

**From:** Paul Jackson  
**To:** [planning@hambleton.gov.uk](mailto:planning@hambleton.gov.uk)  
**Date:** 15/04/2010 15:31  
**Subject:** 10/00643/FUL; formation of pond, Whenby Grange

Although this site isn't within the AONB, it's impact on the AONB is mentioned in the Design and Access Statement and I would therefore offer the following comments:

~ Ponds look most natural in the landscape when excavated spoil is not banked in steep-sided bunds immediately around the pond. Sometimes this isn't always possible, but spoil should be levelled to create as natural an appearance as possible.

~ Any tree planting should take place on the lower levels around the pond, i.e. not right on the top of any retaining banking. Not only does this look incongruous in the landscape but it also gives much less room for adequate root systems to develop and therefore creates a future wind-blow risk.

~ Whilst silver birch would be an acceptable 'open countryside' species to plant, laurel is not a native shrub and should not be included in the planting mix. Beech will not do at all well on heavy damp ground and again would not be an appropriate species to use. My suggestion would be a few pedunculate oaks, a few silver birches, then a mix of hazel, dogwood, guelder rose and hawthorn for the remaining areas. It is also important not to plant too close to the water's edge, or too densely, otherwise in a few years time the pond will be completely shaded-out and full of leaf debris, particularly as the planting areas are to the south and west of the pond.

Paul Jackson

Paul Jackson  
Howardian Hills AONB Manager  
The Mews, Wath Court  
Hovingham  
York  
YO62 4NN

Tel: 0845 034 9495 / NYCC Extn 6775

Mob: 07715 009426

Website: [www.howardianhills.org.uk](http://www.howardianhills.org.uk) ( <http://www.howardianhills.org.uk/> )

**From:** Paul Jackson  
**To:** [planning@hambleton.gov.uk](mailto:planning@hambleton.gov.uk)  
**Date:** 15/04/2010 15:38  
**Subject:** 10/00746/APN; Erection of agricultural building, Witherholme Farm, Whenby

This farmstead is close to the boundary of the AONB and, although the building is an extension to an existing group of buildings, I have the following comment to make:

~ The colour of the roof sheeting is given as "grey". In my experience this often means a light grey colour, which can be intrusive in the landscape. I would like to see the colour specified as "dark grey" - Marley Eternit Farmscape sheets in the Anthracite colour (or a similar material in a similar colour) would be an appropriate choice.

Paul Jackson

Paul Jackson  
Howardian Hills AONB Manager  
The Mews, Wath Court  
Hovingham  
York  
YO62 4NN

Tel: 0845 034 9495 / NYCC Extn 6775

Mob: 07715 009426

Website: [www.howardianhills.org.uk](http://www.howardianhills.org.uk) ( <http://www.howardianhills.org.uk/> )

**From:** Paul Jackson  
**To:** dm@ryedale.gov.uk  
**Date:** 17/05/2010 17:57  
**Subject:** 10/00392/FUL: Extension of stable block, menage; Huttons Ambo

I visited the site on 14th May and have the following observations to make:

- ~ The new extension are should have dark-coloured roof sheets to match the existing stable block and adjacent field shelter. This will help prevent reflections of light when viewed from a distance.
- ~ In comparison to adjacent hedges, the ones around the paddock are rather low and do not offer a significant degree of screening. If the development is Approved then a Landscaping Condition should require the hedges on all 3 sides of the field in which the development is proposed to be grown up to a height of at least 2 metres. I would consider this to be more important than the ability to view the landscape when looking 'over and beyond' the development site and it would help to integrate it better into the landscape.
- ~ Absolutely no lighting of any sort should be installed around the menage area.

Paul Jackson  
Howardian Hills AONB Manager  
The Mews, Wath Court  
Hovingham  
York  
YO62 4NN

Tel: 0845 034 9495 / NYCC Extn 6775  
Mob: 07715 009426  
Website: [www.howardianhills.org.uk](http://www.howardianhills.org.uk) ( <http://www.howardianhills.org.uk/> )

Areas of Outstanding Natural Beauty (AONBs) are home to some of the UK's most exquisite and unusual wildlife species. This rich biodiversity makes them special.

The family of AONBs supports the aims of the International Year of Biodiversity.

Biodiversity is life.

[www.biodiversityislife.net](http://www.biodiversityislife.net) ( <http://www.biodiversityislife.net/> )

**From:** Paul Jackson  
**To:** david.butt@ryedale.gov.uk  
**CC:** dm@ryedale.gov.uk  
**Date:** 04/06/2010 15:46  
**Subject:** 09/01275/AGNOT - Erection of agricultural building, Cawton Rd, Gilling

David

Please see below for my minor comments, most of which Ian Mosey is aware of because he was chasing me on the same day that your letter arrived!

I visited the site on 2nd June and have the following comments to make:

~ The demolition of the dilapidated building on the south side of the road should also include the removal of the concrete pad. A new length of hedge should then be planted along the roadside, using a similar native species mix to that of the existing hedge.

~ I have no comments to make on the length, height or location of the proposed building.

~ The reclaimed natural stone walls should be constructed with the stone in courses, not in a random pattern. The vernacular style in the Howardian Hills is coursed rubble stone, so using a random walling style would spoil the commendable principle of re-using the stone from the old building.

~ The tanalised Yorkshire boarding is I believe going to be creosoted, which will give it a darker and therefore more preferable colour.

~ I have seen thrutone blue sheets on other buildings at Ian Mosey's sites and am happy that that is an appropriate colour for the roof sheets.

~ Because the new building will be overlooked from the B1363 on the other side of the valley, a belt of tree planting (or scattered trees and shrubs) should also be installed on the north side of the building. In addition to the proposed ash, oak and silver birch, smaller trees and shrubs such as field maple, crab apple, dogwood and guelder rose would also be suitable.

I hope that you will find these comments of use.

Paul

Paul Jackson  
Howardian Hills AONB Manager  
The Mews, Wath Court  
Hovingham  
York  
YO62 4NN

Tel: 0845 034 9495 / NYCC Extn 6775  
Mob: 07715 009426

Website: [www.howardianhills.org.uk](http://www.howardianhills.org.uk) ( <http://www.howardianhills.org.uk/> )

Areas of Outstanding Natural Beauty (AONBs) are home to some of the UK's most exquisite and unusual wildlife species. This rich biodiversity makes them special.

The family of AONBs supports the aims of the International Year of Biodiversity.

Biodiversity is life.

[www.biodiversityislife.net](http://www.biodiversityislife.net) ( <http://www.biodiversityislife.net/> )

**From:** Paul Jackson  
**To:** dm@ryedale.gov.uk  
**Date:** 04/06/2010 16:30  
**Subject:** 10/00463/FUL - Erection of agricultural building, Sproxton Hall

I visited the site on 18th May and have the following comments to make:

- ~ I don't have any comments to make on the length, height or location of the proposed building.
- ~ The roof sheets should be a matt dark grey colour. In the Big 6 colour range Gunmetal Grey would probably be the most appropriate choice, although this is a gloss finish and a matt finish would be much more preferable (to prevent reflection of light). Eternit Marley provide a wide range of colours and options, so the applicant may need to discuss with suppliers in order to find the best solution to achieve the objective of a matt dark grey colour.
- ~ The use of anthracite grey wall cladding is welcomed.
- ~ Concrete grain walling panels (in standard finish) are very white and these should therefore be painted an appropriate dark grey colour, to approximately match the wall cladding sheeting above.
- ~ Adequate screening is provided by the existing farm building to the west and the mature trees and hedgerow to the east. The AONB Team is already working with the applicant on a project to plant more individual oak trees on the farm (as future replacements for the existing mature oaks) and I don't consider that a landscape scheme for this proposed building is therefore necessary.

Many of these suggestions were discussed on site with the applicant during my visit and no objections were raised at that time.

Paul Jackson

Paul Jackson  
Howardian Hills AONB Manager  
The Mews, Wath Court  
Hovingham  
York  
YO62 4NN

Tel: 0845 034 9495 / NYCC Extn 6775

Mob: 07715 009426

Website: [www.howardianhills.org.uk](http://www.howardianhills.org.uk) ( <http://www.howardianhills.org.uk/> )

Areas of Outstanding Natural Beauty (AONBs) are home to some of the UK's most exquisite and unusual wildlife species. This rich biodiversity makes them special.

The family of AONBs supports the aims of the International Year of Biodiversity.

Biodiversity is life.

[www.biodiversityislife.net](http://www.biodiversityislife.net) ( <http://www.biodiversityislife.net/> )

**From:** Paul Jackson  
**To:** dm@ryedale.gov.uk  
**Date:** 04/06/2010 16:05  
**Subject:** 10/00495/FUL - Erection of flue, Middle Farm, Sproxton

I visited the site on 18th May and have the following comments to make:

~ I spoke to the applicant and understand that the flue is for a new biomass boiler that he plans to install within the existing farm building. As such I have no problem with the principle of a flue being needed.

~ I am however concerned that the relatively long visible length of the flue and its stainless steel finish will stand out when viewed from the south (i.e. down-sun). Sproxton is a village of attractive stone houses that is viewed from quite a long stretch of the B1257 near Newton Grange Farm and this would introduce a potentially discordant element.

~ I would therefore be happier if more of the flue length could be contained within the building (as with the existing flue, which exits much nearer the roof ridge line), or if it could be finished in a darker and non-reflective colour.

Paul Jackson

Paul Jackson  
Howardian Hills AONB Manager  
The Mews, Wath Court  
Hovingham  
York  
YO62 4NN

Tel: 0845 034 9495 / NYCC Extn 6775

Mob: 07715 009426

Website: [www.howardianhills.org.uk](http://www.howardianhills.org.uk) ( <http://www.howardianhills.org.uk/> )

Areas of Outstanding Natural Beauty (AONBs) are home to some of the UK's most exquisite and unusual wildlife species. This rich biodiversity makes them special.

The family of AONBs supports the aims of the International Year of Biodiversity.

Biodiversity is life.

[www.biodiversityislife.net](http://www.biodiversityislife.net) ( <http://www.biodiversityislife.net/> )



# Howardian Hills

Area of Outstanding Natural Beauty

The Mews, Wath Court  
Hovingham  
York  
North Yorkshire, YO62 4NN

Tel: 0845 034 9495  
Email: [info@howardianhills.org.uk](mailto:info@howardianhills.org.uk)

Chief Planning Officer  
Hambleton District Council  
Civic Centre  
Stone Cross  
Northallerton  
DL6 2UU

Contact: Paul Jackson

My Reference: 3.1

Your Reference: 10/01290/FUL

Date: 1<sup>st</sup> July 2010

Dear Sir

## **Siting of a wind turbine (15m mast); Manor House Farm, 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.

The application involves the erection of a wind turbine.

I visited the site on 5<sup>th</sup> March for a pre-application meeting with the applicant, and again on 24<sup>th</sup> June to assess these proposals, and have the following comments to make:

- Objective D5 of the 2009-2014 AONB Management Plan states that the Joint Advisory Committee will: "SUPPORT APPROPRIATE RENEWABLE ENERGY INSTALLATIONS THAT DO NOT HAVE ADVERSE IMPACTS ON THE SPECIAL QUALITIES OF THE AONB". More specifically, Objective D5.2 indicates that we will: "Support appropriate proposals that follow the '4 Rights' – Technology, Scale, Place and Design." These four aspects are considered in the paragraphs below.
- Technology – The location is at a high point on the western side of the AONB and is one that could be expected to be potentially suitable for a wind turbine development.
- Scale – A 15m tower is standard size for a single-turbine development. We anticipate that small 'domestic' turbines may be more easily accommodated in the AONB landscape than commercial windfarm-scale turbines. The tallest tree in the group near the farm buildings is approximately 14m high.
- Place – The site contained in the application is slightly different from the one shown to me by the applicant in March, which was approximately 70m north east of the proposed location. That site was slightly higher but was 'set back' from the road a bit more and would have been screened to some extent by the hedge. The new location is in front of the aforesaid hedge (when viewed from the road to the west of Yearsley) but is set slightly lower in the landscape. Seasonality has a significant impact on how visually connected the proposed turbine would be with the existing development of the farm yard and Yearsley village itself.

Cont'd...

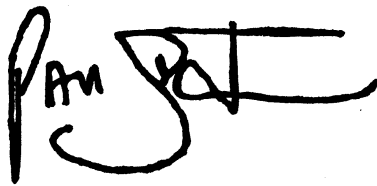
During the summer months the turbine would appear less visually connected, as there are many tall trees that hide Yearsley village. With no leaves during the winter months however, the turbine would appear to be much more a part of the settlement. This observation is derived from my two visits – March and June.

On balance I feel that the proposed turbine is in an appropriate location in relation to other built development, subject to sympathetically-coloured materials being used.

- Design – Having considered the various options, and taking into account the amended location from my first site visit, I feel that a dark-coloured mast would be the most appropriate. Galvanized steel does eventually fade to a dull grey but it can be visually intrusive until it does so. The mast will also have the hedge as an adjacent backdrop, which will principally be a dark colour throughout the year. Although the turbine head and blades will be viewed against the sky for the large majority of the time, dark-coloured materials I believe tend to attract the eye less and therefore would be my strong preference.
- There are no direct impacts on any nature conservation value, historic environment value or recreational activity of which we are aware.
- Should the development be Approved, a Condition requiring full removal at the end of its working life should be imposed.

In conclusion, the AONB Committee does not object to the proposed development, although the mast, turbine head and blades should be of a dark-coloured finish.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Jackson', written in a cursive style.

PAUL JACKSON  
AONB Manager  
Howardian Hills AONB Joint Advisory Committee

# Howardian Hills

Area of Outstanding Natural Beauty

The Mews, Wath Court  
Hovingham  
York  
North Yorkshire, YO62 4NN

Tel: 0845 034 9495

Email: [info@howardianhills.org.uk](mailto:info@howardianhills.org.uk)

Chief Planning Officer  
Hambleton District Council  
Civic Centre  
Stone Cross  
Northallerton  
DL6 2UU

Contact: Paul Jackson

My Reference: 3.1

Your Reference: 10/01489/FUL

Date: 19<sup>th</sup> July 2010

Dear Sir

## **Construction of an agricultural building; The Avenue, Dalby**

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

The application involves the erection of a building for the housing of cattle.

I visited the site on 5<sup>th</sup> March and again on 7<sup>th</sup> July and have the following comments to make:

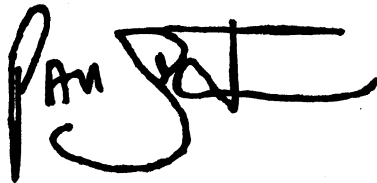
- Objective AG4.1 of the 2009 – 2014 AONB Management Plan states: “Support the construction of new farm buildings and infrastructure where these are appropriate in scale and use high standards of design, careful siting and good landscaping measures”. We judge all proposals against this policy, looking at potential impacts on the landscape, biodiversity, historic environment and recreation value both within the AONB and beyond its boundaries if appropriate.
- At a pre-application site meeting on 5<sup>th</sup> March I indicated that I would be unhappy with a building sited as was proposed, and also that the colours of the walls and roof sheets would be inappropriate, needing to be a darker grey colour. The application has now proceeded as originally planned, without those comments being taken on board.
- I consider that the visual impact of the development would be highly intrusive in the AONB landscape. The proposed development would block-out an important viewpoint (from the road, out of the AONB), impact on the enjoyment of the adjacent Public Footpath, compromise the integrity of the remnant small-scale designed landscape of Dalby Hall and sit prominently on the crest of the ridge when viewed from outside the AONB. It is not visually associated with any other built development and would appear as a highly intrusive new element in what is now open countryside.
- Whilst I of course accept the technical expertise contained in the letter from the applicant’s veterinary surgeon, I do not believe that it supports the construction of a building in this precise location.  
The two issues of handling facilities and shelter can be seen as separate ones. Many farmers construct in-field handling pens and races to handle, test and treat cattle, without the need for a building. I am also baffled by the apparent argument that, because the cattle have been over-wintered in this field in the past, then that is where a new building to house them in the winter (and for calving) should be built. If a building in this field is essential, that would imply that a building in every pasture field is essential, which is clearly not the case.

Cont’d...

- The established norm is to over-winter and calve livestock in buildings close to the farmstead, where there is ready access to water, electric light, feed and supervision. The location of the building as proposed would still necessitate the transport of feedstuffs to the building and would not be close to any supervision. It is also understood that the building may only be used in the most severe weather, which would tend to undermine the objective of reducing poaching of the grassland. The applicant has indicated that cattle are already walked back to the farmstead for veterinary treatment, which indicates that they could be moved there at the beginning of winter and then turned-out to graze again in the spring.
- Although subsidiary in this case to the principal issue of siting, the proposed colours of the materials are also inappropriate. Roof sheets should be in a DARK grey colour (Marley Eternit Farmscape sheets in the anthracite colour being an example of a suitable tone). Natural grey concrete wall panels are also too light in colour and should be painted a dark grey so as to be less intrusive. These points should also be taken into account should the applicant choose to withdraw the application and propose a new location.

In conclusion, the AONB Committee **STRONGLY OBJECTS** to the proposed development, on the principal issue of inappropriate siting but also on the subsidiary issue of inappropriate colour of materials. For the avoidance of any doubt, since our principal concern is one of siting, it should not be inferred that we would withdraw our objection if the colour of the materials was changed.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Jackson', with a stylized flourish at the end.

PAUL JACKSON  
AONB Manager  
Howardian Hills AONB Joint Advisory Committee

**From:** Paul Jackson  
**To:** dm@ryedale.gov.uk  
**Date:** 10/08/2010 16:14  
**Subject:** 10/00717/MFUL - Erection of agricultural storage building, Harome

Although this application is situated outside the designated boundary of the AONB, it is a major development and would be significantly visible in medium-distance views from above Nunnington village.

I have the following comments to make:

- ~ The proposed building is large, replacing a range of traditional stone buildings that at present appear subservient to the adjacent farmhouse.
- ~ The material finishes currently proposed are generally very light in colour and consequently are likely to be visible for significant distances, as a number of new farm buildings in the Vale of Pickering are. Dark finishes to walls and roofs help to integrate new farm buildings into the landscape more successfully.
- ~ In other instances the stone from demolished traditional buildings has been used to clad the walls of new buildings, to ameliorate the visual appearance of white concrete wall panels. If this proves to be impractical in this case, the wall panels should be painted in a dark grey colour to reduce their visual impact. A similar approach has been taken recently with a substantial new farm building at Middle Farm (Sproxtton).
- ~ Creosote treatment of the Yorkshire boarding would be preferable, as it will help to darken the colour. The tanned finish fades to a pale colour as it weathers, but this is a common enough material/finish for the walls of farm buildings and so is not a significant issue.
- ~ The roof sheets should be a dark matt grey colour, not natural grey which is very light (and appears white in bright sunlight). Marley Eternit Farmscape Anthracite sheets are an example of an appropriate colour, although other similar products are also likely to be available.
- ~ Some consideration may need to be given to landscaping measures in the pasture field to the south - a number of individual trees in stock-proof guards may be more appropriate than a solid belt of trees or shrubs.

In conclusion, I have no objections to the building per se but its visual impact on the landscape and when viewed from the AONB could be significantly mitigated by the use of dark-coloured finishes on walls and roof.

Paul Jackson

Paul Jackson  
Howardian Hills AONB Manager  
The Mews, Wath Court  
Hovingham  
York  
YO62 4NN

Tel: 0845 034 9495 / NYCC Extn 6775

Mob: 07715 009426

Website: [www.howardianhills.org.uk](http://www.howardianhills.org.uk) ( <http://www.howardianhills.org.uk/> )

Areas of Outstanding Natural Beauty (AONBs) are home to some of the UK's most exquisite and unusual wildlife species. This rich biodiversity makes them special.

The family of AONBs supports the aims of the International Year of Biodiversity.

Biodiversity is life.

[www.biodiversityislife.net](http://www.biodiversityislife.net) ( <http://www.biodiversityislife.net/> )

**From:** Paul Jackson  
**To:** dm@ryedale.gov.uk  
**Date:** 10/08/2010 15:29  
**Subject:** 10/00905/FUL; Extension to stables and formation of menage, Huttons Ambo

The comments I made in response to the previous application (10/00392/FUL) have been addressed and can be stipulated in the form of Conditions on the colour of materials, landscaping (hedge growth) and lighting.

Paul Jackson

Paul Jackson  
Howardian Hills AONB Manager  
The Mews, Wath Court  
Hovingham  
York  
YO62 4NN

Tel: 0845 034 9495 / NYCC Extn 6775

Mob: 07715 009426

Website: [www.howardianhills.org.uk](http://www.howardianhills.org.uk) ( <http://www.howardianhills.org.uk/> )

Areas of Outstanding Natural Beauty (AONBs) are home to some of the UK's most exquisite and unusual wildlife species. This rich biodiversity makes them special.

The family of AONBs supports the aims of the International Year of Biodiversity.

Biodiversity is life.

[www.biodiversityislife.net](http://www.biodiversityislife.net) ( <http://www.biodiversityislife.net/> )

**From:** Paul Jackson  
**To:** dm@ryedale.gov.uk  
**CC:** rachel.smith@ryedale.gov.uk  
**Date:** 16/09/2010 17:16  
**Subject:** 10/00980/FUL; extensions to visitor centre, Terrington Lavender

The principal public viewpoint of the visitor centre is when approaching the AONB from the south, on the road between Sheriff Hutton and the foot of Terrington Bank. It is prominent enough to still elicit comments to us about it, when applications for other buildings along the southern ridge of the AONB are mooted.

When first proposed there was considerable concern that the visitor centre would appear as an isolated development on the crest of the ridge of the AONB, visible from a long distance to the south. The AONB Joint Advisory Committee's comments at the time I believe included a request that the building be constructed in such a way that it could be dismantled if the fledgling business should prove unviable. Whilst this has clearly not been the case, and Terrington Lavender allows wide-ranging views of the AONB landscape, the issue of visibility from a long distance still applies. The visitor centre has now become established as a feature of the landscape, with the hedge to the north providing complete screening. The birch trees to the south of the car park however have a minimal impact on the long-distance views from the south, and any more substantial screening belt would negate one of the main attractions of this location - its long-distance views.

Notwithstanding the fact that it has become an established feature, the visitor centre still occupies a sensitive location in the AONB, visually separated as it is from the adjacent settlement of Terrington. It is therefore appropriate that any proposals to extend the building on the site are carried out in a sensitive manner, to respect this.

I have no observations to make on the eastern extension - the roofline is of the same height as the existing building and will not alter the profile when viewed from the south.

The western extension however has a proposed higher roofline and I am concerned that this will increase the apparent visual bulk of the building. I have no objection to the principle of the western extension, but would much prefer it to follow the same roofline as the existing building.

Paul Jackson

Paul Jackson  
Howardian Hills AONB Manager  
The Mews, Wath Court  
Hovingham  
York  
YO62 4NN

Tel: 0845 034 9495 / NYCC Extn 6775

Mob: 07715 009426

Website: [www.howardianhills.org.uk](http://www.howardianhills.org.uk) ( <http://www.howardianhills.org.uk/> )



Areas of Outstanding Natural Beauty (AONBs) are home to some of the UK's most exquisite and unusual wildlife species. This rich biodiversity makes them special.

The family of AONBs supports the aims of the International Year of Biodiversity.

Biodiversity is life.

[www.biodiversityislife.net](http://www.biodiversityislife.net) ( <http://www.biodiversityislife.net/> )