

From:

Subject: APP/W9500/C/21/3272453; The land at Silpho Brow Farm West, Silpho, SCARBOROUGH

Dear All,

The Inspector has conducted a procedural review on the file for the above appeal and the evidence submitted to date and has said the following:

“In respect of the appeal on ground (d), there is a clear dispute between the parties on matters of fact. As such, in accordance with our procedural guidance, it is likely that such evidence will need to be given on oath. The procedural guide gives the example of witnesses giving factual evidence about how long the alleged unauthorised use is taking place.

The appellant noted at the appeal submission stage that some facts may be disputed. They also indicated that they will need the opportunity to examine people giving evidence and making statements.

Given all of that, I believe in line with Annex G the correct procedure for this appeal is an inquiry.”

Please could you send me your comments on the above matter within 5 working days.

Kind regards

Dan Engel

Enforcement Case Officer

The Planning Inspectorate

Room 3B

Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

Teame1@planninginspectorate.gov.uk



The Planning Inspectorate

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Your Ref: NYM0001/2021

Our Ref: APP/W9500/C/21/3272453

Further appeal references at foot of letter

Mrs Wendy Strangeway
North York Moors National Park Authority
Development Control Support Officer
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

16 June 2022

Dear Mrs Strangeway,

Town and Country Planning Act 1990
Appeals by All For Horses Rescue and Rehoming, Ms Lou Smith
Site Addresses: The land at Silpho Brow Farm West, Silpho, SCARBOROUGH,
YO13 OJP and Silpho Brow Farm West, Silpho Brow, SCARBOROUGH, YO13 OJP

I enclose a copy of the site notice giving the inquiry details for this appeal(s). The inquiry is scheduled to last 1 day(s). Please let me know within 7 days if you think more time is needed.

Notification

No later than 2 weeks before the opening of the inquiry you must serve a notice of the inquiry arrangements on those other than the appellant(s) with an interest in the land, owners/occupiers of property near the site, those who made representations on this appeal(s), those entitled to appear at the inquiry and anyone else you consider to be affected by or interested in the alleged breach of control.

You must send a copy of your notification letter and a list of those notified to me.

The Secretary of State considers that the LPA should normally notify the press of inquiries. If notice of the inquiry is published in the press, a copy of the notice(s) should be sent to me.

Proof of Evidence

A 'proof of evidence' is a written statement that you, the appellant or witness wish the Inspector to take into account at the inquiry. The proof(s) should contain the written evidence about which each person appearing at the inquiry will speak. If the proof is more than 1500 words long, you must also send me 2 copies of a written summary which should not be more than 10% of the length of the proof.

The summary should reflect the contents of the proof and should not include new evidence. When a summary is provided, only that will be read out at the inquiry. If proofs and

summaries are not received together and on time, the inquiry may be postponed.

You and the appellant(s) must make sure that you send me 2 copies of your proofs of evidence (and summary where appropriate) no later than 4 weeks before the inquiry.

Postponements

If you want the inquiry to be postponed, please make your request by telephone and then confirm it in writing. We only agree to such requests in the most exceptional circumstances.

Yours sincerely,

Daniel Engel

Daniel Engel

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search

Linked cases: APP/W9500/C/21/3272454, APP/W9500/W/20/3262806

PUBLIC INQUIRY

On
10 August 2022 at 10:00

At
The Old Vicarage Bondgate Helmsley YO62 5BP

REASON FOR INQUIRY

Appeal(s) by All For Horses Rescue and Rehoming

Against the enforcement notice(s) served by North York Moors National Park Authority.

The notice(s) allege(s):

Without planning permission; (i) The change of use of the Land for the purposes of keeping of horses and ponies and stabling horses and ponies, together with associated storage of items including the storage and or use of a portable building, a caravan, plant, equipment and materials: (ii) The undertaking of unauthorised engineering works to install drainage. without the grant of planning permission

Relating to the application(s) to the above local planning authority for: 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, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of toilet block, replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area (part retrospective).

At

The land at Silpho Brow Farm West Silpho SCARBOROUGH YO13 0JP

An Inspector appointed by the Secretary of State under paragraph 1(1) of Schedule 6 to the Town and Country Planning Act 1990 will attend at the place, date and time shown above to decide the appeal(s).

Members of the public may attend the inquiry and, at the discretion of the Inspector, express their views. If you are disabled or anyone you know who wants to go to the inquiry is disabled, contact the Council to confirm they can make proper arrangements such as parking spaces, access, seating arrangements and so on. Documents relating to the appeal(s) can be viewed at the Council's offices by prior arrangement.

Planning Inspectorate References:

APP/W9500/C/21/3272453
APP/W9500/C/21/3272454, APP/W9500/W/20/3262806

Planning Inspectorate Contact:

Daniel Engel
0303 444 2938

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