

Erection of a single storey extension to the South West of existing tack room to provide WC and shower facilities and to re roof existing tack room with a timber decked roof terrace / viewing platform Deep Dale Farm House Village Street Keldholme Kirkbymoorside YO62 6LE Ref. No: 18/00023/FUL Received: Wed 10 Jan 2018 Validated: Tues 23 Jan 2018

OBJECTION from [REDACTED]

1. I supported the first application for a smaller expansion to provide WC and shower facilities last year (17/00379/FUL). This was because the scale was relatively small and – critically – in the words of the planning application, was to support a *‘working farm with equine facilities.’*
2. The new proposal is to support a *‘mixed use part livery and part wedding venue’* and is almost five times larger than the original application.
3. This new proposal is in support of a venture which does not have the benefit of planning permission and proposes an extension to buildings which also were erected without consent. In total, the development now includes four large barns, a chalet, a static caravan, a horse walker, a horse manege, a timber yurt / BBQ hut, shepherd’s hut, raised decking, car parking and campsite, etc. The addition of this new facility would simply add to the agglomeration of buildings and structures on this relatively small site and in turn add to the amount of traffic using the access lane which is considered entirely unsuitable.
4. It is appropriate for a livery stable to have a WC and a shower, but this proposal is to service a much larger venture.
5. The proposal is to add 35 square metres of internal floorspace to the site, in itself not a huge addition, but in the light of all the other structures added over the past few years it is significant. The previous application (2017) showed a *‘net additional gross internal floorspace following development’* of 7.4 sq m. The 2018 application shows a net additional floorspace of 35 sq m.
6. My objections are thus:
 - 6.1. the inappropriate scale of the extension (especially when compared to that which already has permission) on a site which has many recently added structures.
 - 6.2. the very poor access to the site by large numbers of vehicles and people wishing to use the *‘livery, holiday accommodation and wedding venue.’*

[REDACTED]