

5<sup>th</sup> July 2018  
Our Ref: LS/8286

Planning Department  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Dear Sirs,

**Re: - Land at Willow Wood Way, Stainsacre, YO22 4PX - Variation/Change of a Condition**

On behalf of my Clients, Mr & Mrs Fletcher please find attached herewith an application for variation of a condition following a grant of planning permission.

Mr & Mrs Fletcher purchased the land over the past few months and during this time a condition has seen a variation approval this being Condition Number 3. This was changed to remove the tie of the land to 26 Rigg View.

The current application relates to Condition Number 4 which states the following:-

*"No more than four horses shall be kept at one time on the land or within the stable and field shelter to which this permission relates."*

The new owners of the field for which the tie has been removed currently have five horses. The land is more than sufficient in size for the keeping of an additional horse. The keeping of a further horse on the site will not create any additional vehicle movements nor any disturbance given that there will be the same number of visits to and from site caring for five as opposed to four.

The applicants, Mr & Mrs Fletcher, have highlighted the following key points:-

- Two of the horses owned are nearing retirement with both showing signs of arthritis during lessons and they will be unable to compete to take part in anything other than light hacking.
- As a result of the above item a further horse was purchased with the initial plan that this could be kept on a separate livery yard (where the horses were kept prior to the purchase of this field). It was however concluded that this would generate further vehicle movements in that there are two locations that need to be serviced to take care of the horses.
- The increase from four to five will have no significant impact as it will still be Mr & Mrs Fletcher caring for the horses and on occasions Mrs Fletcher's daughter.
- The field is of a size able to manage five horses at just under 7 acres.

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- The field has already been cut this year by a local farmer as there was far too much grass for four horses to manage. A further cut is also planned later in the year weather permitting.

Attached herewith is the planning fee for £234.00. The drawing detailed in the forms will be forwarded via email in a digital pdf format.

In conclusion the variation of this condition from four to five horses will have an unnoticeable impact on the way in which the field is utilised.

I trust you find the above and attached in order however should you have any queries or require any further information please do not hesitate to get in touch.

Yours sincerely,



**Louis Stainthorpe**  
**Chartered Building Surveyor**  
BSc (Hons), MRICS, RICS Registered Valuer, MCABE

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