted as part of the formal application process and may require conditions to be attached to the consent in respect of this.



### Access and Parking

Please be aware that the Highway Authority will be consulted as part of the planning application process and will need to be satisfied that there is adequate parking and turning in connection with the site for deliveries, larger vehicles and residents/staff and visitor parking to be accommodated wholly within the site. You should include such an area on the plans for this purpose and look to clear stored items at the site entrance to facilitate this.

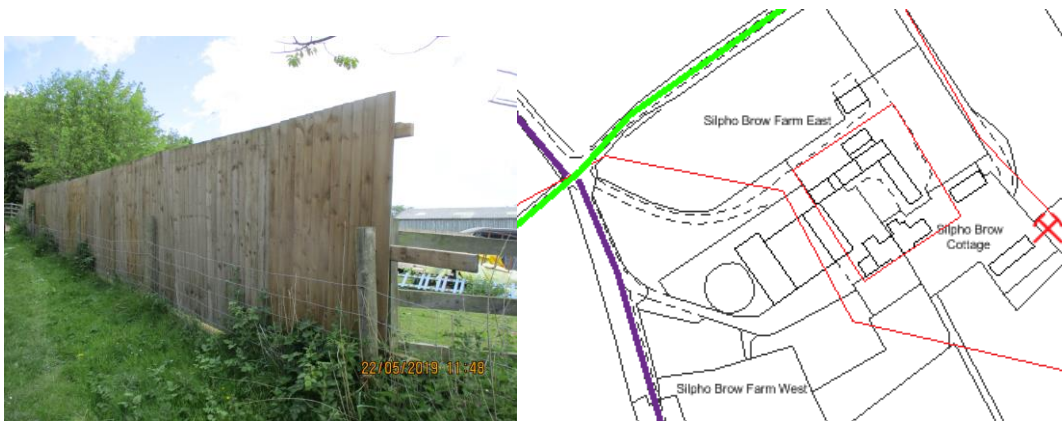


## Horse Numbers

Please could you clarify within the application the likely maximum numbers of horses that will be kept at any one time? This should be clarified within the context of supporting information which sets out normal horse grazing good practice guidelines and the size of land holding. Please also distinguish between rescue horses, ponies and donkeys and your own horses.

## Screen Fence Adjacent to Highway

Please be advised that the close boarded screen fence located adjacent to the unclassified highway known as U2421/9/50 requires the benefit of planning permission as it exceeds 1 metre in height. Ideally in such a rural context, post and rail timber fencing would be traditionally found on the field boundaries and outer edges of such sites. This close boarded fencing should therefore be relocated to within the site as described above.



You may wish to include annotations of your intentions on the planning application so that your overall, longer term plans are clear. The inclusion of photos within the application are always welcome and help support and clarify proposals.

In conclusion, I trust the above clarifies the position and we look forward to receiving your completed planning application within 21 days of the date of this letter. I would be obliged if you could keep me updated on progress in respect of the submission as we would not wish the above timescale to slip as this may as advised previously result in the need for enforcement action being taken.

Once again I would like to take this opportunity to thank you for the helpful meeting on site and we hope that the concerns that have been raised can be addressed through both the planning process and your continued cooperation in consolidating outdoor storage as set out above.

Yours sincerely

Mrs Rosie Gee MRTPI Senior Planning Officer (Enforcement)

### Normal Working Hours:

Monday to Thursday - 9:00 am to 3.00 pm