RIPON CIVIC SOCIETY

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North Yorkshire Council (Harrogate area)
PO Box 787
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21st November 2025

Dear Ms Waddington

APPLICATION NO: 25/03694/FUL
PROPOSAL: Proposed erection of tipi and new landscaping.
LOCATION: The Ripon Inn Park Street Ripon North Yorkshire HG4 2BU

Thank you for consulting Ripon Civic Society on the above planning application.

The Society is supportive of more facilities at the Ripon Inn, as we greatly miss the former ballroom which was available for functions in the city. Whilst we have no objections in principle to the proposed tipi as a temporary structure, we would qualify our comments as follows:

- We are concerned that this lightweight structure would deteriorate over time;
- We question whether it is suitable for year-round use. In the winter is this lightweight structure capable of meeting U-value requirements for insulation which would be required for a conventional build? If not, it will be adding to global warming just as patio heaters do at the moment;
- The proposed landscaping is in reality just the addition of a few trees down the south end of the garden, unrelated to the new build. It is freely admitted this is included to meet the requirement for BNG rather than for enhancing the garden. We would ask for a revised scheme which enhances the garden in the vicinity of the proposed tipi.

We consider that, in the longer term, a proper function room on this site is needed, which would be larger than the proposed tipi to accommodate up to say 250 people. This should be constructed to an appropriate design using permanent materials.

The Civic Society therefore recommends that, if the Council is minded to grant permission for the tipi, it gives only a maximum 3-year temporary consent, so the applicants can test the market. They should be advised that temporary consent is unlikely to be renewed and that a permanent design appropriate to the conservation area should be applied for within the three-year life of the permission.

Yours sincerely

Rachel Wigginton

Planning Lead
Ripon Civic Society