

Alison Jones

From: Paul Jackson
Sent: 13 April 2012 16:54
To: 'planning@hambleton.gov.uk'
Cc: 'Helen Laws'
Subject: 12/00664/APN; Foxfoot hay, Coxwold

I visited the site on 12th April and have the following observations to make:

- 1) I have no objection to the siting of the building - it is within the existing array of traditional farm buildings.
- 2) The proposed roof colour is given as "Grey". This must be the dark, Anthracite, Grey, not the Natural Grey (which is very light and would be significantly intrusive against the existing clay pantile roofs). Anthracite Gray will match the weathered roofs of the existing modern buildings much better.
- 3) An alternative colour for this specific location would be a red/brown to match the clay pantiles. Looking at the Marley Eternit range, applicable colours might be Bracken from the Farmscape range or from the Profile 6 range - Brown or Tawny Brown.

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Alison Jones

From: Paul Jackson
Sent: 13 April 2012 17:12
To: 'planning@hambleton.gov.uk'
Cc: 'Helen Laws'
Subject: 12/00663/APN; High Farm, Brandsby

I visited the site on 12th April and have the following observations to make:

- 1) I have no objection to the siting of the building - it is adjacent to the existing array of modern farm buildings.
- 2) The proposed roof and wall colours are given as "Green". This should more specifically be Dark Green, to match the colour of the existing main building on the site, and this should be clarified with the Applicants.
- 3) As the site is however on the top of a small ridge, consideration should be given to a small amount of treeplanting in order to break-up the skyline profile of the proposed new building. A small number of individual trees to the north of the building would satisfy this requirement.
- 4) I note that this building is close to the site of one proposed several years ago, which impacted directly on a Public Footpath. It would appear that this one has been sited specifically to now avoid the Public Footpath, but again this should be clarified with the Applicants and also with the Highway Authority.

Subject to the comments above, I can confirm that the proposal is in accordance with Objective AG4 of the AONB Management Plan, on the construction of new farm infrastructure.

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Howardian Hills

Area of Outstanding Natural Beauty

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

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

Tel: 0845 034 9495
Email: info@howardianhills.org.uk

Contact: Paul Jackson

My Reference: 3.1

Your Reference: 12/00637/FUL

Date: 20th April 2012

Dear Sir

Proposed alterations and extension to existing dwelling and installation of new vehicular access; 1 High Side, Brandsby

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 small link-extension and the creation of a new access via an overgrown track in an adjacent area of woodland.

I visited the site on 17th April and have the following comments to make:

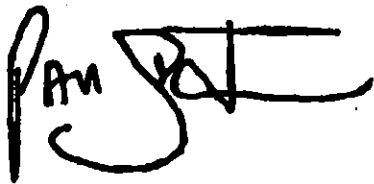
- I have no objections to the alterations and extension to the existing dwelling, nor per se to the construction of a double garage.
- I do however have serious concerns about the impact on the AONB landscape of the creation of a new access in the location shown. The northern section of Brandsby village is characterised by an impression of dense woodland, with occasional dwellings set back from the road. The access drive immediately opposite the proposed vehicular access is very clearly visually linked to the dwellings that it serves.
- The proposed access however is located in an area of natural-looking woodland (i.e. it has an undeveloped appearance). The access would therefore seem to 'appear' and 'lead to' no-where, and I believe that this would be to the detriment of the AONB landscape. It would not be compatible with the local character of Brandsby, where domestic accesses are generally visually associated with the properties they serve.
- Any approved access would need to be constructed to Highway Authority specifications, which would include kerbing and a bound surface adjacent to the highway. Even using conservation kerbing to match the local stone, and tarmac so as to have a dark surface, the simple fact of the development would I believe look incongruous against the backdrop of woodland at this location.
- Notwithstanding the above, should the application be approved then the kerbing should be Conditioned as Harvest Buff conservation kerbing and the bound surface as tarmac. In addition, absolutely no lighting should be installed other than on domestic structures (i.e. PIR-controlled lights on the house or garage, not along the access drive).

Cont'd...

- I note that a number of trees are to be felled, apparently regardless of whether this application is approved or not. The applicants need to be aware that, in land use planning terms, the woodland area is classed as Agricultural Land, i.e. not domestic garden. The Felling Licence Regulations will therefore be applicable – these do not apply to gardens but they do to Agricultural Land. The Regulations permit a certain amount of felling without Licence, but if this application is Refused then the applicants would be well-advised to consult the Forestry Commission before any felling takes place, in order to avoid illegal felling.
- In a similar vein, Approval of this application would not automatically confer Domestic status on the woodland area. If the applicants wish to manage the woodland as a garden, then a separate Change of Use planning application would be required. There are a number of instances in the AONB where I am monitoring the surreptitious conversion of agricultural land into extended 'gardens', which is both contrary to planning law and in general also detrimental to the AONB.

In conclusion, whilst I am happy with the principle of the alterations and extensions to the house, I feel that I have little option but to **OBJECT** to the proposed vehicular access, due to its siting in a natural area visually separated from any current domestic structures. I feel that this factor means that this part of the development would have a detrimental visual impact on the AONB landscape and represent an expansion of the village envelope into the surrounding countryside.

Yours sincerely

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

PAUL JACKSON
AONB Manager
Howardian Hills AONB Joint Advisory Committee

Alison Jones

From: Paul Jackson
Sent: 02 May 2012 17:08
To: 'dm@ryedale.gov.uk'
Subject: 12/00269/FUL; Erection of replacement grain storage building; Ness Hall, East Ness

I think I may be well beyond the time limit for this one, but the observation that I would make is that I would prefer the roof sheets to be Anthracite Grey rather than Natural Grey, as this immediately gives a darker, more weathered appearance to the roof and makes it less visible in the landscape.

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Alison Jones

From: Paul Jackson
Sent: 03 May 2012 17:32
To: 'dm@ryedale.gov.uk'
Subject: 12/00370/FUL; Erection of general purpose livestock building, Quarry Farm, Broughton

The only observation I would make on this application is that the roof sheets should be Anthracite Grey rather than Natural Grey, as this immediately gives a darker, more weathered appearance to the roof and makes it less visible in the landscape.

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Alison Jones

From: Paul Jackson
Sent: 22 May 2012 11:21
To: 'planning@hambleton.gov.uk'
Cc: 'Helen Laws'
Subject: 12/00940/FUL: Extensions to existing stables and construction of garages, Warren House Farm, Brandsby

Importance: High

I visited the site on 9th May and have the following observations to make:

1. I have no objections to the linking barn between the existing stables and garages.
2. I do however wish to **object** to the proposed extension, comprising 3 garages and 2 store rooms.
 - The proposed building extends significantly outwards from the 'perceived curtilage' of the Warren House complex of converted traditional farm buildings, recently constructed ancillary buildings (stables & garages) and the original agricultural storage building.
 - In addition to extending beyond this 'perceived curtilage', the proposed building is also at an incongruous angle to the aforementioned buildings, which are all in a parallel alignment.
 - I feel that these two factors will significantly affect the appearance of the Warren House 'development site', which I would not wish to see extend beyond its current limits.
 - Whilst I wouldn't normally question an applicant's need for a new development, I do also wonder why a property should be considered to need 5 garages...

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Alison Jones

From: dm@ryedale.gov.uk
Sent: 18 June 2012 15:24
To: Paul Jackson
Subject: Consultee Comments for Planning Application 12/00354/FUL

Mr Paul Jackson,

You have been sent this email because you or somebody else has submitted a consultee comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 3:22 PM on 18 Jun 2012 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 12/00354/FUL

Address: Land At Main Street Appleton Le Street Malton North
Yorkshire

Proposal: Change of use of land and building from agricultural to a builders yard to include external materials storage areas, erection of steel entrance gates and timber cladding of gable ends of existing buildings for covered storage of building materials and equipment (retrospective application)

Case Officer: Edward Senior

[Click for further information](#)

Comments Details

Comments: I have no major observations to make on this application. The application is retrospective but, other than noticing the cladding of the northern gable end and the yew hedge whilst driving past, no other details have jumped out at me. This would tend to indicate that any impact on the AONB landscape is negligible. The only minor point I would raise is in relation to the yew hedge. This seems rather churlish, given that the applicant has taken the effort to plant it and is keeping the entrance neat and tidy, but therein lies the issue. As an old quarry, characterised by native trees and shrubs, the yew hedge strikes a rather 'suburban' note and in effect extends the developed area of Appleton-le-Street slightly further into the 'countryside' area that separates the two halves of the village. Assuming that it would seem to be a real waste to take it out and start again with hawthorn (and at least it is native yew and not Leylandii), I would however ask that any further planting carried out on that northern edge of the site is native only and not ornamental. There is what looks like an ornamental maple behind the hedge and I certainly wouldn't want the non-native planting to continue. Any future planting should be of native species only.

Alison Jones

From: Paul Jackson
Sent: 26 June 2012 15:17
To: 'planning@hambleton.gov.uk'
Cc: 'Helen Laws'
Subject: 12/01154/FUL; Retrospective application for change of use of land; erection of menage and stables, Crayke Lane, Crayke

I visited the site today (26th June) and have the following comments to make:

1. As a principle, from both management and landscape impact perspectives, it is preferable for equestrian facilities to be located next to residential properties rather than in open countryside.
2. The site is however well-screened from views by mature hedges, which have been bolstered by the planting that the applicant has already undertaken in this field and also in adjacent ones.
3. The site also appears to be well-managed and tidy. Additional treeplanting has been undertaken in adjacent fields and I observed a barn owl hunting over the un-cut hay fields. The small-scale field pattern, mature hedges and generally semi-improved grassland in this part of the AONB is a notable characteristic of the landscape character.
4. The only external viewpoint that I could perceive was the long-distance one from the hill above Adams Hall Farm at Oulston. This however is the route of the Foss Way regional route and, if approved, I feel that some additional measures are necessary to mitigate any views from this path.
5. I note that the roof will be covered with felt, which I assume will be dark grey in colour. The walls are specified as horizontal timber boarding, but without a colour. The timber of the walls must be stained a dark brown colour - an untreated tanalised finish would not be acceptable.
6. In order to provide some 'disruptive' planting when viewed from the north, individual specimens of small tree species (e.g. rowan, field maple, crab apple) should be planted along the northern side of the menage (between approx E and H) and likewise to the north side of the hen run.
7. Should the Highway Authority specify the construction of a full access to their specification, this must use tarmac and harvest buff conservation kerbing. This will provide the most unobtrusive finish available - standard concrete kerbs must **not** be used.
8. Whilst the management of the site is clearly to a high standard currently, inevitably there must be a concern as to what may happen should the property change hands. If possible, Conditions should be imposed requiring the removal of the stables and menage should they become redundant. Likewise, a commercial use and potential residential development on the site are unlikely to be acceptable further scenarios.

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Alison Jones

From: Paul Jackson
Sent: 06 July 2012 13:45
To: 'dm@ryedale.gov.uk'
Subject: 12/00515/FUL: Re-surface existing play area and erect fences; Gilling Castle

Although I have not had an opportunity to visit the site in relation to this application, I do have some knowledge of the application site. I have also noted the pre-application meeting with English Heritage (of which I was aware), and their recommendations arising from that meeting.

I have the following observations to make:

- # The application site is in a prominent location, adjacent to the Listed Gilling Castle and within the Registered Park and Garden.
- # The play area is however already there, and it might be argued that an artificial grass surface blends better with its surroundings than the current surface.
- # I also note the fact that the fencing will be dark green - this follows the specification used for the all-weather sports pitch constructed some years ago to the north west of the application site. The modest height of the fencing for much of its length is also noted.
- # I concur with English Heritage's view that lighting would not be acceptable in this location within the Registered Park and Garden area, and this should be specified in the form of a Condition.

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Alison Jones

From: dm@ryedale.gov.uk
Sent: 11 July 2012 12:52
To: Paul Jackson
Subject: Consultee Comments for Planning Application 12/00372/OUT

Mr Paul Jackson,

You have been sent this email because you or somebody else has submitted a consultee comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 12:49 PM on 11 Jul 2012 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 12/00372/OUT
Address: OS Field 1047 (part) Lodge Farm Scackleton Lane
Scackleton Helmsley
Proposal: Erection of an agricultural workers dwelling (site area
0.10ha)
Case Officer: Rachel Smith
[Click for further information](#)

Comments Details

Comments: Further to our site meeting of 20th June, I can confirm that the amended location and scale of the dwelling concurs with the agreement reached at that meeting. I feel that this location is better integrated into the AONB landscape and also provides good management control over the goat unit site. Objective AG4.1 of the AONB Management Plan indicates that we will 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. Siting and scale issues are addressed in this Outline Application; I will await the Full Application in order to assess the issue of design and, as per the discussions at the site meeting, the landscaping Condition for the first phase of the goat shed itself must be fully implemented in autumn 2012. Paul Jackson

Alison Jones

From: Paul Jackson
Sent: 25 July 2012 17:36
To: 'planning@hambleton.gov.uk'
Cc: 'Helen Laws'
Subject: 12/01304/FUL: Alterations and extensions to form a dwelling and holiday cottage, Home Farm, Brandsby

I visited the site on 25th July and have the following comments to make:

- The proposals would have little impact on the landscape of the AONB, given that they involve the re-use of a range of traditional farm buildings.
- From a historic environment perspective the proposals would ensure that the range of traditional buildings have a sustainable new use.
- Residential tourist accommodation for equestrian users is currently under-represented in the AONB, although a number of other proposals are also at the planning approval stage. Low Farm has one of the key east/west bridleway routes running through it, although onward linkages for circular routes are somewhat limited in this part of the AONB/adjacent area. Access to private facilities on Low Farm itself is therefore likely to be a key attraction to visitors not wishing to do a lot of on-road riding.
- The provision of residential accommodation within this proposal could clearly cause some difficulties from a planning policy perspective. From an AONB perspective however I am happy that it provides a sustainable rural development, linked as it is to the running of Low Farm itself (including the potential tourist accommodation) and a freelance rural surveying enterprise. Should the application be approved however then appropriate Conditions will need to be placed on the Consent to ensure that the residential element remains connected to the farm holding and its enterprises.
- On minor points of detail, I always feel that conversions such as these are enhanced where the external woodwork (doors and window frames) use an appropriately agricultural colour scheme. In this instance a slate blue/grey colour scheme is almost universal and this could be adopted for the refurbished buildings. Although the stable block is well-concealed by the existing copse of trees and existing buildings, both roof and wall materials should have dark-coloured finishes so as to blend with their surroundings.

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Alison Jones

From: Paul Jackson
Sent: 30 July 2012 16:49
To: 'dm@ryedale.gov.uk'
Subject: 12/00585/FUL; siting of portable office building, the Arboretum, Castle Howard

I visited the site on 27th July and have the following comment to make:

Although the site is screened to some extent by the surrounding conifers, and by the deciduous trees on The Avenue during the summer, I would prefer the walls of the proposed building to be painted a dark colour.

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Alison Jones

From: dm@ryedale.gov.uk
Sent: 01 August 2012 13:31
To: Paul Jackson
Subject: Consultee Comments for Planning Application 12/00582/MFUL

Mr Paul Jackson,

You have been sent this email because you or somebody else has submitted a consultee comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 1:30 PM on 01 Aug 2012 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 12/00582/MFUL
Address: Birch Farm The Terrace Oswaldkirk York YO62 5XZ
Proposal: Erection of an agricultural grain store
Case Officer: Matthew Mortonson

[Click for further information](#)

Comments Details

Comments: I visited the site on 11th July and have the following comments to make: 1) From measurements taken on site it appears that the ridge line of the new building will be at approximately the same height as the eaves of the existing grain dryer. This would mean that the proposed building should appear as part of the existing group of farm buildings, rather than being substantially higher. 2) The use of anthracite grey roof sheets and dark green wall cladding will substantially reduce the visual impact of the proposed building, although I would prefer the dark colour scheme to extend down to the concrete wall panels as well. The dark materials colours should be enforced as a Condition should the application be Approved. 3) The existing row of tall trees to the east of the application site provides both substantial screening and a backdrop from the majority of angles, except when viewed from the north west (Oswaldkirk village). The existing row of trees does not in fact extend as far along the eastern side of the site as shown on the plan, and in addition much of the proposed 10m strip of treeplanting to the north will be very difficult to implement, if not impossible, due to the proximity of overhead powerlines. 4) In light of the above I would like to see the length of the building reduced, so that a greater proportion of it is screened by the existing tall trees. This would also allow more space for the 10m belt of treeplanting at the northern end, which should still wrap around the building as shown on the plan. Planting in proximity to the powerlines should consist of shrub species such as hawthorn, hazel, field maple and holly, with the tree species sited where there is more clearance. 5) The Planning Policy Statement

indicates that the business "hopes to expand into milling of wheat, oats, malting barley and beans". This could be interpreted as a desire to carry out 'contract milling' on behalf of other farmers. Should the application be approved then a suitably worded Condition should be attached so as to ensure that only produce fed to the farm's cattle, or produce grown on the farm, is milled on the site. Paul Jackson

Alison Jones

From: Paul Jackson
Sent: 13 August 2012 16:46
To: 'planning@hambleton.gov.uk'
Subject: 12/01514/FUL: Formation of car park etc, Newburgh Priory

I visited the site on 13th August and have the following observations to make:

The layout of the parking areas should ensure that a 'sea of cars' isn't visible from the road (which constitutes the main public viewpoint), but some understorey shrub planting would however be desirable on the western side of the car park too (i.e. between the access gate and the car park).

Should the access splay to the public road require widening, an appropriate surfacing material (e.g. gravel hot-rolled into tarmac) and Harvest Buff conservation kerbing must be used in order to harmonise with the stone wall and Listed gate pillars.

Any lighting should only consist of low-level lighting on unobtrusive posts. General car park lighting would be inappropriate in this location.

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Alison Jones

From: Paul Jackson
Sent: 17 August 2012 16:49
To: 'dm@ryedale.gov.uk'
Subject: 12/00176/FUL: Change of use of agricultural barn to camping barn, Low Baxtonhowe, Fryton

I have the following observations to make on this application:

The creation of this type of facility is to be welcomed, as it fills a currently vacant niche in the accommodation types available in the Howardian Hills, particularly in relation to equine-based tourism.

If at all possible the stainless steel flues from the log burning stoves should have a dark painted exterior finish. The shine from stainless steel, combined with flicker effects if vanes are fitted, can have a visual effect in the landscape far in excess proportionally to their size.

The windows/frames and doors/frames should be finished in a colour suitably appropriate for an ex-agricultural building. If my memory is correct the doors are a dark red, which would be a suitable colour for a finish. A white-painted or stained finish would not be appropriate.

I have no objection to the parking area but would like to see some low-density landscape planting in the proposed amenity area to the north, so as to break up any views from the escarpment edge on Fryton Lane to the north.

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Alison Jones

From: dm@ryedale.gov.uk
Sent: 22 August 2012 16:11
To: Paul Jackson
Subject: Consultee Comments for Planning Application 12/00793/AGNOT

Mr Paul Jackson,

You have been sent this email because you or somebody else has submitted a consultee comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 4:11 PM on 22 Aug 2012 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 12/00793/AGNOT
Address: Jubilee Farm Church Street Nunnington Helmsley YO62 5US
Proposal: Construction of new road access to serve farmholding
Case Officer: Matthew Mortonson

[Click for further information](#)

Comments Details

Comments: I have the following observations to make on this application: 1) The current access to the Jubilee Farm buildings is not ideal, being down a steep and narrow hill in the centre of Nunnington village. Fully laden articulated lorries struggle to negotiate Church Street, as well as the blind road junction adjacent to the Church. 2) The formation of the proposed new access would benefit both the operation of the Jubilee Farm business and the residential amenity/character of the Nunnington Conservation Area, without impacting detrimentally on the AONB landscape. As such the proposal seems to offer significant benefits, is in line with AONB Management Plan policies, and is therefore supported. Paul Jackson

Alison Jones

From: Paul Jackson
Sent: 23 August 2012 12:02
To: 'planning@hambleton.gov.uk'
Subject: 12/01719/APN; siting of 6 containers, Mill Farm, Brandsby

I have the following comments to make on this Notification:

- 1) The walls and roofs of the containers should be painted in dark colours - a dark green or dark grey.
- 2) Due to the relative heights of the containers and the existing buildings, I feel that the containers should **not** be stacked one on top of the other, as this would take them above the building ridge lines and create a visually discordant element within the site. The complex of buildings, although extensive, is at a relatively low level and this helps integrate it into the surrounding landscape.

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Alison Jones

From: dm@ryedale.gov.uk
Sent: 04 September 2012 18:07
To: Paul Jackson
Subject: Consultee Comments for Planning Application 12/00759/FUL

Mr Paul Jackson,

You have been sent this email because you or somebody else has submitted a consultee comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 6:03 PM on 04 Sep 2012 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 12/00759/FUL
Address: Sproxton Hall Farm Sproxton York YO62 5EQ
Proposal: Erection of a general purpose agricultural building
Case Officer: Matthew Mortonson
[Click for further information](#)

Comments Details

Comments:

This application is clearly linked to 12/00760/73A for the adjacent new building, so these comments should be read in conjunction with my observations on that application:
The building will have some impact when viewed from a distance, but I feel it will be minimal. The long-distance viewpoints onto the site are likely to be from the A170 to the west and B1257 to the south. From the A170 the building has the backdrop of Robsons Spring Wood (and the adjacent building currently under construction) and is not sky-lined at any stage. From the B1257 it is obscured by existing mature oak trees and other buildings on the Sproxton Hall site. # The impact on long-distance viewpoints will be minimised by the use of Anthracite Grey roof sheets, as proposed. # Short-distance views onto the site will arise from the Public Rights of Way network in the vicinity, to the north west and south. The principal view will be from the west, due to the existing buildings on the Sproxton Hall site and existing trees/hedges. # The impact on short-distance viewpoints will be minimised by painting all the external concrete grain walling a dark grey colour to match the Anthracite Grey wall sheets, as proposed. # Some landscaping measures have been suggested for the new building being constructed adjacent and those will also help to break-up the outline of this proposed building. With these mitigating measures in place (colour of materials and landscaping) I feel that the building can be successfully integrated into the AONB landscape. Paul Jackson

Alison Jones

From: dm@ryedale.gov.uk
Sent: 04 September 2012 18:00
To: Paul Jackson
Subject: Consultee Comments for Planning Application 12/00760/73A

Mr Paul Jackson,

You have been sent this email because you or somebody else has submitted a consultee comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 5:55 PM on 04 Sep 2012 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 12/00760/73A

Address: Sproxton Hall Farm Sproxton York YO62 5EQ

Proposal: Variation of 02 of approval 10/00463/FUL dated 18.06.2010 to state "The development hereby permitted shall be carried out in accordance with the following approved plan (s): Email confirmation from the agent dated 17 June 2010 in respect of materials/colour and Drawing Ref MFC064A:- 01 01 Location Plan, 02 02 Proposed Block Plan, 05 01 Proposed Revised Plans/Elevations and 06 01 Proposed Revised Elevations"
- substitution of plans.

Case Officer: Matthew Mortonson

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Comments Details

Comments: Having worked with the applicant on the original application I have the following observations to make: # The increase in height proposed in this application will have some impact when viewed from a distance, but I feel it will be minimal. The long-distance viewpoints onto the site are likely to be from the A170 to the west and B1257 to the south. From the A170 the building has the backdrop of Robsons Spring Wood and is not sky-lined at any stage. From the B1257 it is obscured by existing mature oak trees and other buildings on the Sproxton Hall site. # The impact on long-distance viewpoints will be minimised by the use of Anthracite Grey roof sheets, as proposed. # Short-distance views onto the site will arise from the Public Rights of Way network in the vicinity, to the north west, south and east. The principal views will be from the west and east, due to the existing buildings on the Sproxton Hall site and existing trees/hedges. # The impact on short-distance viewpoints will be minimised by painting the concrete grain walling a dark grey colour to match the Anthracite Grey wall sheets, as proposed. # The application involves an increase in ridge height of approx 2.4m. Whilst I did not feel that landscaping measures were necessary for the

original application, I think that some measures need to now be installed in order to reflect the c.20% increase in ridge height. I would therefore wish to see some planting of individual oak trees in guards in the grass fields to both the north west and east of the application site, to bolster the existing mature tree population and to provide the next generation of oak trees that will screen the building. I would envisage 4-5 trees to the north/west and a similar number to the east, located in such a way as to appear random and break-up the line of the new building (as opposed to trying to completely screen it). The planting stock should be of an adequate size to make an immediate impression. With these mitigating measures in place (colour of materials and treeplanting) I feel that the building can be successfully integrated into the AONB landscape. Paul Jackson

Howardian Hills

Area of Outstanding Natural Beauty

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

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A joint partnership funded by Defra, North Yorkshire County Council (Host Authority), Ryedale District Council and Hambleton District Council; also involving Ryedale and Hambleton Parish Councils, Natural England, Country Land and Business Association, National Farmers Union, Ramblers and Forestry Commission

Chief Planning Officer
Ryedale District Council
Ryedale House
Malton
YO17 0HH

Contact: Paul Jackson

My Reference: 8/11

Date: 19th September 2012

Dear Sir

12/00618/MFUL: Erection of 30 dwellings, Station Road, Ampleforth

Further to my email of 23rd August, I have the following comments to make on this application:

Summary:

I wish to OBJECT to this proposal in the strongest terms. Notwithstanding the revised Planning Statement and Alternative Residential Sites Assessment, this application is clearly Premature, contrary to the NPPF and must at this time be Refused.

Prematurity

- 1) Para 6.81 of the applicant's revised Planning Statement dismisses the Prematurity case on the grounds that the Ryedale Local Plan Sites DPD is not even at Consultation stage and that Refusal on those grounds would not therefore be justified.
- 2) That is a logical argument, but it completely ignores the fact that the Inquiry into the Local Plan Strategy is currently being conducted and Ampleforth Parish Council have Objected to the categorisation of Ampleforth as a Service Village.
- 3) Should the Inquiry Inspector recommend that Ampleforth should **not** be categorised as a Service Village, then **none** of the sites put forward for housing development would become Allocated Sites and there will no longer be a need for Ampleforth to accommodate 30 new dwellings (as its share of Housing Allocation to be provided by Service Villages).
- 4) It is hard to think that the LPA would not adopt the precautionary principle with this application. To Approve the application now is clearly to pre-judge the Inquiry Inspector's view on whether Ampleforth should or should not be a Service Village. An Approval now, with a subsequent Inspector's recommendation that Ampleforth should **not** be a Service Village, would be extremely embarrassing for the LPA, open up the possibility of Judicial Review and potentially be a breach of s85 of the Countryside & Rights of Way Act 2000 (which imposes a Statutory Duty on Public Bodies to have due regard to the purposes of AONB designation).

Cont'd...

Non-compliance with the NPPF

- 1) The applicant's case rests, as summarised in para 7.3 of the Revised Planning Statement, on the basis that the proposals represent sustainable development.
- 2) For that to be correct, then they must conform to para 14 of the NPPF. Sadly, this has been misquoted in para 5.4 of the Revised Planning Statement, with the omission of the crucial Footnote 9. The full correct text of this section of the NPPF is as follows:

- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁹

Footnote 9 states:

⁹ For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.

- 3) We then therefore need to move to para 116 of the NPPF, which qualifies how major developments within AONBs should be judged. As correctly quoted in the Revised Planning Statement, the NPPF states that Planning Permission should be refused for major developments except in exceptional circumstances and only after various assessments have been carried out.
- 4) The second bullet point of NPPF para 116 requires an assessment of “the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for [the development] in some other way.”
- 5) **Should the Inquiry Inspector recommend that Ampleforth should NOT be a Service Village then clearly the housing provision offered by this application WILL be accommodated outside the designated area.**
- 6) Because the Inquiry Inspector has not ruled either way on Ampleforth Parish Council's Objection to the designation of Ampleforth as a Service Village, then the proposals cannot therefore satisfy this test (as laid out in NPPF para 116).
- 7) Consequently, because Footnote 9 qualifies para 14 in respect of development within AONBs (and particularly with reference to NPPF para 116), this proposal is NOT sustainable development and therefore is not compliant with the NPPF.

Weight to be given to Local Plan Strategy policies/objections

The applicants have quoted various paragraphs of NPPF Annex 1 (Implementation) to bolster their case. In my view it has been a rather selective quotation and in fact Annex 1 can equally be used to support the case for Refusal on the grounds of Prematurity and non-compliance with the NPPF.

NPPF Annex 1, 215. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Cont'd...

I would argue that Saved Policy ENV2 of the Ryedale Local Plan is highly consistent with NPPF para 116 and should therefore (in line with Annex 1, 215 above) be given considerable weight. ENV2, in its second bullet point, states that:

Large-scale developments will be strongly resisted unless they are proven to be in the national interest, incapable of being located outside the AONB and designed to do as little damage to the environment as practicable."

Clearly, this major development of 30 dwellings WOULD be capable of being located outside the AONB, **if the Inquiry Inspector rules that Ampleforth should not be designated as a Service Village.**

Furthermore, the existence of an unresolved objection by Ampleforth Parish Council, on a point of principle upon which the whole case for the application hinges, must be given significant weight:

Annex 1, 216. From the day of publication, decision-takers may also give weight⁴⁰ to relevant policies in emerging plans according to:

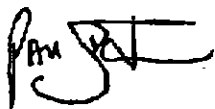
- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

⁴⁰ Unless other material considerations indicate otherwise.

Although the second of these bullet points is primarily written to allow proposals to be determined against emerging Local Plan policies where there are minor unresolved objections to that policy, it also applies in reverse. So where there are major unresolved objections against an emerging Local Plan policy, even if that policy is at an advanced stage of preparation, then that emerging policy should be given lesser weight in the decision-making process. I think it would be hard to argue that Ampleforth Parish Council's objection to the designation of the village as a Service Village was not a major unresolved objection in this context. As such therefore the Local Plan Strategy's current designation of Ampleforth as a Service Village should be given lesser weight, **until the Inquiry Inspector has concluded his report.**

I should make it clear that this **strong objection** relates to the due process that needs to be followed at the current time. Should Ampleforth subsequently be confirmed as a Service Village then this application could legitimately be judged on its other aspects such as siting, layout, design and potential impacts (landscape, neighbour, ecology, highways, etc). As it currently stands however, it is difficult to draw any conclusion other than that the applicant is attempting to slide this proposal through under the radar before the Inquiry Inspector has ruled on what status Ampleforth should have in the Ryedale Local Plan Strategy, which consequently will determine the amount and type of new housing development that will be permitted in the village.

Yours sincerely



P B JACKSON
AONB MANAGER

Alison Jones

From: Paul Jackson
Sent: 25 September 2012 10:20
To: 'dm@ryedale.gov.uk'
Subject: 12/00808/HOUSE: erection of extension and raising of roof height; Gilling
Importance: High

I visited this site today and have the following comments to make:

1. On the whole, I don't find any architectural merit in this scheme and feel that it would have a significantly detrimental impact on the landscape of the AONB, being situated as it is on the edge of Gilling village. For that reason it should be Refused.
2. The current building is of no architectural merit, but is acceptable in the streetscene due to its low roof line and associated planting. To raise the roof height (thereby creating an ill-proportioned building with a roof pitch and roof/wall ratio significantly at odds with adjacent buildings), whilst at the same time introducing a large expanse of window glass, would I believe significantly impact on the AONB.
3. The proposed ridge height is compared to the nearby Woodland View, and is lower than that. Having been a resident of Gilling at the time that Woodland View was built, I can however confirm that it caused significant adverse comment in the village due to the floor level being some 1-1.5m above natural ground level (in order to give a view over the front wall from the ground floor windows).
4. Woodland View should therefore be seen as an anomaly, rather than as a benchmark against which future development is measured. As an indication of this, the site now occupied by Oakside Cottage was subject to numerous applications (and rejected Appeals) for large houses, before the current dwelling was Approved.
5. Experience of recent schemes to create large windows such as proposed in this scheme indicates that they do not sit well in the AONB landscape. The reflection from them is disproportionate and draws the eye to the discordant element that they create. Of course, to work best they need to be take advantage of open views, which then brings them into conflict with AONB objectives (as currently covered by NPPF para. 14/Footnote 9, NPPF 115 and Ryedale Plan ENV2).
6. In conclusion: Although of modern origin Woodland View and Oakside Cottage are at least relatively sympathetic in design terms with more traditional buildings in Gilling. The large area of window glass and the shallow roof pitch proposed by this scheme would not harmonise with any of the existing dwellings that currently form the external edge of this part of Gilling.
7. It should be noted that my comments relate principally to the eastern elevation of the proposed scheme - I have no real objection to the western elevation (as it is internal-facing), but it's hard to see how that could be retained whilst creating a more acceptable eastern aspect (and a building that overall appeared balanced).

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

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Alison Jones

From: dm@ryedale.gov.uk
Sent: 28 September 2012 17:41
To: Paul Jackson
Subject: Consultee Comments for Planning Application 12/00761/HOUSE

Mr Paul Jackson,

You have been sent this email because you or somebody else has submitted a consultee comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 5:37 PM on 28 Sep 2012 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 12/00761/HOUSE
Address: Spring Cottage Main Street Ampleforth Helmsley YO62 4DA
Proposal: Erection of single storey detached home office building within the domestic curtilage
Case Officer: Matthew Mortonson

[Click for further information](#)

Comments Details

Comments: I visited the site on 27th September, including viewing from the south east at Gilling, and have the following comments to make: 1) I would wish to Object to the application, on the grounds of impact on the AONB landscape and over-development of the site. 2) The previously approved application (11/00754/HOUSE) has been completed and it shows that Spring Cottage occupies a relatively visible, open situation at the eastern end of Ampleforth village. Unlike much of the rest of the village it is not screened by amenity planting on its southern side. 3) One of the most noticeable aspects of the extension is the area of glass created by the new french doors that have been installed. 4) The proposed home office building will have a relatively substantial footprint when compared to the single storey extension. It will also have an unbroken glass 'wall' approximately 4m by 2m high on its southern aspect. Given the size and design I feel that this, when viewed in combination with the extension, constitutes both over-development and a detrimental impact on the AONB landscape. 5) I am also extremely unhappy with the applicant's justification for the proposed building. In the application for the extension (11/00754/HOUSE) it states "My client is a writer and requires an attached study area that can be separated from the main house". Approval for that proposal was granted, on that basis. 6) Now we get "My client is a writer and requires a dedicated study area that can be separated from the main house." 7) My suggestion is that the applicant should have thought better in the first place

about what they required, instead of assuming that development for twin purposes would be permitted, which could then be used for a sole purpose and a further application submitted. 8) In my view the aspiration for a dedicated study area has been achieved via the implementation of the extension, and the proposed separate home office building is of a size, location and design such as to have an unacceptable impact on the AONB landscape.

Alison Jones

From: Paul Jackson
Sent: 25 October 2012 15:28
To: Paul Jackson
Cc: Paul Jackson
Subject: FW: Consultee Comments for Planning Application 12/00879/AGNOT

-----Original Message-----

From: dm@ryedale.gov.uk [mailto:dm@ryedale.gov.uk];
Sent: 28/09/2012 18:04:16
To: Paul Jackson [mailto:Paul.Jackson@northyorks.gov.uk];
Subject: Consultee Comments for Planning Application 12/00879/AGNOT

Mr Paul Jackson,

You have been sent this email because you or somebody else has submitted a consultee comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 6:00 PM on 28 Sep 2012 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 12/00879/AGNOT
Address: Knoll Hill Farm Carr Lane Ampleforth Helmsley YO62 4DL
Proposal: Erection of an agricultural storage building
Case Officer: Elizabeth Walker
[Click for further information](#)

Comments Details

Comments: I visited the site on 26th September and have the following comments to make: 1) I would wish to Object to the siting and materials proposed in this application. 2) The site, on an extremely prominent knoll when viewed from the east, would have a significantly adverse impact on the AONB landscape. The alignment and height of the building are such that it would have a much greater impact than the current building. I do not believe that the impact could be satisfactorily mitigated by the proposed planting of a hedge (should of course it ever be implemented - see point 6 below). 3) The ridge height of the new building, although perhaps on paper less than 1m greater than that of the existing building, would be considerably more on the site itself, due to the difference in ground levels over the site. 4) It is difficult to see where an additional building of this size could be satisfactorily accommodated in this location. The only possible alternative I can offer is to the west of the access gate, along the roadside hedge, although this would require substantial works to alter ground levels. It would also require both painting of the concrete plinth

panels in a dark grey colour and screening landscaping on the south side. 5) Although currently unauthorised, I would prefer to see a Notification based around retention and screening of the shipping containers (or structures of similar dimensions), as I believe that this would offer a significantly less intrusive option. 6) I am frankly astonished that an application for a new building has been submitted when Condition 01 attached to 11/01038/FUL has not been complied with. This states that "Within five months of the date of this approval (31/1/12) the roof of the lean-to building hereby approved shall be painted dark grey. The roof shall be permanently retained in that condition...." 7) There has been no attempt to comply with this Condition, which was a result of my Objection to that application originally. Enforcement action should therefore be pursued as a matter of urgency, in order to secure improvement of what continues to be a significant visual intrusion in the AONB landscape, and no further development should be considered until full compliance has been achieved.