

The Highland Licensing Committee

Meeting – 16 June 2015

| | |
|-------------|------------|
| Agenda Item | 8.1 |
| Report No | HLC/051/15 |

Application for Grant of a Licence under the Riding Establishments Acts 1964 And 1970 Northwolds, Fendom, Tain (Ward 8 – Tain and Easter Ross)

Report by Area Environmental Health Manager, North Area

Summary

This Report relates to an application for the grant of a licence under The Riding Establishments Acts 1964 And 1970

1.0 Background

- 1.1 In terms of the Riding Establishments Acts 1964, no person shall keep a riding establishment except under the authority of a licence granted under the Act. A person keeping a riding establishment shall be regarded as keeping it at the premises where the horses employed for the purposes of the business concerned are kept. For the purposes of the Act, premises include land.
- 1.2 A Riding Establishment is regarded as the carrying on of a business of keeping horses for either or both of the following: the purpose of their being let out on hire for riding; or the purpose of their being used in providing, in return for payment, instruction in riding.
- 1.3 The Council, as Licensing Authority must ensure that the applicant appears to them to be suitable and qualified, either by experience in the management of horses or by being the holder of an approved certificate or by employing in the management of the riding establishment a person so qualified.
- 1.4 Furthermore, the Council must ensure that the health, safety and wellbeing of the horses is protected in various respects as set out in the legislation. The Council must obtain a report from a veterinary surgeon authorised to carry out inspections advising whether in the view of the veterinary surgeon the premises are suitable for use as a riding establishment and describing the condition of the premises and the horses found there.

2.0 Description of application

- 2.1 Mrs Jan O'Neill has applied for the grant of a licence to operate a Riding Establishment at North Wilds Trekking Centre, The Caravan, North Wilds, Fendom, Tain, IV19 1PE. The premises has operated as a riding establishment since 17th December 2008. Planning Permission (13/02237/FUL) for change of use to base for horse trekking was granted on 27 August 2013 for a static caravan as reception and toilet/wash room; large metal container used as tack and feed room; a block of three stables and a small sand schooling area and tie up area. The site is enclosed by a post and wire fence with top wire electrified. There is also a large field. The

Highland Council TEC Services Roads were consulted in 2013 and had no objection to the proposal. The proposed number of horses for licensing purposes is 30. The application form dated 14th April 2015 is appended.

2.2 Following receipt of the application, the following agencies were consulted:-

- Police Scotland
- Scottish Fire and Rescue Service
- Scottish Society for the Prevention of Cruelty to Animals
- Ward 8 Members

The consultees have responded intimating no objection to the grant of a licence.

2.3 A copy of the report from the Veterinary Surgeon in this case is appended. The vet has identified a number of works at the premises which require to be completed before any licence is granted. She has also recommended that a provisional licence be issued due to uncertainty regarding long term premises in Brora and the premises at Fendom having been leased, with a limitation in numbers of horses which can be kept there. A provisional licence would last for 3 months. The premises would then be re-assessed by the vet who would make recommendations as to the issue of a further provisional licence or grant of a full licence. A further provisional licence would last for a further 3 months and be assessed by the vet. The Acts allow us to issue 2 provisional licenses.

2.4 The applicant previously applied for and was granted a licence by the Caithness, Sutherland and Easter Ross Licensing Committee on 29th April 2008. That application related to premises at Keepers Cottage, Doll, Brora. The licence was renewed each year and expired on 15th December 2014. Prior to each renewal, the consultees were asked to comment and a suitably qualified equine veterinary surgeon inspected the premises and animals, accompanied by the Highland Council Senior Animal Health and Welfare Officer. No major concerns were ever raised and no adverse comments received from consultees.

2.5 Due to issues with Planning Consent and being served notice to quit Keepers Cottage, Doll, Brora; the applicants are looking to relocate their business to Fendom. It should be noted that there is no link between the Riding Establishments Acts and Planning permission.

2.6 In addition to pony trekking, the business plan to continue with long-distance trail riding. This would result in treks starting and finishing from other locations but the licensable establishment would consist solely of the premises at Fendom. This is in line with Current Royal College of Veterinary Surgeons Guidance. The business will use a number of other sites where the horses will be kept until needed. A plan of these is appended.

2.7 There have been allegations relating to the operation of the business. These are an operational matter currently being investigated by Environmental Health. Any relevant issues will be reported to the Committee.

3.0 Determining Issues

- 3.1 Section 1(4) of the 1964 Act allows a local authority the discretion to withhold a licence on any grounds. Planning legislation is not a material issue in the consideration of a licence application. The Act, unsurprisingly for its age, does not state what the general objective of the legislation is but from its terms it would appear to relate to the welfare of horses and perhaps the welfare of customers. Any reasons for refusal should relate to this and the matters detailed in section 1(4) of the Act which can be summarised as the suitability and qualification of the applicant and the welfare of horses.
- 3.2 It also states that in determining whether to grant a licence, the authority have regard to certain issues relating to the welfare of the horses and that the licence holder possess a valid certificate of insurance. Proposed licence conditions (appended) specify these requirements. The vet has specified a number of works which require to be completed prior to the grant of licence. These matters will be checked prior to the meeting and reported to Committee.
- 3.3 In any case where the local authority are not satisfied that having regard to all the circumstances they would be justified in granting such licence they may grant a provisional licence which shall come into force at the beginning of the day on which it is granted and shall remain in force for three months.
- 3.4 Section 1(5) of the 1964 Act states that any person aggrieved by the refusal of a local authority to grant such a licence, or by any condition subject to which such a licence is proposed to be granted, may appeal to the Sheriff who may on such an appeal give such directions with respect to the issue of a licence or, as the case may be, with respect to the conditions subject to which a licence is to be granted as he thinks proper.

4.0 Timescale

- 4.1 The acts do not specify a timescale within which to determine an application.

5.0 Powers

- 5.1 The Committee may: grant a full licence subject to the standard conditions, in which case it would last for one year; grant a provisional licence lasting for three months; or refuse the application.
- 5.2 If minded to grant the licence, the Committee may attach such reasonable conditions, in addition to the standard conditions, as they think fit.

Recommendation

Members are invited to determine the above application.

Designation: Area Environmental Health Manager, North Area
Author: Chris Ratter
Date: 22 May 2015

Appendices:

1. Licence Application Form
2. Vet Report
3. Proposed Licence Conditions
4. Site Plan Northwolds, Fendom
5. Location Plans of other grazings

THE HIGHLAND COUNCIL
RIDING ESTABLISHMENTS ACTS 1964 AND 1970
APPLICATION FOR LICENCE

| FOR OFFICIAL USE ONLY: | | | | | | | |
|------------------------|-----|---------|------------------|------------------|-------------------------|--------------------------|------------------|
| Date received | Fee | Sent to | Reports Received | Put to Committee | Decision on Application | Date of Issue of Licence | Grant or Renewal |
| | | | | | | | |

| | SURNAME | FORENAME(S) |
|---|--|-------------|
| 1. Full name of applicant (State whether Mr, Mrs or Miss) Date of Birth (see note 1)..... [REDACTED] | JAN MRS. | O'NEILL |
| 2. Private Address or Registered Office (If a Body Corporate) Telephone Nos. (if any) [REDACTED] | KEEPERS' COTTAGE STRATHSTEVEN BRORA SUTHERLAND KWAGNL | |
| 3. Address of Riding Establishment (If different from 2) Tel: No. | THE HIGHLANDS UNBRIDED NORTHWILDS FENDOM TAIN, ROSS-SHIRE IV19 1PE | |
| 4. Is the Establishment operative throughout the year? If not, state period when normally operative. | YES. | |
| 5. Who will have direct control or management of the establishment? | JAN O'NEILL | |
| 6. Is a responsible person living on the establishment? If not, what arrangements are there in case of emergency? | YES. | |
| 7. The applicant is required to answer "YES" or "NO" to the following questions Are you disqualified for the time being from:- | | |
| (a) Keeping a riding establishment? | YES/NO | |
| (b) Keeping a dog? | YES/NO | |
| (c) Keeping a pet shop? | YES/NO | |
| (d) Having the custody of animals? | YES/NO | |
| (e) Keeping a boarding establishment for animals? | YES/NO | |
| (f) Undertaking any activities under animal health and welfare legislation? | YES/NO | |

| | |
|--|---|
| 8. How many horses are kept under the terms of the Act at the present time? | 28 |
| How many horses is it intended to keep under the terms of the Act during the year? (See note 2) | 30. |
| 9. What accommodation is available for:- (a) Horses - Stalls - Boxes - Covered Yard (Please state number, or dimensions in the case of a yard) (b) Forage and bedding (c) Equipment and saddlery | <p>Ø 7.</p> <p>STORED AT LOCAL FARM @. WARR. DELIVERED 2 AT TIME.</p> <p>LOCKABLE CONTAINER @. STATIC CARAVAN.</p> |
| 10. Is land available for:- (a) grazing (b) instruction or demonstrating riding (please give details) | <p>YES</p> <p>YES. - SMALL SAND SCHOOL.</p> |
| 11. What are the qualifications and/or experience of the applicant in the management of horses? | <p>RUN RIDING ESTABLISHMENT SINCE 2006. HNC + NC EQUINE MANAGEMENT RRS, BETA RL + BETA RL.</p> |
| 12. What is the name and address of your usual veterinary surgeon/practitioner? | <p>KESSECK EQUINE VETS, THE Paddock, DRUMSTONAL, N KESSECK INVERNESS</p> |

I AM AWARE OF THE PROVISIONS OF THE RIDING ESTABLISHMENTS ACTS 1964 AND 1970 AND I APPLY FOR

A LICENCE TO KEEP A RIDING ESTABLISHMENT COMMENCING THE FIRST DAY OF

I CONFIRM THE APPROPRIATE LICENCE FEE HAS BEEN PAID -

£130.70 (NEW LICENCE)
£105.90 (RENEWAL)

Read the following statement carefully before signing it.
A false statement may render you liable to prosecution.

I DECLARE MY ANSWERS TO THE ABOVE QUESTIONS TO BE CORRECT IN EVERY RESPECT.

Signature..





Fraser & Fraser (Vets) Ltd
Church Street
Dingwall
Ross-shire
IV15 9SB
Tel 01349 863117
Fax 01349 865282

Gillian Bain
Senior Animal Welfare Officer
TEC Services
38 Harbour Road
Inverness IV1 1UF

24.04.2015

Dear Ms Bain

Riding Establishments Acts 1964 & 1970

Jan and Graham O'Neill, application to operate from Highlands Unbridled, North Wilds, Fendom, Tain, Ross-shire. Home address and previous operation from: Keeper's Cottage, Brora, Sutherland

Following our joint visit to North Wilds, Fendom, Tain, to inspect the premises from which the O'Neills wish to run the Riding Establishment (RE) on Wednesday 15th April 2015 and our second joint visit on Monday 20th April 2015 to Keeper's Cottage, Brora, to inspect the ponies and horses, please find enclosed my report.

NORTH WILDS, FENDOM, TAIN

The O'Neills have leased an area of grazing, a small sand school, a residential caravan, plus a tying-up area and space for siting a metal container for tack and feed storage at North Wilds, Fendom, Tain. Additionally they can have use of a block of 6 stables, 3 of which have no roof at the present, plus a larger outdoor school in a state of disrepair located at some distance from the main RE area. There are some horses belonging to another party grazing in an adjacent field and the small sand school is also used by another RE on Sundays for Pony Club activities. The intention is to keep a maximum of ten horses or ponies here and to run the business from this premises. The remaining animals would be in Brora or out on long distance Trail rides. The animals would be here on a rotation basis which will be discussed later in this report.

The grazing, being on very sandy thin soil, is sparse and there is very little shelter from the wind, so that the grazing density needs to be kept low (well **below** one horse per acre). The fences are in various stages of construction and repair and need attention before horses can be put in the field. The storm damaged roof of the stable block is lying adjacent to the larger outdoor school awaiting insurance assessment completion. The larger outdoor school perimeter fence is derelict and significant amounts of debris are lying around besides the stable roof. Grazing at this further end of the premises has a deep water-filled ditch located in it, which would require fencing off, and some daffodils were in flower; these, being toxic, should be dug up. The small sand school has an unsuitable "Rylock" type wire perimeter fence which should be replaced with a wooden post and rail fence for safety.

The premises is approached along a shared access road and is set well back from the main road. There is a clearly signed car park and fenced path to the tying up area. One metal storage container belonging to another party is already sited here, and the O'Neills will site their similar container here also. It will be used for tack, feed, storage of stable equipment etc. These containers are generally largely vermin-proof, waterproof and secure, so make useful temporary storage areas. The residential caravan is adjacent to this area and provides storage for hats, first aid equipment for horses and humans, fire extinguishers plus a toilet, a kitchen, living and bedroom areas. The caravan was tidy, clean and signs clearly indicated "No Smoking", emergency contacts and Action in Case of Fire. The caravan is not shared with any other party as far as I understand.

As mentioned above, the intention would be to transport up to ten horses, either by horsebox (2 at a time) or via a commercial carrier (up to 10 at a time) from Brora to Tain when required for hire. A member of staff (see report for staff details) would live in the caravan to supervise the horses on site and run operations. Following discussion around the logistics of this enterprise, I would agree that it would be feasible to use Tain as the RE, from whence to operate the long distance rides (listed below). Provided no more than ten horses at any one time were kept at Tain, local trekking could also be run from here, once the necessary work to repair fences etc has been carried out. Long distance Trail horses tend to work two weeks on, one week off, which would need to be at better grazing in Brora.

• Conditions that would need to be addressed at North Wilds before an RE could be run from here:

- General Sign at entrance off main road
- Specific sign at car park entrance to indicate the Proprietors' names, home address, the address of this premises including postcode and contact numbers for proprietors and staff. The other user of the sand school should also have his details displayed here. (An incidental note-another RE operator suggested to me that the grid reference of an RE ought to be displayed for ease of premises location by the emergency services in rural areas where postcodes are often insufficient to locate a site)
- Post and rails fence for the small sand school
- Removal of wire lying by fences, removal of all debris in areas the horses have access to (stables area can be rectified at a later date providing the horses are nowhere near them and the loose debris is safely cleared away). Fixing any fencing as required.
- Fence off the water ditch in the further off field.
- Liaise with local vets for provision of veterinary cover-this to be confirmed by the practice in question
- When horses are in situ, a member of staff must stay in the caravan as Brora is too distant for someone to travel down if a horse was ill with colic etc.

Longer term work that needs to be done if the premises are kept on:-

- Adequate (and therefore significant) shelter in fields if horses are to be kept here over the winter.
- Stables to be made safe at end where a ditch is present. Roofing materials cleared away, also any other debris.
- Larger Outdoor school perimeter fence replaced

BRORA

A list of thirty horses and ponies was provided as being the total number of horse and ponies being kept by the O'Neills, this list is attached to the report. One animal, "Fern" was also on the list but has now gone. Seven were not used for the RE; six of these were not seen, the seventh, "Bilbo" was present but not inspected as he belongs to a member of staff. Mrs O'Neill offered for us to see those not on the list, but owing to time constraints and the fact that the other horses were in satisfactory health, this was not done. The list has been annotated to identify those intended for use for long distance ("Trail") or trekking.

Apart from "Saffy", an Arab, the body condition of the animals was largely fine-scoring 3 or 3.5 out of 6. Saffy was leaner, probably 2.5 out of 6. Arabs are not suited to winter in the North of Scotland and it is not uncommon to see one looking lean after the winter. Saffy was alert, trotted well and had a good demeanour, so I was not unduly concerned, although I would want him to return to normal body condition rapidly over the next month to 6 weeks. "Ginny" was also leaner at 2.5 out of six and there should be a similar gain in weight in the next few weeks..

Three of the ponies had superficial lesions on or around the hocks, which were from rolling in the sand yards where the surface is hard and rather stony. The animals are kept in the sand yards for winter feeding and shelter, but it does not provide an ideal environment as these lesions demonstrate. The sand is normally topped up twice yearly and was due for this to be done.

"Goose" had mild rainscald over the saddle area, and appeared not to have had sweaty hair groomed off here.

Footcare was good.

Tack was generally fine; sometimes not very clean. Goose's Orthflex saddle needs the girth strap attachments (rivet-type) to be amended to avoid undue rubbing on the skin, even despite a thick pad under the saddle. Woody had too short a girth.

"Sonny", a new addition, was lame with a hoof abscess, so cannot be used until certified sound by the yard's veterinary surgeon.

Worming is done three times yearly and those with "feathers" get Dectomax injections additionally. Vaccination is done against tetanus.

The Trail rides have become the most important part of the business with local trekking providing a secondary income stream. There are four long distance routes, all of which involve the horses staying at a number of premises, a few of which are themselves licenced Riding Establishments with which I am familiar. The horses generally go over to the west coast one week, rest and stop over for a day and a half, then return the following week. They rest the third week. Clients are either collected at Inverness for the first three routes, or Brora for the North route as described in summary below:-

North Route:- Brora to Lochinver via Altnaharra, returning the following week via Oykel Bridge. Stopover in field at Lochinver for 2 nights in field.

Great Glen:- Drummond Farm, Dores (a licenced RE) to Banavie, Fort William, stopover then returning to finish at Ladystone Farm, Bunchrew. Stop here overnight before boxing the horses back to Brora.

Wild West Highland Ride:- Spean bridge to Fort Augustus to Glen Affric (one stopover here is RE) to Shiel Bridge (RE) to Strathcarron and finish at Torrison Hotel. Reverse journey after 2 day stopover.

Outlander Route:- Drummond Farm, Dores to Fort Augustus to Glen Affric to Erchless, Muir of Ord.

Provision of adequate grazing, shelter, feed at these premises cannot be assessed, but the horses are only on site overnight apart from the terminal stopovers. Biosecurity is always going to be at risk when visiting other premises, but I understand that the Highlabds Unbridled animals are kept separate fields from other horses. In one site they share a field with cattle, which thus far has been fine, but which potentially could cause an accident. Backup is provided currently by Mr O'Neill using the horsebox. The intention is to have two simultaneous long distance rides, with second backup being provided by Felix Matuschek (see list of employees), once he has been awarded his towing licence. I would be concerned re adequate staffing in Brora and Tain if this occurred.

Mrs O'Neill told me that the long distance horses have only rarely gone lame, requiring to be collected in the box and replaced. All horses except Sonny (hoof abscess) and Blue who was very mildly lame were sound at the inspection. This inspection is obviously only one day of the year, and not during peak season. Twelve horses are designated as being suitable for the trail work, generally 6 go out up to a maximum of nine. So if two simultaneous trail rides go out, there would be little or no room for replacement horses should a problem arise. The trail horses are not put through a specific exercise regime to get them fit for the season; Mrs O'Neill felt that their outwintering was adequate. Some 16 trail rides were carried out last year, approximately, so the horses are regularly doing long distances, and fitness levels probably do not fall too significantly over the winter, but the system relies on everything running to plan.

Trekking until now has been run from Keeper's Cottage, operated by the remaining staff and assisted by volunteers and "Work Away" visitors. The latter stay for a month, are given bed and board and free riding in return for working on the business, feeding, grooming, etc. They are required to have experience and a command of English. With operating from Keeper's Cottage no longer being possible, the intention was to lease North Wilds and operate from there, so the staff member(s) involved would stay either in the caravan or possibly in one of the holiday cabins at North Wilds, and as already mentioned, a limit of 10 horse at any one time could be kept there.

While operating from Tain resolves the planning permission issue, it does make logistics all the more complicated, it relies on the staff coping with multiple sites and will require really good organisation. The potential issues include lack of the right horse or pony on the day for the client thus maybe incompatibility with regard to client weight or competence and the horses or ponies that are there on that day. sudden lameness of an animal, with a long delay in replacing them from the Brora reserve animals. Also potential for the same, very useful all-rounder pony to be used without respite because of the difficulties in swapping over ponies. At peak times the staff will be stretched and it is essential that contingency plans are in place if an accident happens or a staff member is ill.

In the medium to long term, the type, location and quantity of grazing available is of concern. In 2013 Mrs O'Neill had leased good grazing at Golspie, but has let this go as vehicle access when taking large bales of hay up there was difficult. The current grazing is much as it was in 2013, without Golspie and with extra acres of poorer grazing at North Wilds. The O'Neills may move house in Brora; the intended site would have additional grazing, and they would hope to obtain planning permission to operate from there. Either way, the issue of current fields adjacent to the A9 with little shelter and, in the case of the Keeper's Cottage field, severe poaching of the ground means that a significant improvement in the grazing is needed. Over-wintering in sand yards is not ideal either, as the hock lesions on some of the ponies have demonstrated.

The current permanent staff are:-

- Kylie Pope, whose qualifications are NC, HNC and HND in Equine Studies obtained at The North Highland College
- Eileen Mair, who has Ride Leader, a TRSS qualification
- Felix Matuschek, who has Ride Leader, a TRSS qualification.

Kylie and Eileen have both worked at Highlands Unbridled for some considerable length of time and Eileen has many years of experience. The two TRSS qualifications were obtained within the last year. Felix first came on a "Work Away" scheme and has returned to work here full-time. All staff, including Mrs O'Neill completed their 4-day First Aid in November 2014.

In view of the uncertainty regarding long term premises in Brora (or elsewhere) from where the proprietors can live and operate the RE, and the application being in respect of leased premises in Tain, with its limitations on numbers, I could only recommend a provisional licence. I would recommend that before the licence is granted in respect of the premises at Tain, the conditions listed at the top of page 2 regarding the sand school, fences and notices must be complied with. I would recommend that the bookings diary for the establishment should be available to inspect to monitor the rotation of the horses and their workload, plus the numbers kept at Tain. I did not review the RE's risk assessments but these would need to be specific to the new setup with the Tain premises and the Highland Council may wish to see the risk assessments. Allowing for the length of time that it may take to resolve house purchase/planning permission issues, the long-term premises for Highlands Unbridled may not be identified for some time, but the operators need to be making arrangements for significantly improved winter grazing of the 30 horses and ponies before the start of November 2015. Whilst the great majority of the horses were in good condition when inspected, unless additional grazing on the scale of that shown to us in Golspie in 2013 is obtained, the current situation is not sustainable. It is also my opinion that operating an RE on a site that is at least 20 miles from home is going to be challenging; more so when the proprietor is away on long distance trail rides for 2 weeks out of three, as all the responsibility is left with the staff. If one member of staff is living in the caravan at Tain, the others have to supervise the animals at Brora and Felix Matuschek, once he has his trailer licence, will have to transport the horses unless they are taken by a commercial carrier who passes once weekly.

In summary, this is a large establishment that has proved successful in running long distance trail rides, and consequently has the business has grown significantly. Continuing to also provide local treks and now the proposed location of the RE at least 20 miles from Brora will require higher levels of staff input and may require certain horses to work harder than otherwise would be the case. Grazing, especially over the winter, needs to be improved with regard to location, suitable shelter and state of the ground. The RE requires sufficient resources to operate safely and effectively as all these comments illustrate; alternatively it may require to scale down operations to a more manageable level.

Please do not hesitate to contact me if you have any queries;

Yours sincerely



Charlotte Fraser
BVM&S MRCVS

RIDING ESTABLISHMENTS ACTS 1964 AND 1970

Veterinary Inspector's Report

This inspection must only be carried out by approved Veterinary Inspectors on the current RCVS/BVA Inspectorate (see Riding Establishments Act 1964, s.2(3)).

This inspection is made at the request of:

Name of Local Authority: THE HIGHLAND COUNCIL

Date: 20/04/2015

Address of Riding Establishment: NORTH WILDS, FENDOM, TAIN

Name of owner and address: JAN O'NEILL, KEEPER'S COTTAGE
BRORA

Name of manager and address: as above.

Are the name, address, postcode and telephone number of the licence holder/manager displayed prominently on the outside of the premises?

TAIN - needs signage
 YES NO

A. THE HORSES

1. Total number of horses on the premises
2. Number of horses on the premises used wholly or partly (part livery) for hire, teaching, escort or demonstration purposes
3. Number of horses not used for hire etc (i.e. full livery or for sale)
4. Number of horses 3 years old or younger (a register of these animals should be seen and signed)

30 @ BRORA
 11 Trekkers can be used from Tain
 12 → TRAIL + 2 Poss (Sally + Brooke) would need to be checked.
 18 (1 of these → Trekkers)
 0
 Tain Limit = 10

I hereby confirm that I have presented for inspection all horses as referred to under The Horses item 2.

Signed _____
(Manager/Owner)

I hereby confirm that I am a current member of the Riding Establishments Inspectorate as maintained by the Royal College of Veterinary Surgeons and British Veterinary Association and that this inspection has been carried out in accordance with the Acts of 1964 and 1970.

Signed _____
(Veterinary Surgeon)

- | | | |
|--|-----|----|
| 4. Is there sufficient accommodation for all the horses? (This need not be individual provided that there is plenty of space for one or more occupants) | YES | NO |
| 5. Are the premises maintained in a clean and tidy state? | YES | NO |
| 6. Is there provision for an isolation box?* | YES | NO |
| 7. Is there adequate accommodation for: | YES | NO |
| Feedstuffs? | YES | NO |
| Bedding? | YES | NO |
| Stable equipment? | YES | NO |

Brora - barely enough.
Tain - if stables repaired, would be useful. But would need someone resident to monitor those kept in stables. Stables are at some distance from grazing so possible as isolation *

Teaching facilities:

- | | | | |
|--------------|-------------------------|-----|----|
| 1. Is there: | an Indoor School? | YES | NO |
| | an Outdoor School? | YES | NO |
| | a paddock for teaching? | YES | NO |

2. Are the boundary walls/fences constructed and maintained to avoid injury to the horse and rider? YES NO

3. Is the riding surface properly maintained? YES NO

Need post rails
Natural sand base (as is whole area)

D. SADDLERY AND TACK

- | | | |
|---|-----|----|
| 1. Is there adequate accommodation for the saddlery and other tack? | YES | NO |
| 2. Is it free from signs of defect or damage likely to cause suffering to the horse or accident to the rider? | YES | NO |
| 3. Is it suitable for use on the horses on these premises? | YES | NO |

Tain - shipping container awaited.
Brora - tack room in stone byre.

E. FIRE PROTECTION

- | | | |
|---|-----|----|
| 1. Are NO SMOKING notices prominently on display? | YES | NO |
| 2. Are fire-fighting appliances available? | YES | NO |
| Water buckets | YES | NO |
| Hoses | YES | NO |
| Fire extinguishers | YES | NO |
| 3. Is a notice prominently displayed advising what action should be taken in the event of a fire? | YES | NO |
| 4. Have any fire hazards been detected? | YES | NO |
| 5. Is a visit from the Fire Prevention Officer recommended? | YES | NO |

F. MANAGEMENT

1. To the best of your knowledge, is the manager suitable and/or qualified to hold a licence? YES NO

2. Qualifications held (if any): _____

3. Is the general standard good? YES NO
or in need of improvement? YES NO

4. If improvements are needed, state recommendations. - see attached letter.

Felix Matuschek - Ride leader TRSS Doing HNC - (NHC)
Kylie Pope - NC, HNC, HND Eq. Studies @ NHC
(Ride leader TRSS aimed for).

Eileen Mair - Ride leader TRSS - v. experienced - HNC (NHC)

All - first aid and 4 day HSE in Nov 14.

Felix will be back-up - needs to do trailer licence.

Collect Inverness or Brora - staying in village, often arrive on public transport. ^{clients}

TRAIL ROUTES

North Brora → Lochmaver via Altnaharra

Friday. Dnie → Brora field
Sunday Brora → L'inver no accom.
short 1st day

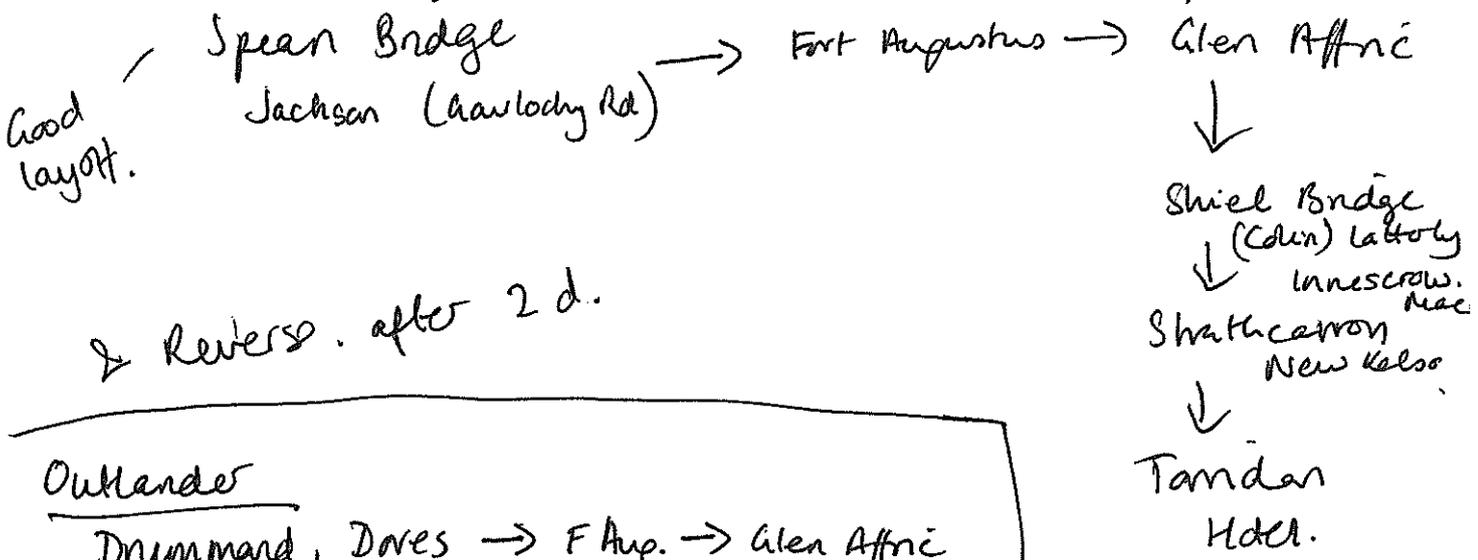
L'inver → Brora via Oykel Bridge

Art Glen S or N

(S) Drummond → Fort William Sheila Ryan
Baronie
stables/Fields

(N) Ladystone Farm - box them next morning back to Brora
end at Bunchrew.

Wild West Highland Ride



Outlander

Drummond, Doves → F Aug. → Glen Affric
(S) day.

↓
Paisburn Erchless
Ach Muni of Ord

| Horse Name | Passport Number | Breed | Colour | Height | Age | Sex | Body condition | Feet |
|---|----------------------|---|--------------------|--------|------|-----|-------------------------|-----------------------------|
| ✓ Annie Trail | 826069 0000127838 | Irish Cob | Skewbald | 14.3hh | 18 | F | 3.5/6 | Good |
| ✓ Angus Trail | 826004 500191763 | Highland | Mouse Dun | 14.hh | 19 | M | 3.5/6 | Good shaded |
| ✓ Ben Trek | 826067 PHS06176 | Shire/Clyde | Black | 17.2hh | 17 | M | 3/6 | Good |
| Blue Trek | 826047 000977096 | Irish Cob | Skewbald | 14.2hh | 17 | F | 3.5/6 | v. mild lameness 2/10. Good |
| ✓ Bonnie Trails | 11/292 AQHA UK | QH x | Palomino | 14.2hh | 12 | F | 3.5/6 | Good |
| Breagha Trek | 9895 HPS | Highland | Grey | 14.2hh | 19 | F | 3.5/6 | Normally shod. Cracks Good |
| ✓ Connie Trails | 826067 PHS018449 | Fell x | Black | 13hh | 17 | F | 3.5/6 | Normally shod. Good |
| Carlen Trek | 528219 000014116 | Wounds both hocks Halfinger | Palomino | 14.2hh | 14 | F | 3.5/6 | EYE R/S Cracks Good |
| ✓ Eli Trails | 826073 009392744 | Irish Cob | Piebald | 15hh | 17 | M | 3.5/6 | Good |
| Fern gone | Lost | Highland | Grey | 14hh | 14 | F | | |
| Bob Trek | 99/4169 | Shire x | Black | 15.2hh | 16 | M | 3.5/6 | Good |
| Lexi Trek | 12202 HPS | Highland | Grey | 14.3hh | 12 | F | 3.5/6 | "couple foxy" cracks |
| Joey Trek | 826073 001030520 | Irish sports | Bay | 16hh | | M | 3.5/6 | Lt hoof pared back |
| ✓ Joe Trail | 826069 000131026 | Highland x Arab | Mouse Dun | 13.1hh | 9/10 | M | 3/6 | Good |
| ✓ Magic Trail | APB M350 | 3 wounds both hocks - grazed Appaloosa | Fewspot | 14.2hh | 14 | F | 3.5/6 | Crupper shod. Dried Good |
| Molly Trek | 826013 NF0050864 | Welsh x Ex | Bay | 11.2hh | 14 | F | 3.5/6 | Good |
| Poppy Trek | 826083 0000104 | Irish | Bay Roan | 13.2hh | 11 | F | 3.5/6 | Good |
| Rae Trek | 33195 HPS | Highland | Grey | 14.2hh | 19 | F | 3.5/6 | Good |
| ✓ AMG ABS Sonny Trail | 826069 000126099 | Irish x | Grey | 17.1hh | | M | | |
| ✓ Saffy Trail | AHSB V19 2327 | Arab | lock lesions, Grey | 14.1hh | 16 | M | 2/6 | lean Good. |
| ✓ Hanson Husband Finny Trail | UELN 826011HFS000863 | Cob x WB | Skewbald | 16.3hh | 15 | F | 2.5-3/6 | Poverty hives. Good. |
| Woody Trek | 826073 003075432 | High x CB | Dun | 15.1hh | 19 | M | 3.5/6 | Good |
| ✓ Goose Trail | 826031 2007321MR | Highland | Chesnut | 14.3hh | 7 | M | 3.5/6 | Good |
| ✓ Maverick Trail | 826031 2007322MR | Highland | Grey | 14.2hh | 7 | M | 3/6 | Good |
| Bilbo Not used | 826069 000150986 | TB/CB x cob | Bay | 15.1hh | 6 | M | Staff horse | } NOT INSPECTE |
| Burger | 826069 000131307 | Welsh A | Grey | 11.3hh | 11 | M | Not working | |
| Poss Trail Salty | 826005GCM003494 | Appaloosa | Chesnut Varnish pt | 15hh | 6 | F | unbroken | |
| Orion | 8260045 00069300 | Clyde x | Black | 16.2hh | | M | Daughters horse retired | |
| Boston | 826067 PHS029683 | ID x TB | Bay | 16.3hh | 26? | M | Retired | |
| Rain | 826058 000000402 | Appaloosa | Blue Leopard | 15.1hh | 12 | F | unbroken | |
| Poss Trail Brooke | 826069 000191595 | App x | Black | 15.1hh | 4 | F | Away being backed | |

Goose - saddle Orthoflex - girth straps prominent screws rivets
protrude in - replace \bar{c} simpler flatter
strap

- not groomed over saddle area
- Rtes saddle ransald.

Carren } hock lesions
Magic } from rolling in sand yard,
+ Safty?

Woody - short girth

12 Trail + 2 poss extras,

Max 9, gen 6 + leader. One leader - Jan
2nd leader Gleen, Kylie Felisa

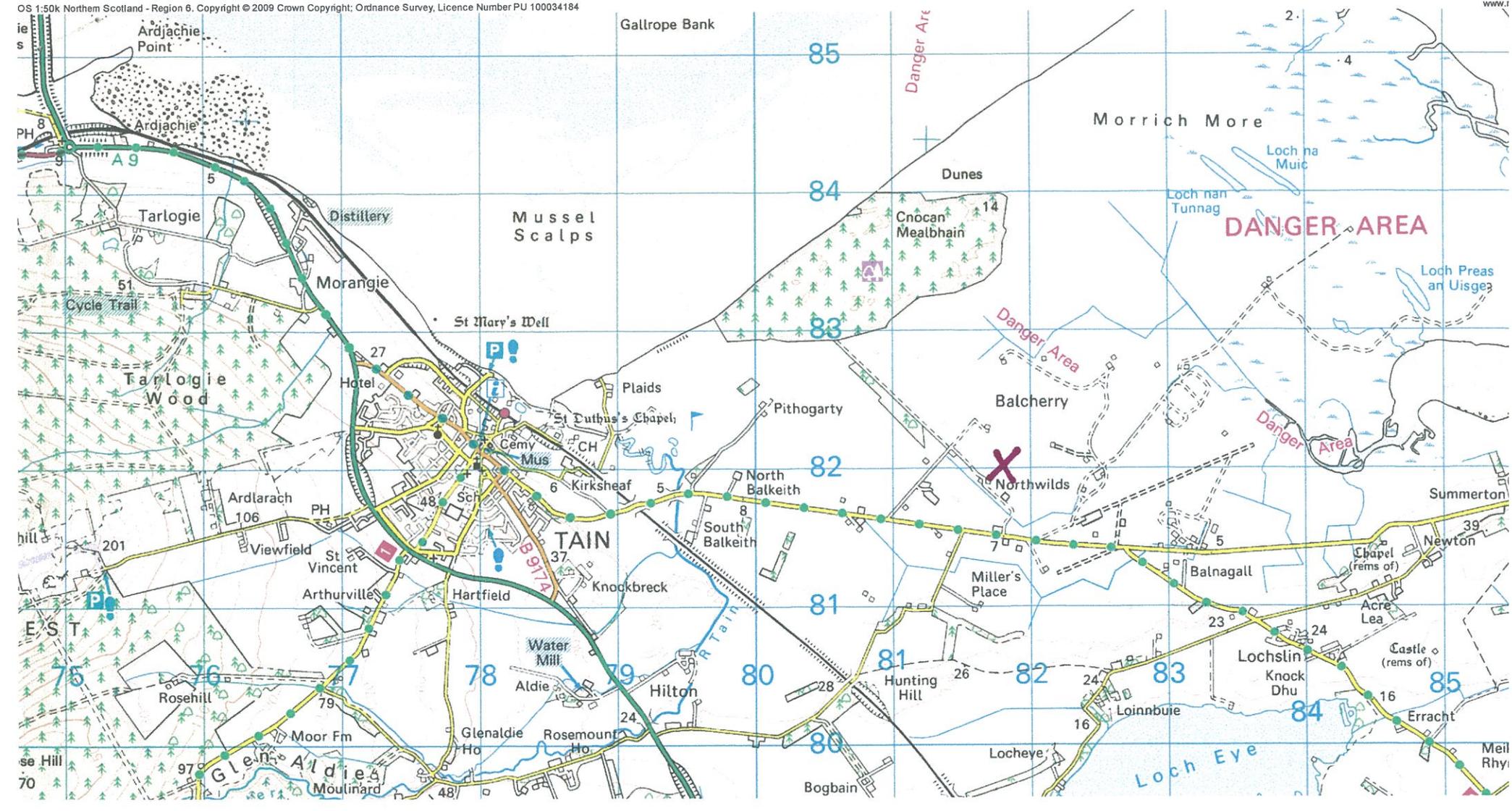
Licence Conditions

1. Any horse found on the premises by an authorised Officer to be in need of veterinary attention shall not be returned to work until the holder of the licence has obtained at his/her own expense and has lodged with the Local Authority a veterinary certificate that the horse is fit for work.
2. No horse will be let out on hire for riding or used for providing instruction in riding without supervision by a responsible person of the age of 16 years or over unless (in the case of a horse let out for hire for riding) the holder of the licence is satisfied that the hirer of the horse is competent to ride without supervision.
3. The carrying on of the business of a riding establishment shall at no time be left in the charge of any person under 16 years of age.
4. The licence holder shall hold a current insurance policy which insures him/her against liability for any injury sustained by those who hire a horse from him/her for riding and those who use a horse in the course of receiving from him/her, in return for payment, instruction in riding and arising out of the hire or use of a horse as aforesaid and which also insures such persons in respect of any liability which may be incurred by them in respect of injury to any person caused by, or arising out of, the hire or use of a horse as aforementioned.
5. A register shall be kept by the licence holder of all horses in his/her possession aged three years and under which are normally kept on the premises. This register shall be available for inspection by an authorised Officer at all times.
6. The total number of horses permitted by this licence to be used by the Establishment is **30**. No more than 10 horses shall be kept at North Wilds at any time. The sites identified in the "Highlands Unbridled Grazing Sites" plan shall all meet the requirements of the current Scottish Government Code of Practice for the Welfare of Equidae.
7. There will be available at all times for the horses accommodation suitable as respects construction, size, number of occupants, lighting, ventilation, drainage and cleanliness.
8. Where the horses are maintained at grass, adequate pasture, shelter, water and supplementary feeds shall be provided.
9. All stabled horses shall be adequately supplied with suitable food drink and bedding material.
10. All horses shall be adequately exercised, groomed and rested and so far as is necessary, visited at suitable intervals.

11. All reasonable precautions shall be taken to prevent and control the spread of infectious or contagious diseases and veterinary first-aid equipment and medicines shall be provided and maintained in the premises.
12. Appropriate steps shall be taken for the protection and extrication of horses in case of fire or other emergency. In particular, the name, address and telephone number of the licence holder or some other responsible person shall be kept displayed in a prominent position on the outside of the premises and instructions as to the action to be taken in the event of fire with particular regard to the removal of horses shall be kept displayed in a prominent position on the outside of the premises. The details of any other user of the sand school should also be displayed.
13. All horses shall be maintained in a good state of health and shall be suitable for the purposes for which they are kept.
14. Adequate storage accommodation shall be provided for forage, bedding, stable equipment and saddlery.
15. The feet of all animals shall be properly trimmed and if shod, their shoes are properly fitted and in good condition.
16. Suitable storage facilities shall be provided for the storage of manure, these facilities to be to the satisfaction of the Director of Community Services.
17. A copy of this licence shall be suitably displayed to the public in a prominent position within the Establishment.
18. When horses are in situ, the licensee shall ensure that horses are adequately supervised.
19. If horses are intended to be kept at the premises over the winter, adequate shelter must be provided at all sites where horses are to be kept.
20. The larger outdoor school perimeter fence shall be replaced if it is intended to be used.
21. The bookings diary for the establishment shall be available to inspect in order to monitor the rotation of the horses and their workload.

NOTES

- (a) Any person aggrieved by the conditions (except conditions 1, 2, 3, 4 and 5) subject to which this licence is granted may appeal to the appropriate Sheriff Court; and the Court may on such an appeal give such directions with respect to the conditions as it thinks proper.
 - (b) Any person who wilfully obstructs or delays any person in the exercise of his powers of entry and inspection under the Acts, shall be guilty of an offence.
 - (c) If any conditions subject to which a licence is granted in accordance with the provisions of the Acts is contravened or not complied with, the person to whom the licence was granted shall be guilty of an offence.
-





To see all the details that are visible on the screen, use the "Print" link next to the map.

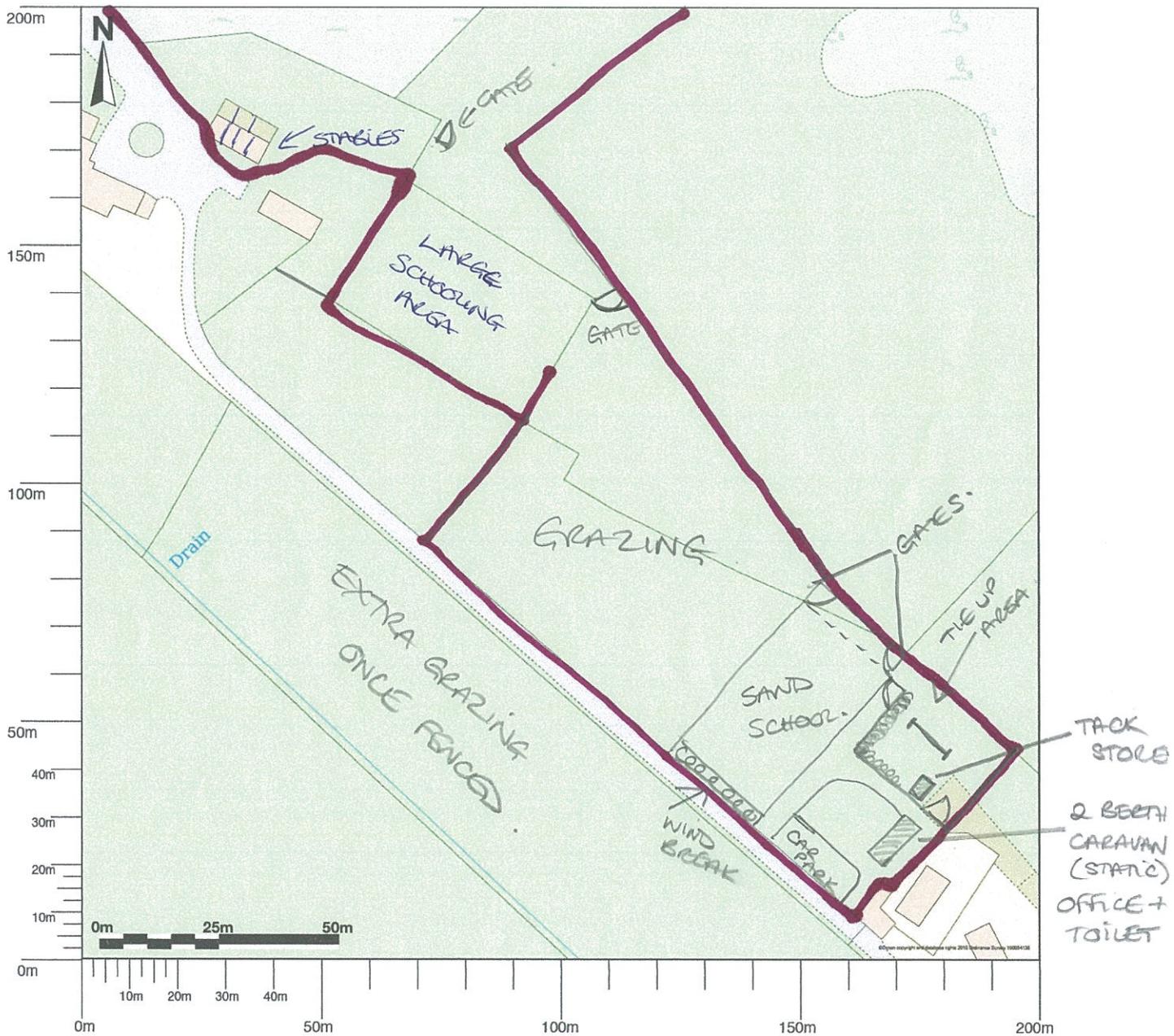


Imagery ©2015 DigitalGlobe, Getmapping plc, Map data ©2015 Google -

Sign in to access, organise and share your places

- ① ADDITIONAL GRAZING OK TO USE
- ② NEEDS FENCING
- CURRENT AREA RENTED.

North Wilds House, Fendom, Tain, IV19 1PE

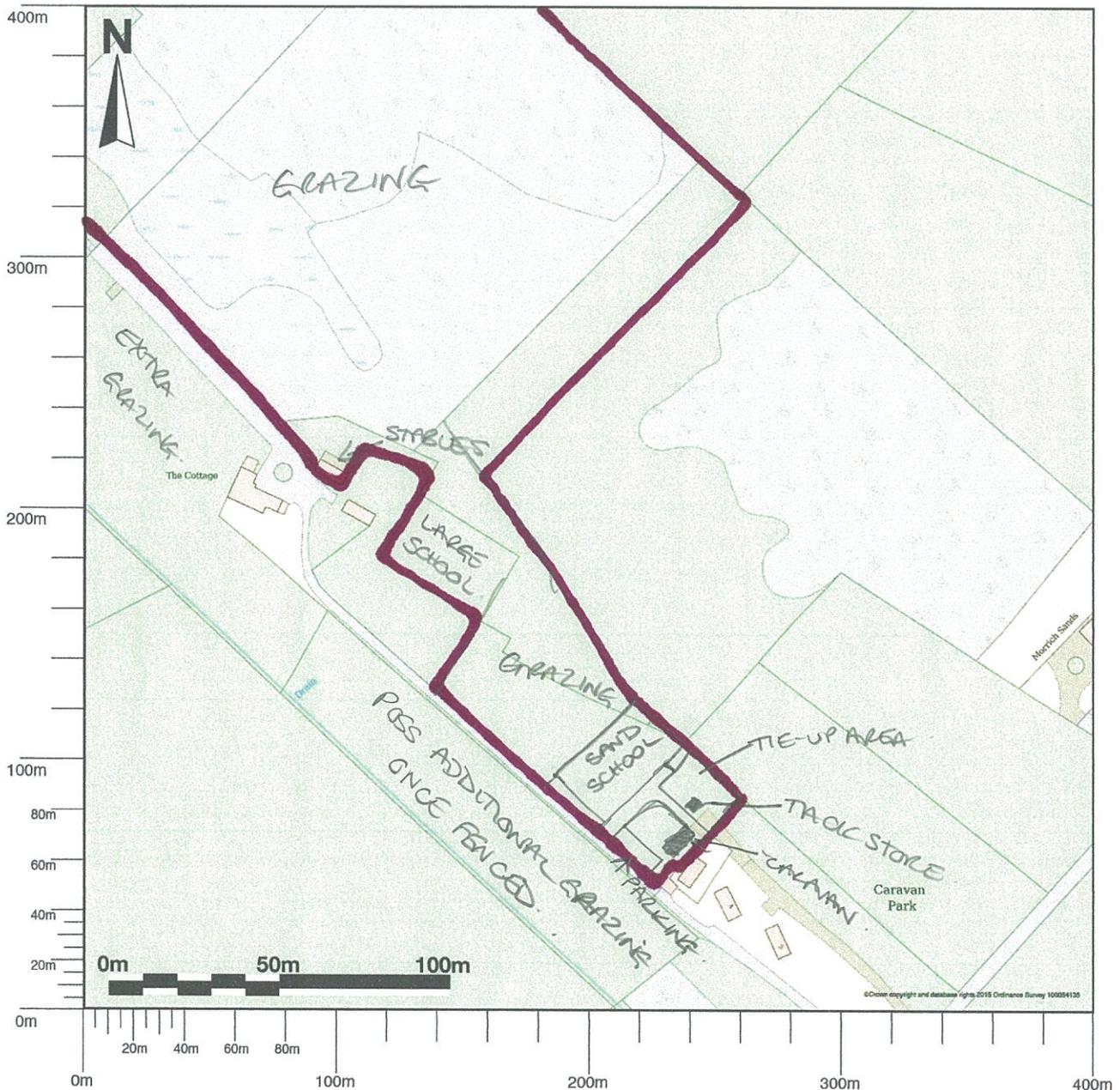


Map shows area bounded by: 281647.0,881732.0,281847.0,881932.0 at a scale of 1:1250. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Produced on 16 May 2015 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2015. Supplied by UKPlanningMaps.com a licensed Ordnance Survey partner (100054135). Unique plan reference: p4/41388/57819

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. UKPlanningMaps logo and other designs are Copyright © copla ltd 2015

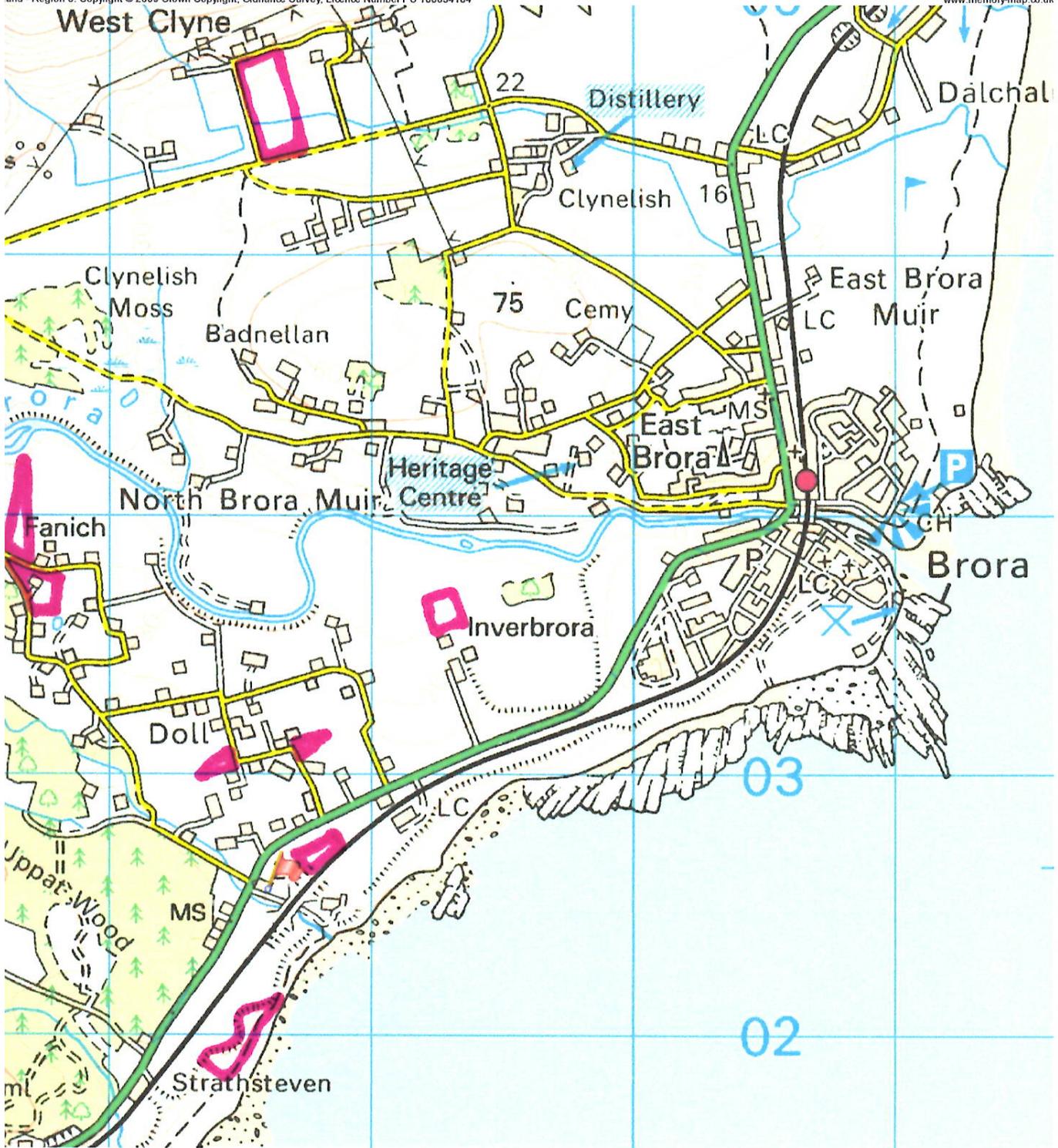
North Wilds House, Fendom, Tain, IV19 1PE



Map shows area bounded by: 281582.0,881690.0,281982.0,882090.0 at a scale of 1:2500. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Produced on 14 May 2015 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2015. Supplied by UKPlanningMaps.com a licensed Ordnance Survey partner (100054135). Unique plan reference: p16/41178/57522

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. UKPlanningMaps logo and other designs are Copyright © copla ltd 2015



GRAZING SITES IN LOCAL AREA .