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**From:** Helen Ellis-Caird  
**Sent:** 02 April 2023 09:17  
**To:** Jill Bastow <j  
**Subject:** Response to concerns raised re NYM/2023/0151 Shambala

Dear Jill,

Our neighbour, Jane Warburton has shared the letter she submitted to you outlining her concerns re the proposed use of the summerhouse.

I hope it's ok for us to respond to these points below. We will also print out and give a copy to Jane.

Point 2. We have not added a porch, or in any way expanded the footprint of the summerhouse. We have made improvements inside the summerhouse to expand the toilet and shower area (it was exceedingly cramped!) and to install a small kitchen area. We have absolutely no ambition for the summerhouse to be a permanent residence and would be happy for this to be written into the planning permission.

Point 3. We specified in the application that the summerhouse would be suitable for a couple or small family. This would be a maximum of 2 adults and 2 children. We didn't specify how many days it would be rented out for. At this point we are not sure whether this would be an occasional occurrence or something more regular. It is dependent partly upon demand, but also on how we find it having people to stay. It is therefore quite difficult to say how many days a year it will be rented out, but we are not considering restricting it to one season.

Point 4. Jane raises an important point re the danger to livestock from dogs. We therefore think the best thing to do would be to specify that dogs would not be allowed when it is rented as a short-term holiday let. We would not enforce this restriction when family and friends were staying in the summerhouse, because we know their dogs, and can feel confident that they would act responsibly.

Point 5. Having spoken to Jane about this, we have all agreed that the parking space for the summerhouse would be as specified in Janes letter, next to the steps, away from the turning circle area. If a second vehicle is present (which I wouldn't envisage) then this would be tucked in behind the existing space, in front of the steps, or parked outside of Shambala where there is room for 3 cars. Neither of these options for a second car would restrict the turning circle.

Point 6. This is a point that Jane raised with us, and we have checked that both the water and sewage systems are plumbed into the septic tank, so there will be no runoff to Jane's garden.

Point 7. There will be a rubbish bin and recycling bin supplied inside the summerhouse. After we have had a visitor, all rubbish will be removed by us and disposed of in the bins provided by the council at the top of

the track. In terms of noise, I don't envisage this being a problem, given its distance from both Jane's house and our house. This will be family or couple accommodation, parties will not be allowed, and we will make it clear in our 'information about the property' book that it is important to be quiet and respectful of the peace of the neighbourhood, particularly at night.

Point 8. The gypsy caravans are the property of the previous occupant of Shambala, and we have his assurance that they will be moved off of the land once suitable alternative placement has been found. We neither have the ownership right to rent these out, nor any ambition to do so.

Point 9. We are equally concerned that there is no trespass on Jane's land. We will provide very clear guidelines in the 'information about the property' book and reiterate this in person where possible. We will also speak with Jane about the possibility of having a small sign placed on the gate to her field, stating that the land is private. There are two holiday cottages up the track from us, and we only very rarely have people walking down the track, which suggests that clear information is effective in the majority of cases.

Do come back to me if there is further clarification that I can provide on any of these points.

Many Thanks,

Helen