

Howardian Hills



Area of Outstanding Natural Beauty

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Chief Planning Officer
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Ryedale House
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YO17 0HH

Contact: Paul Jackson

My Reference: 3.1

Your Reference: 08/00493/FUL

Date: 4th July 2008

Dear Sir

Erection of extension to feed mill to enclose existing feed bins and associated plant and equipment; Coulton

I am responding on behalf of the Howardian Hills Area of Outstanding Natural Beauty Joint Advisory Committee to your consultation regarding the above proposal.

This application involves an extension to a large existing industrial-style building.

I visited the site on 30th June 2008 and have the following comments to make:

- This is a large industrial-style building within the AONB, although it currently benefits from a considerable degree of screening from the adjacent woodland.
- I do not feel that the extension to the mill building will significantly increase its 'presence' in the landscape. Whilst I have often felt that the Moorland Green colour was too light, it would create an incongruous effect if the extension was a different, darker colour.
- Whilst the application site currently benefits from screening by the surrounding woodland, this will not last indefinitely. The Forestry Commission has recently approved proposals to fell most of the wood, although the scattered broadleaved trees to the north west will I believe still remain. The larch and pine on the bulk of the site are subject to continual wind-blow and it is inevitable that they will need to be felled in the near future. The proposed replanting with broadleaved trees will help screen the mill complex again in due course, but the planting of a new roadside hedge should be a Condition of any planning consent. I believe that in fact this may have been a Condition of the original consent for the mill building, although it would have been difficult for the applicant to implement, given the shade cast by the existing conifers. Because of the importance of the surrounding woodland in screening the whole complex, I would actually like to see the management of the woodland controlled by a Condition or Agreement as part of the planning process. The Felling Licence plan recently approved by the Forestry Commission was drawn-up in conjunction with ourselves and would provide a suitable blueprint.

Cont'd....

- I noted that there was another large building in the process of being erected to the north west of the mill building. I presume that this was granted planning approval some years ago and the project is only now just being started.

Yours sincerely

PAUL JACKSON
AONB Manager
Howardian Hills AONB Joint Advisory Committee