

Howardian Hills



Area of Outstanding Natural Beauty

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Contact: Paul Jackson

My Reference: 3.1

Your Reference: 08/01833/FUL

Date: 4th July 2008

Dear Sir

Alterations and extension to existing dwelling, agricultural building, etc; Intake Lodge, Yearsley

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 significant works to remove existing large modern agricultural buildings and replace them with a smaller set of traditional-style buildings, with a mix of Uses.

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

- This complex of large modern farm buildings is very prominent in the AONB landscape when viewed from the south and their removal is to be welcomed. The very significant amount of concrete arising from the demolition of the hardstanding areas should be re-cycled if possible, but there should be no disposal of demolition or construction material on adjacent land if it would significantly alter the landform (other than alterations approved by this application).
- I note that the retained (but lowered) machinery building in the north east corner of the site is to be re-clad in corrugated fibre cement sheets of a "stone grey" colour. This colour description is somewhat ambiguous – it should be a DARK grey colour and the exact Colour Code should be Conditioned by the Planning Authority.
- The construction of the traditional-style range of new buildings will create a large development, but its impact on the AONB landscape will be considerably less than the current modern farm buildings. I have no comments to make on the appropriateness of the mix of Uses.
- As a minor comment I should point out that, in section 4.1.2 of the Bat Survey, another nearby SINC is Dale Wood, the majority of which is in the applicant's ownership.

Yours sincerely

PAUL JACKSON
AONB Manager
Howardian Hills AONB Joint Advisory Committee