

17/01455/FUL | Change of use of farmstead to form part livery stables, part holiday accommodation and part wedding venue, to include erection of a 1 bedroom timber chalet, a timber yurt/BBQ hut and raised decking, siting of a 2 bedroom static caravan and a shepherds hut and use of field for camping and parking and the creation of a new access road from within Bogg Hall Farm for wedding traffic (retrospective application) | Deep Dale Farm House Village Street Keldholme Kirkbymoorside YO62 6LE

### **Additional information**

Further to the noise assessment undertaken by YES consultancy in July 2018, a Noise Management Plan (NMP) was requested by the Local Planning Authority. This has now been produced for the business by YES consultancy (October 2018) and it contains measures in relation to signage, music provision, fireworks, deliveries and collections and camping on site. This document incorporates a specific section relating to noise management during events and a complaints policy. These documents are available to view on the public access. The Council's Senior Specialist - Environment has reviewed this document and is satisfied with the Noise Management Plan, subject to a condition ensuring this will be reviewed in an appropriate period of time.

As you are aware, the proposal now incorporates the use of a new access road, serving wedding guest/livery patrons through Bogg Hall Farm. This is based on the plans and highway supporting statement received in April from Andrew Mosley Associates. Updated information pertaining to and elevational/location plans of temporary signage directing site users has been received. North Yorkshire Highways were broadly satisfied with the principle of the new access in terms of highway safety within their consultation response of 4th May 2018. This updated information will also be reviewed by North Yorkshire Highways shortly. Consideration to amenity of the properties at Bogg Hall Farm was given during the noise assessment by YES Consultancy, as detailed within Section 5.5.

In relation to your concerns with regard to appropriate licences, the Council's Licencing Team have confirmed that the business has been applying for temporary event licences for the Weddings, which they confirm is an acceptable approach.

It is intended that this application will go before the Members of Planning Committee for a decision on the 20th November.