

Wendy Strangeway

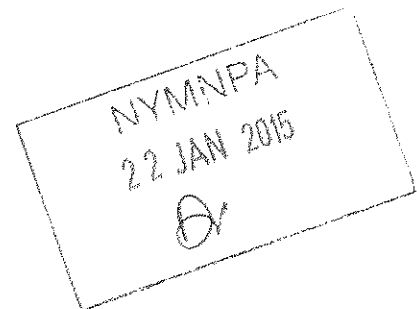
From: planning@northyorkmoors.org.uk
Sent: 22 January 2015 16:01
To: Planning
Subject: Comments on NYM/2014/0853/RM/FL - Case Officer Mrs H Saunders - Received from Mr Paul Jackson at Howardian Hills AONB, The Mews, Wath Court, Hovingham, York, YO62 5UU

I noticed this new building whilst on a site visit within the AONB and have the following observations to make on the new application:

- 1) Although a comprehensive landscaping programme is proposed, this building sits in a very prominent position on the valley side overlooking the AONB. Its size and scale now appear somewhat disproportionate to the adjacent buildings.
- 2) The building has been constructed 20% larger than was originally approved, which I would consider to be a significant anomaly. Because the increased size is on the elevation that faces onto the AONB, this creates a building that now appears out of proportion in its setting.
- 3) The revised plans state that the roof sheets will be 'Natural grey'. They should be specified as a dark or 'Anthracite grey' in order to minimise visual impact and also comply with the relevant Condition imposed by the previous Approval.

Comments made by Mr Paul Jackson of Howardian Hills AONB, The Mews, Wath Court, Hovingham, York, YO62 5UU Phone 0845 034 9495 EMail paul.jackson@northyorks.gov.uk Preferred Method of Contact is Email

Comment Type is Comment



Paul Jackson

From: Paul Jackson
Sent: 25 March 2015 15:23
To: 'Conservancy, Yorkshire and North East'
Subject: EWGS 37520: Brandsby 10 yr FLA

Importance: High

I have the following observations to make on these proposals:

1. Phasing. Cpts 8b + 8c and particularly 11a + 11b constitute some significant areas of felling. As this is a 10 year plan I am expecting that the felling will be phased across the period, in order to comply with UKFS requirements.
2. Restoration of heathland vegetation along ride/cpt edges. Many of the woodlands occupy sites that were formerly heathland and felling or thinning operations give the opportunity for some re-structuring in order to regenerate vegetation along ride edges. Of the compartments to be felled, cpts 6a, 8b, 8c, 35b and 35c are the ones that would offer most potential for heathland restoration along their edges. This would comprise leaving some unplanted margins during restocking. Likewise, during thinning operations in Black Gill Plantation and on Black Moor, thinning could favour the widening of rides or woodland edges where heathland vegetation might be expected to regenerate.
3. Scheduled Monuments. Heavy machinery should avoid Monuments during felling or thinning works. Any planted conifer trees or regenerated broadleaved trees should be felled by hand and removed from the Monuments (which often include a now filled-in ditch around the outside). Stumps should be treated where necessary to prevent any regrowth.
4. Limekilns. Damage to the kilns in 10a and 11c should be avoided during felling/thinning works respectively. The AONB has carried out works on these sites in the past and assistance in preventing regrowth after tree removal may be available.
5. Stone walls. Damage to the roadside stone walls in cpts 11a and 35c should be avoided. The AONB has gradually been restoring walls in the vicinity – the one alongside 35c was repaired several years ago and the one on the edge of 11a is on our 'wish-list'. Restocking in 11a should leave an adequate unplanted margin adjacent to the wall, to prevent damage.
6. Restocking. Cpt 21 is on the Ancient Woodland Inventory, but potentially the most significant PAWS site is cpt 10a. This is NOT on the AWI but Andrew Weston's 1991 Woodland Survey concluded that this is an omission. Documentary evidence and the survival of high quality Ancient Woodland ground flora in cpt 10b indicate that Toft Wood should be treated as Ancient. It was for this reason that the whole of Toft Wood is designated as a Site of Importance for Nature Conservation in the Ryedale Local Plan and is also therefore a Natural Environment Priority Site in the AONB Management Plan. Restoration of cpt 10a to native broadleaved woodland is a high priority, and the categorisation of it as Ancient would also enable Countryside Stewardship grants to be paid for restoration to appropriate native broadleaved species.

If you have any queries please do not hesitate to contact me.

Paul Jackson
Howardian Hills AONB Manager
The Mews, Wath Court
Hovingham

York
YO62 4NN

Tel: 0845 034 9495 / NYCC ext 6775
Mob: 07715 009426
Web: www.howardianhills.org.uk



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

Development Management
Ryedale District Council
Ryedale House
Malton
North Yorks
YO17 7HH

Contact: Paul Jackson

My Reference:

Date: 26 March 2015

Dear Sirs

15/00067/MFUL: Establishment of a farmstead to include agricultural workers dwelling, erection of sheds, creation of storage area and landscaping; Land north of Coulton Lane, Gilling

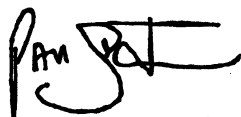
I have the following observations to make on this application:

1. The creation of a new farmstead in open countryside in the AONB is always likely to be difficult to achieve satisfactorily, given the relatively open nature of the landscape. This site however benefits from a substantial screen/backdrop to the west, in the form of Mill Wood, and a landscape character that lends itself better to screening planting than the previously proposed site to the east of Gilling village did.
2. The landscaping plan has been developed in consultation with me and I feel that the replanting of a former hedge line, together with a significant number of new hedgerow trees, will help to integrate the development into the landscape. To create a more immediate effect the individual trees are proposed to be 3-4m tall and this should be Conditioned as part of any Approval.
3. The screening effect provided to the site by Mill Wood is substantial and, if the application is Approved, the LPA may wish to consider a Condition requiring a Management Agreement on the woodland. It consists of broadleaved species and is a Site of Importance for Nature Conservation, thereby making it suitable for long-term management via a 'continuous cover' system.
4. The materials proposed for the farm buildings (i.e. dark green sheeting for the walls, painted concrete plinths and dark grey roof sheeting) should ensure that they blend as much as is practicably possible with the woodland backdrop. The materials colours should be controlled by Conditions, as would be normal for such proposals.
5. Lighting. Whilst lighting of the yard area will clearly be required, this should be to the highest modern standards and PIR controlled, to ensure that the minimum of light pollution is created. No lighting should be installed along the access road.

Cont'd...

In conclusion, should the LPA conclude that the agricultural justification for the proposed development is proven, I would still have concerns about a new development of this size within the AONB landscape. The landscaping proposals would however result in a beneficial re-construction of the framework of trees and hedges in this part of the AONB. These, in conjunction with the dark colours of the materials proposed for the farm buildings, would I believe help to mitigate the impact on the AONB landscape.

Yours sincerely

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

P B JACKSON
AONB MANAGER

Paul Jackson

From: Paul Jackson
Sent: 10 April 2015 16:42
To: 'dm@ryedale.gov.uk'
Subject: 15/00215/HOUSE: Erection of extension, North Wing, Firby Hall

I have the following observations to make on the proposals:

1. Firby Hall, and particularly the North Wing, is significantly visible from the Public Footpath (which is also the Centenary Way route) that runs through the gardens to the north of the Hall. Large country houses and their associated designed landscapes form a significant element of the landscape character of the Howardian Hills AONB and are one of its named Special Qualities (i.e. the reasons for which it was designated).
2. The current small single storey extension is demonstrably subservient to the main façade of the North Wing, whilst the separation distance and materials used for the stable block make it appear as a 'garden' structure. The current impression therefore is of the North Wing with several additions and then a stable block that, although significant in size, does not unduly impinge on the Listed Hall or its setting. The stables are sited close to other garden sheds and paraphernalia which, although rather extensive, are clearly utilitarian 'garden' structures.
3. My significant concern is that the size and extent of the proposed extensions will *not* be subservient to the existing Listed Building, and they are not really structures that one might reasonably consider to be 'within the character' of the Hall. The large kitchen extension might possibly be considered to be within character, apart from the fenestration which is significantly at odds with the remainder of the building. Whilst I can understand why it might be designed this way, I'm not sure that it's appropriate in this setting.
4. My principal concern however relates to the size and extent of the proposed brick-faced single storey range. Although the ridge height OD may not be too dissimilar to the current stables structure, the façade itself will be significantly more extensive because the proposed range will be excavated down to the same ground level as the Hall (approx. 1.5m). That significantly increases the surface area of brickwork, and consequently the potential visual impact on the North Wing itself. Although the Walled Garden is constructed of brick, I didn't see any other outbuildings around the Hall (accepting that I didn't walk the whole way round the structure) with which it could be said that the proposed range harmonises/mimics. The proposal would extend what is in essence the rectangular building footprint of the Hall into one with a significant 'spur' of 'ancillary buildings'. Given that no such range appears to exist at present, and according to the historic maps has not done so in the past either, I feel that this would be out of character for the existing Listed Building and its setting.
5. I should also make the point that I find the submitted plans somewhat unhelpful. The Existing and Proposed plans use two completely different formats, making direct visual comparison and assessment of what is proposed extremely difficult. For example, 3D images are produced for the Proposed elevations but not for the Existing, whilst the OD heights are given for the existing buildings but not for the Proposed buildings. The plans don't show one single comparable elevation drawing, which I think for a scheme of this significance in relation to a Listed Building is not really acceptable.

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

Tel: 0845 034 9495 / NYCC ext 6775
Mob: 07715 009426
Web: www.howardianhills.org.uk

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 13 April 2015 16:35
To: Paul Jackson
Subject: Consultee Comments for Planning Application 15/00286/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 4:28 PM on 13 Apr 2015 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 15/00286/FUL
Address: Flat Top Farm Terrington South Bank
Terrington YO60 6PB
Proposal: Erection of extensions to existing livestock building and existing grain store
Case Officer: Charlotte Cornforth

[Click for further information](#)

Comments Details

Comments: I have the following observations to make in relation to these proposals: 1) Both buildings should use an Anthracite or dark grey colour for the roof sheeting, as indicated on the plans. 2) The elevation likely to be most visible from outside the site is the western gable of the grain store extension. No colour has been specified for the roller shutter door and this should be either a dark grey or, preferably, a dark green to match the sheeting on the walls. I'd also prefer to see the wall sheeting extend further towards ground level, as pre-cast concrete grain wall panels can show very white when contrasted with dark sheeting above. Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 01 May 2015 17:04
To: 'dm@ryedale.gov.uk'
Subject: 15/00346/HOUSE: Resurfacing of courtyard, erection of entrance gates, etc; East Newton Hall

I have the following observations to make on this application:

1. The driveway is already in existence and consequently I don't have any issue with re-opening it. Parkland is one of the Special Qualities of the AONB and re-opening the original drive will I believe improve the setting of the Hall.
2. The plans show open metal parkland fencing as the boundary on either side of the existing field gate at the end of the drive. There are in fact hedges also along the outside of the fence and, as no mention is made of hedgerow removal, it's presumed that the hedges are to remain and the new gateway created pretty much in the existing gateway.

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

Tel: 0845 034 9495 / NYCC ext 6775

Mob: 07715 009426

Web: www.howardianhills.org.uk



Paul Jackson

From: Paul Jackson
Sent: 08 June 2015 15:46
To: Bates, Jon
Cc: Nick Short
Subject: F29490 - Gilling Piper Hill

Jon

Many thanks for your consultation letter of 19th May.

I have the following observations to make in relation to the proposals:

- 5424c – Although not within the area of activity, the former pale of the Gilling Castle deer park runs along the length of 5424f (it's within a strip of broadleaves and hence the compartment coincides with the feature) and thence into 5424b. Machinery must not cross the former pale whilst making its way to the nearby stacking sites.
- 5427a – This area contains a veteran Scots pine tree at grid ref SE 59644 75459, which should be avoided during thinning operations. Some halo thinning would be beneficial, as it's quite suppressed at the moment. If the opportunity arose at the same time to halo thin around another veteran pine immediately north of the track in 5426 at SE 59504 75525 then that would be extremely beneficial, as the tree is currently very suppressed by surrounding trees and is declining quickly in the humid micro-climate thus created. There is also a large Scots pine at SE 59580 75309 which, although not in the same age class as the other veterans, is clearly older than the surrounding larch and this again would benefit from some halo thinning.
- 5427c – The northern half of this area has been identified by Martin Hammond as one that has significant potential to be converted to acid sessile oak woodland. It would be a significant biodiversity gain if thinning operations could favour native broadleaves wherever possible, to create a more mixed-species stand.
- 5436 – The Scheduled Monument has already been identified and already has a good margin around it. Heather establishment in this compartment is good so some ride-widening would be beneficial. The track leading north west/south east is one of the few unsurfaced peat/acid soil rides remaining on Yearsley Moor so I would also expect it to be quite high value for invertebrates (which would also benefit from ride widening). The track bordering the eastern side of the compartment should also have the trees pushed back a bit, to help re-create some of the sense of the former carriage drive to Gilling Castle.
- 5438 – See comments for 5436 above, in relation to ride widening for heathland habitat restoration and restoring the Gilling Castle carriage drive.
- 5446a – If it was technically feasible, I'd like to see a heavier thin immediately below and to the south of the former Temple on the corner of the bluff, to recreate some of the vista that would once have been apparent from this important viewpoint in the Gilling Castle Registered Park & Garden. The survey work carried out 3-4 years ago also identified a path leading down from the Temple to the main track below it, although I've never managed to find it and it has probably been heavily modified by mountain biker activity there now. Nonetheless, if remains can be identified then they should be protected from damage by machinery.
- 5447c/d – An AONB 25th Anniversary log seat was placed some 5m from the edge of the tarmac road in the north west corner of this compartment, close to where a stacking area is indicated. It would be appreciated if the seat could be avoided during the operations and stacking took place to the west side of the ride, within 5445c.
- 5449 – The path along the southern side of this area is known as Mrs Barnes' Walk and is an important component of the Gilling Castle Registered Park & Garden. Machinery should avoid this path and look to use racks through the wood as an alternative. Likewise the slant path roughly dividing sub-cpts b and d is of historic value and this should also be avoided during harvesting operations (I've been consulted by Ryedale DC about the proposed new forwarder track here and I have some concerns about potential impact on parkland features).

If you have any queries or would like a site visit to look at/discuss any of these comments then please don't hesitate to get in touch.

Paul

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

Tel: 0845 034 9495 / NYCC ext 6775

Mob: 07715 009426

Web: www.howardianhills.org.uk



Paul Jackson

From: dm@ryedale.gov.uk
Sent: 15 June 2015 10:57
To: Paul Jackson
Subject: Consultee Comments for Planning Application 15/00633/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 10:47 AM on 15 Jun 2015 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 15/00633/AGNOT
Address: Track Within Park Wood North Side Gilling
East Helmsley North Yorkshire
Proposal: Formation of 650m long, 4m wide, access
track for use by forestry equipment.
Case Officer: Rachel May

[Click for further information](#)

Comments Details

Comments: I have the following observations to make in respect of these proposals: 1) The works will facilitate the restoration of replanted Ancient Woodland, which is supported by Objectives contained in the AONB Management Plan. 2) The works are however within the Gilling Castle Registered Park and Garden and so are on a historically sensitive site. 3) Whilst the large majority of the proposed track avoids any parkland features, and indeed is designed to prevent damage to others in the vicinity, there is potentially an issue where the north western 'arm' of the proposed track crosses a 'Path'. This path is believed to have some antiquity and be a feature of the original parkland, as it is lined by beech trees on either side that I believe could be grown-out hedges. 4) I have raised this point with the Forestry Commission as part of my response to their consultation on the felling proposals and they are aware of the sensitivity of the 'Path'. The accompanying Notes indicate that the crossing point will be repaired if necessary after the works have taken place. 5) The crossing point should also be located so as to minimise the need to fell any of the adjacent beech trees. The origin of the trees means that there are gaps in the rows where trees haven't survived or have subsequently died, and

these gaps should be utilised where at all possible. Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 16 June 2015 16:30
To: 'dm@ryedale.gov.uk'
Subject: RE: Planning Application 15/00654/AGNOT

Importance: High

I have the following observations to make in relation to these proposals:

1. No elevation drawings have been provided so it is not possible to judge what proportion of the walls will be grey concrete panels and what proportion will be green fibre cement sheeting.
2. As the building is located on the more open side of the farmstead, I would like to see the green fibre cement sheeting extended towards ground level on the two external sides, to minimise the visual impact when viewed particularly from the Public Rights of Way on the higher ground to the north east of the application site.
3. The roof panels should be a dark grey in colour to reduce landscape impact – simple 'grey' normally refers to the very pale 'Natural Grey' sheet colour.

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

Tel: 0845 034 9495 / NYCC ext 6775
Mob: 07715 009426
Web: www.howardianhills.org.uk

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

From: dm@ryedale.gov.uk [<mailto:dm@ryedale.gov.uk>]
Sent: 09 June 2015 13:39
To: Paul Jackson
Subject: Planning Application 15/00654/AGNOT

Please see attached letter

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 28 June 2015 09:59
To: Paul Jackson
Subject: Consultee Comments for Planning Application 15/00179/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 9:49 AM on 28 Jun 2015 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 15/00179/FUL

Address: Low Farm Cottage Low Hutton Malton
YO60 7JB

Proposal: Erection of pitched roof to rear flat roof extension of existing dwelling, removal of rear porch and change of use, alteration and extension of attached barn to form additional domestic accommodation for the existing dwelling to include raising of roof height and erection of single storey rear extension

Case Officer: Rachel May

[Click for further information](#)

Comments Details

Comments: I have the following observations to make on these proposals: 1) No objections to the replacement of the flat roof on the extension with a pitched roof. 2) No objections to the principle of converting the attached feedhouse into additional domestic accommodation. 3) I do however have concerns about raising the ridge height of the feedhouse to such an extent that the existing house will then become subservient to it. The house appears to be of good vernacular design and as such one would expect to have attached barns, out-buildings, etc, as well as subsequent extensions to the original house. It is perfectly acceptable for these can be converted to provide additional living space to meet modern requirements, but the basic principle of subsidiarity should always remain. This has not been followed in this case and the current design would result in the former feedhouse becoming the dominant building. Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 28 June 2015 10:28
To: Paul Jackson
Subject: Comments for Planning Application 15/00637/HOUSE

Mr Paul Jackson,

You have been sent this email because you or somebody else has submitted a 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 10:18 AM on 28 Jun 2015 from Mr Paul Jackson.

Application Summary

Address: North Wing Firby Hall Village Streets Firby
Malton YO60 7LH

Proposal: Erection of single storey extension to north elevation to include double garage and biomass plant room, following the demolition of existing single storey extension and detached stable block (revised details).

Case Officer: Rachel Smith

[Click for further information](#)

Customer Details

Name: Mr Paul Jackson
Email: paul.jackson@northyorks.gov.uk
Address: 1A Wath Court, Hovingham, Helmsley,
North Yorkshire YO62 4NN

Comments Details

Commenter Type: ie Site/press notice

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I have the following observations to make on the revised proposals: 1) The amended design of the kitchen extension, to make it lower, flat-roofed and with a patently modern glazing style, clearly separates it from the Listed structure of the main house. As such it doesn't now try to emulate the building style of the Listed Hall and is clearly subservient to it. 2) I still however have significant concerns about the expanse of new brickwork presented by the proposed plant room/garage extension. Although the ridge height may not be any

higher than the current stable block, it is the change in materials/colour and significant increase in surface area that I still believe has a detrimental effect on the setting of the Listed Building. 3) Whilst landscaping planting to the North may mitigate to some extent the visual impact when viewed from the Public Footpath, I wonder whether a mix of wall materials might be a possibility to mitigate the visual impact on both the setting of the Listed Building and the perspective from the Public Footpath? For example, horizontal timber boarding above a brickwork 'plinth' could significantly soften the appearance and would still be within character for a 'range of outbuildings'.

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 28 June 2015 09:37
To: Paul Jackson
Subject: Consultee Comments for Planning Application 15/00651/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 9:27 AM on 28 Jun 2015 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 15/00651/HOUSE
Address: Welgarth Welburn Malton North Yorkshire
YO60 7EP
Proposal: Raising of roof height to include the installation of 7no. dormer windows to allow formation of first floor domestic accommodation.

Case Officer: Alan Hunter

[Click for further information](#)

Comments Details

Comments: I have the following observations to make on these proposals: 1) I have no objection in principle to raising the roof height of the current dwelling within the same footprint, as it is of poor quality and design currently. 2) Although the marking of the current eaves line on the new elevations drawings shows that the proposed increase in eaves height is relatively modest, I feel that the complexity of the design and complicated roof plan makes the increase appear much more significant. 3) I have significant concerns about the proposed design and in particular the number of protrusions - dormer windows, bay windows, entrance porches, etc. I feel that this will result in a very 'fussy-looking' design in what is still a fairly small building, and that the end result will be too visually cluttered. 4) The use of slate rather than clay pantiles should help to mitigate the impact of the number of roof slopes, but I still feel that a simpler design would be more appropriate for this open countryside location. Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 03 July 2015 17:22
To: Paul Jackson
Subject: Consultee Comments for Planning Application 15/00741/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 5:12 PM on 03 Jul 2015 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 15/00741/AGNOT
Address: Land To East Of Prospect House Farm
Terrington South Bank Terrington
Proposal: Erection of agricultural building for storage
of agricultural implements and produce
Case Officer: Charlotte Cornforth

[Click for further information](#)

Comments Details

Comments: I have the following observations to make in respect of these proposals: 1) The siting of the building doesn't follow any of the principles contained in the AONB Farm Building Design Guidance. The proposed site is in the middle of the field, separated from the existing buildings and any screening offered by the substantial surrounding hedges. It's also not in the centre of the land parcel, and at the opposite end of the field from the only access point, which would appear to compromise its purpose as a machinery and produce storage building. 2) The design of the building is also somewhat unconventional. One would expect at least a small blockwork or concrete panel plinth in a building of this type, to provide some robustness at ground level and a solid wall against which to store any loose materials. The inclusion of a hayloft, which I've never seen in a new building of this type, would appear to compromise the usage of the remainder of the building. Whilst it would theoretically be possible to store the old-style small rectangular bales in the loft, it would need an old-fashioned elevator to do that and getting them down again would be similarly laborious. The space needed to do this would have to be left open in the western half of the building, as the hayloft

has no external access, and this would reduce the useable floor area. 3) Although minor in comparison to the points above, the colour of the roof sheeting is not specified as dark grey, which should be expected in a location such as this with a backdrop of hedges and trees. 4) In conclusion, the siting and design are of such significant concern that this proposal should not be allowed under the Prior Notification procedure. It doesn't follow the AONB Farm Building Design Guidance in any way, and elements of the siting and design would appear to compromise its stated purpose as an agricultural building. Paul Jackson

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

Development Management
Ryedale District Council
Ryedale House
Malton
North Yorks
YO17 7HH

Contact: Paul Jackson

My Reference:

Date: 7 July 2015

Dear Sirs

14/00678/MOUTE: Outline application for the demolition of outbuildings and erection of mixed use residential-led development; Castle Howard Road, Malton

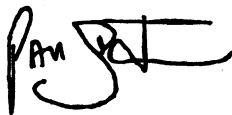
I have the following observations to make in relation to the revised LVIA and photomontages:

1. It was my understanding that the Masterplan had been withdrawn, but the photomontages are clearly using the same layout of building heights/styles/locations. I appreciate that some representation of building heights and layout is necessary in order to assess the impact of the proposed development, but I hadn't expected to see what is in essence the same Masterplan being used to do this.
2. Having said that, the grey Masterplan profile continues to indicate the unacceptable visual impact that the built elements of this scheme would have on the AONB and its setting. In my last response I was critical of the composition of the photomontage from Viewpoint 7 and I note the position of the tower as now shown.
3. I note that the landscape planting belt on the west side of the application site is now placed on a bund and that the photomontages run through to Year 15. Whilst this is undoubtedly designed to show that the proposed development can be screened with natural vegetation in due course, it only serves to highlight how landscaping can *itself* have an adverse visual impact.
4. The photomontages continue to demonstrate how the proposed development will cut the AONB off from its wider landscape context. One of the features of the Howardian Hills, which is recognised in both the cited Special Qualities and the Landscape Management Objectives for this North Ridge character area of the AONB, is the wide-ranging views. In this location they are across the Vale of Pickering to the North York Moors to the north, but particularly south and east to the Wolds. The impression of being 'at the end of a ridge', with open views to the Wolds particularly, characterises the setting of the AONB at this point.
The various iterations of the visualisations have shown that the AONB would be cut off from its landscape setting by either the near continuous skyline of houses higher than two storeys or by a 'green wall' of treeplanting. Neither is within landscape character for this part of the AONB setting, which is characterised by broken tree belts, individual trees, glimpses of low buildings and a wide open skyscape.
Cont'd...

5. Such a dense tree belt would also exacerbate the intrusive elements that are already present within the landscape at this point but which are currently mitigated by the open nature of the landscape – the 133KV powerlines pylons and the A64. Creating a 'green wall' would bounce more traffic noise into the AONB, impacting further on the users of the popular Rights of Way network to the west, whilst the pylons would become more intrusive because their backdrop would be trees rather than open sky.
6. My overall conclusion therefore continues to be that a development *incorporating buildings of the height indicated* cannot be adequately incorporated into the landscape at this point without having a **significant adverse visual impact on the AONB and its setting**. The impact of buildings taller than 2 storeys, which with the apparent retention of the Masterplan we must assume will continue to be distributed in such a way as to present a continuous skyline, will be apparent during the winter. When the trees are in leaf during the summer the built skyline will be replaced by a solid belt of greenery, which itself will then cut off wider landscape views. My comments above relate to views from the AONB looking south/eastwards, but as indicated in previous responses the development would also cut off any views from Malton out into the AONB to the west and this impact should not be discounted.

Taking into account the points discussed above, the **Objection** lodged in my letter of 30th July 2014 is maintained. The various iterations of the photomontages indicate that built development of the nature that continues to be proposed cannot be adequately mitigated, even by substantial treeplanting, to the extent that either it or the treeplanting itself wouldn't have a major adverse visual impact on the AONB and its setting.

Yours sincerely

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

P B JACKSON
AONB MANAGER

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 20 July 2015 13:17
To: Paul Jackson
Subject: Consultee Comments for Planning Application 15/00584/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 1:07 PM on 20 Jul 2015 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 15/00584/FUL
Address: Land At Main Street Appleton Le Street
Malton North Yorkshire
Proposal: Erection of four bedroom dwelling.
Case Officer: Helen Bloomer

[Click for further information](#)

Comments Details

I have the following observations to make on this proposal: 1) The application site is within the AONB but outside the Development Limit of Appleton-le-Street. Local Plan Strategy policy indicates that any new dwelling in such circumstances should be for Local Needs only and I don't feel that this proposal satisfies that criteria. 2) The builders yard area is well located within an area of mature trees and shrubs, the general purpose building is small and the roof sheets have weathered to a dark grey colour. I am therefore bemused by the concept of 'screening' the yard area by constructing a new house in front of it, closer to the road and hence significantly more visible than the yard currently is. 3) The designated boundary of the AONB was carefully drawn to exclude developed land (as at 1987) south of the B1257 within the 'Street' villages, so as not to split properties into AONB and non-AONB. It was also drawn so as to protect the significant 'wedges' of agricultural land that come down to the B1257 both between and within villages, in order to protect the views out into the AONB. This proposal seeks to in effect extend the visual built envelope of Appleton-le-Street and I feel that it would have a detrimental visual impact on the AONB landscape. Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 24 July 2015 12:38
To: Paul Jackson
Subject: Consultee Comments for Planning Application 15/00410/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 12:27 PM on 24 Jul 2015 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 15/00410/FUL

Address: Land At Gilling East Helmsley North
Yorkshire

Proposal: Erection of 3no. polytunnels for horticultural use together with additional landscaping to east and west boundaries of the site.

Case Officer: Helen Bloomer

[Click for further information](#)

Comments Details

I have the following observations to make on these revised proposals: 1) As the polytunnels now proposed are significantly smaller in size and portable, being more akin to large cloches, I'm unsure as to whether planning consent is technically needed for this element of the scheme. 2) The proposed building at the northern end of the site should use dark green materials in its construction, so as to blend with the hedge behind it. 3) If a hedge is to be planted along the eastern boundary of the site then this should be of a more conventional design than the one proposed. Six plants per metre in a double staggered row would be preferable, but four plants/m in the same configuration would be acceptable. Given that a mature hedge will grow 1.5m in 3 years I'm not sure how it could be managed to 1.5m total height on a three year rotation, so a standard minimum height of 1.8m would be more logical. Paul Jackson

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

Development Management
Hambleton District Council
Civic Centre
Stone Cross
Northallerton
DL6 2UU

Contact: Paul Jackson

My Reference:

Date: 6 August 2015

Dear Sirs

15/01555/FUL: Construction of an agricultural workers dwelling and triple garage; Thornton on the Hill

I have the following observations to make on this application:

1. Impact on the AONB landscape

- The proposed dwelling is large in scale and would be significantly visible from the nearby Malton Street to the north – this is a well-used public road accessing the village of Hushwaite from the east.
- The LVIA supplied with the application is of low quality and makes some false assumptions and contradictory statements about the usage of Malton Street. In one paragraph it claims that the views would only last 2-3 seconds for traffic passing at 60mph, whilst in the next it claims that it would be too dangerous for drivers travelling eastwards to look over their shoulders on a “single track lane”. Clearly this cannot cut both ways – I would suggest that the 85th percentile speed for traffic on this road, given its vertical and horizontal alignment, would be approximately 35-40mph. The LVIA also makes no allowance for seasonal effects such as lack of leaf cover in winter and summer hedge growth that is removed in autumn.
- The LVIA is written from a very urban perspective, as evidenced already by the suggestion that traffic speed will be 60mph just because it’s an unrestricted road. The statement that “viewpoints are taken from the position of motor drivers” because there is “no pedestrian footway” is farcical when applied to a rural situation.
 - Pedestrians use the road regularly, and two were observed during my site visit.
 - Malton Street connects National Cycle Network Route 65 on Thornton Lane (the western boundary of the application site) with the wider Howardian Hills area, which is extremely popular with recreational cyclists.
 - In a rural area many residents have 4x4 vehicles, which have a higher driving position and hence ability to see over hedges which a ‘normal’ motorist can’t.

Cont’d...

- As an agricultural area adjacent to a large estate there will be significant vehicular movements by farm workers in tractors, whilst beaters on the Newburgh Priory shoot will be able to easily view the development from the beaters' trailer on the 70 days each winter on which the shoot operates.
- These receptors will form a substantial proportion of the total and they are therefore significant, as well as having more significant views of the proposed development.
- In my view, and even allowing for perspective, the photomontage of the 'After' position shown on the final page of the LVIA is inaccurate, incorrect and misleading. Although it is accepted that the representation is only a solid block, it seems clear to me that the dimensions are incorrect. The proposed house is 14.5m wide and 15.5m deep when viewed from the perspective shown. Study of the photomontage shows that the block does not appear to exhibit these proportions – the depth should be similar in proportion to the width. Given this potential inaccuracy it is therefore not possible for either myself or the LPA to confidently or accurately assess the likely visual impact of the proposed building. The ridge height, eaves height and roof pitch (or all three) could well be different to those depicted in the photomontage. In my view this application should not be Determined until a photomontage showing the accurate dimensions of the proposed dwelling is supplied.
- In my view the size and scale of the proposed dwelling will have a significant negative impact on the AONB landscape. The LVIA concludes with an assessment of Low impact on the AONB but, as explained above, the analysis fails to take into account a significant number of other factors and receptors.

2. Size, scale and design

- The proposed dwelling does **not** follow a local vernacular tradition, contrary to the statement in the accompanying documentation. The architect appears to be aware of this, evidenced by the statement "It is not intended to produce a 'Georgian' replica..." The vernacular tradition in the Howardian Hills is for Georgian rectangular farmhouses of simple form, with either slate or pantile roofs. A square house, with a 22.5 degree roof slope, an artificial break of slope on the northern elevation and a mixture of roof materials on the main block is not within any kind of vernacular tradition for the area. The roof slope of 22.5 degrees is closer to that of an agricultural building (normally c.15 degrees) than a domestic one (c.35 degrees).
- I feel that the size and scale of the proposed farmhouse are excessive in relation to both the location and the proposed purpose. As mentioned in relation to the first application, the only other square building in the vicinity is Oulston Hall, and the proposed dwelling is some 2m bigger in both width and depth than the Hall. I still consider that that is a completely inappropriate scale for a sensitive open countryside location within an AONB. Quickly measuring even the largest farmhouses on the Newburgh Priory Estate nearby using GIS shows them to be of a smaller size and importantly with a width/depth aspect ratio of approximately 1.5:1.
- The application states that the dwelling will be "two storey with four bedrooms" but the revised east and west elevations show windows on a third storey. No floor plan or explanation is provided for this additional accommodation. The addition of these windows makes the fenestration on the 'gable ends' appear even more jumbled.
- The justification for the (indeterminate) number of bedrooms appears to be the perceived need to accommodate temporary veterinary students within the farmhouse. No indication is given as to the future use of the temporary dwelling currently on the site which, if my examination of the planning records is correct, does not appear to have a current valid planning consent (expiry 1/4/2013).

Cont'd...

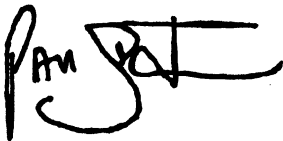
If permission is granted for a permanent dwelling then any application to retain the current dwelling, e.g. for use as student accommodation, should be Refused and the building removed immediately from the site. Alternatively, the current temporary farmhouse should be converted to use by students and the proposed permanent farmhouse significantly reduced in size, which would then have a much less significant impact on the AONB landscape.

- Given that the dwelling is purportedly for a livestock farm, especially one specialising in pigs, I find it very unusual that the floor plan layout appears to ignore the requirements of day-to-day farm working. I would expect to see a Boot Room, Farm Office and Toilet & Shower in a location that was easily accessible from the outside during the working day, maybe within a separate single storey wing or annex.
The floor plan doesn't appear to make any concessions to farmhouse use, with the Boot Room, Toilet and 'Study' all separated by corridors and hence impracticable for accessing in dirty working clothes.
- Should the LPA be minded to Approve the application, despite the significant concerns raised above, a Condition should be imposed requiring the hedge on the northern boundary of the property to be grown to and maintained at a height of no less than 4m and individual trees should be planted in the gaps that currently exist.

In conclusion I would wish to maintain our **OBJECTION** in the strongest terms to the proposal as currently presented. Whilst the principle of a permanent farmhouse is not necessarily an issue (subject to the LPA being satisfied as to the long-term viability of the farm business, etc) the current proposals are inappropriate for the location and would have a significant detrimental impact on the AONB landscape.

If you have any queries please do not hesitate to contact me.

Yours sincerely

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

P B JACKSON
AONB MANAGER

Paul Jackson

From: Paul Jackson
Sent: 14 August 2015 17:35
To: 'planning@hambleton.gov.uk'
Subject: 15/01459/FUL: Construction of replacement garage, vehicular access, etc, 3 Dale Cottages, Brandsby

I have the following observations to make in respect of these proposals:

1. The current parking arrangements for Dale Cottages are at the southern end of the row, comprising various garages and parking spaces.
2. The long gardens to the west of the cottages are uncluttered by domestic paraphernalia and present an attractive scene when viewed from the Yearsley-Brandsby road to the west. The topography of the small valley and elevation of the viewpoint means that the cottages and domestic garden areas are visible from some way to the west.
3. I have significant reservations about the size, scale and location of the proposed garage building. It is a substantial 3-bay structure, aligned in such a way so as to be at odds with the very rectilinear layout of the row of cottages and gardens. It is also significantly separated from the existing cottages, thus making it appear as a building in isolation. There are no other similar buildings within the area of gardens to provide it with any context.
4. I have similar concerns about the formation of the associated oval-shaped gravel driveway/turning area. Again this pays little heed to the strong rectilinear layout of the gardens and would also serve to introduce vehicles into an area where no others are currently present. Because of the alignment of the proposed building, the driveway/parking area would also be a significant visual element when viewed from the Yearsley road to the west.
5. I note that a Design and Access Statement doesn't appear to have been submitted, indicating how the proposed development might accord with Development Plan policies.
6. In conclusion I feel that the proposed building is excessive in size and poorly located - as such it would in my view have a significant detrimental visual impact on the AONB landscape.

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

Tel: 0845 034 9495 / NYCC ext 6775
Mob: 07715 009426
Web: www.howardianhills.org.uk



Paul Jackson

From: Paul Jackson
Sent: 27 August 2015 16:13
To: 'planning@hambleton.gov.uk'
Cc: cllr.christine.cookman@hambleton.gov.uk
Subject: 15/01555/FUL: Revised application for the construction of an agricultural worker's dwelling; The Baggins, Husthwaite

Whilst it wouldn't be normal for me to check on the progress of applications and submit further comments, I feel that I must do so in this case in order to correct factual inaccuracies put forward by the applicant in his letter of Support:

1. Clearly, an applicant's comments in support of their own application can only be treated as observations in response to other comments, rather than a formal expression of Support for the proposals.
2. In the course of refuting observations made by other Neighbour consultees, the applicant has also impugned my own comments, particularly in relation to the size/dimensions of the proposed dwelling and whether those dimensions are typical of farmhouses within the Howardian Hills.
3. Whilst some of the observations made in the Neighbour comments are clearly not material planning considerations, the applicant is being somewhat disingenuous in presenting a picture of himself as a 'hard-done-by local farmer'. Whilst my comments in relation to this specific point are themselves not material considerations, I feel that they need to be made so that the LPA can put the applicant's comments into context.

I started working in the AONB in 1997 (having incidentally lived here since 1966); the Glaisters at Garbutts Ghyll were already in residence in 1997; Mr Wilson moved to Yeoman's Course Farm in approximately 2007. The applicant received a grant from the AONB Committee in the winter of 2007/08 for a substantial amount of hedge planting, following two planning applications for free range hen buildings, starting in summer/autumn 2005. If my memory serves me correctly, the applicant was living in Lincolnshire and I got the impression that he had bought the land at Thornton Hill on a somewhat speculative basis without a clear idea of how he was going to use it, and I don't recall that he was a farmer before moving to Thornton Hill. Planning Consent for the hen buildings was Refused twice, after which the current outdoor pig enterprise was then developed. Although the applicant's entrepreneurial spirit of buying some land and moving from a suburban area to create a farm is to be applauded, making accusations of 'urban in-comers moving to the countryside and trying to dictate to 'native' farmers' is demonstrably false and disingenuous.

As indicated, the information above is not a material planning consideration, but by dint of presenting a false impression the applicant also calls into question my own comments.

4. Whilst an appropriately-sized farmhouse typical of those already found in the Howardian Hills *might* be applicable for the enterprise now developed on the land, the current proposals are (contrary to the applicant's assertions), very demonstrably NOT typical of the AONB. He accuses his neighbours of not knowing the dimensions of their own properties – from our GIS mapping I have measured Yeoman's Course Farm (including the western subservient extension) as approx. 16m x 8m, whilst Garbutt's Ghyll is approx. 19m x 8m (again with all its extensions from the original 'core' building). The closest traditional farmhouse to the north is High Leys, which is approx 12m by 7m, with an additional rear extension. Being typically Georgian, they are all proportionally rectangular and have relatively steeply pitched roofs, which is the overwhelming vernacular style of the Howardian Hills. In contrast, the proposals at The Baggins are for a property 14.5m wide but also 15.5m deep (i.e. almost twice the depth of local vernacular farmhouses), which leads to excessive bulk and a non-vernacular shallow roof pitch. Given the conspicuous location in a nationally protected landscape, and the fact that the LVIA photomontage gives a misleading impression of the proposed dwelling, I maintain my view that this application should be Refused.

Paul Jackson
Howardian Hills AONB Manager
The Mews, Wath Court

Hovingham
York
YO62 4NN

Tel: 0845 034 9495 / NYCC ext 6775

Mob: 07715 009426

Web: www.howardianhills.org.uk



Paul Jackson

From: dm@ryedale.gov.uk
Sent: 27 August 2015 09:51
To: Paul Jackson
Subject: Consultee Comments for Planning Application 15/00815/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 10:09 AM on 27 Aug 2015 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 15/00815/FUL

Address: Building At The Cottage Cawton Road
Gilling East Helmsley

Proposal: Erection of building comprising 2no. timber stables, field shelter, implement store and open fronted hay store following demolition of existing chicken shed and change of use of adjacent land to a mixed agricultural/equestrian use

Case Officer: Charlotte Cornforth

[Click for further information](#)

Comments Details

Comments: I have the following observations to make on these proposals: 1) The roof colour should be Conditioned as a Dark Grey, approximating to BS 4800 10A11 Charcoal Grey. 2) The walls should be treated with a dark-coloured stain to blend them into the landscape more quickly. Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 27 August 2015 16:55
To: 'Clare Davies'
Cc: m corder (landcare@btconnect.com)
Subject: RE: Solar Farm consultation responses

Clare

Sorry, yes I did get it but I think you were on Leave straight after so I wasn't sure what you wanted me to do.

I'm still not sure if this is a 'live' application or whether it's at sort-of PRE-APP stage – I didn't pick it up from the Weekly Lists but as it's at Raskelf I might have dismissed it as not being close to the AONB...

The landscaping plan is clearly comprehensive and involves gapping-up the existing hedges and planting new hedgerow trees. My comments in relation to the proposals and associated landscaping are:

1. A hedge management height of 4m is shown for the hedges around the south west corner. I couldn't see a proposed management height for the remaining hedges but feel that this should be Conditioned at 3m for the external hedges and perhaps 2m for the ones along the Public Right of Way that bisects the site.
2. The 'protrusion' of panels on the eastern side still appears incongruous and I don't think that any kind of perimeter landscaping proposal could prevent that impression. My strong preference would be for this field to be left clear of panels and managed either as woodland, wood pasture or an open farmland habitat (even left in arable cropping). This element represents approx. 5% of the total area of panels and I feel that its extension out into an open arable farming landscape over which the applicant has no control (as regards wider landscaping) will serve to draw attention to the development as a whole because of its incongruity. In my view it would be far better to create a strong boundary line along the beck because the eastern extension creates a visual intrusion proportionally far in excess of its actual physical size.

Paul

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

Tel: 0845 034 9495 / NYCC ext 6775
Mob: 07715 009426
Web: www.howardianhills.org.uk



From: Clare Davies [mailto:Clare.Davies@hambleton.gov.uk]
Sent: 26 August 2015 15:52
To: Paul Jackson
Cc: m corder (landcare@btconnect.com)

Subject: FW: Solar Farm consultation responses
Importance: High

Hi Paul

Did you receive this?
I would welcome your views.
Clare

Clare Davies
Planning Officer
Planning
Tel: 01609 767169
Email: Clare.Davies@hambleton.gov.uk
Website: www.hambleton.gov.uk

Your calls may be recorded for training and quality purposes. The call recording policy is available at www.hambleton.gov.uk



From: Jolyon Orchard [<mailto:jolyon.orchard@luminousenergy.co.uk>]
Sent: 24 July 2015 09:40
To: Paul.Jackson@northyorks.gov.uk
Cc: Clare Davies; David Bryson; Mike Rogers
Subject: Re: Solar Farm consultation responses

Dear Paul,

Please see attached a revised Landscape Mitigation Plan for the solar farm application at Boscar Grange Farm, which you have previously commented on.

The plan was revised following earlier comments from a landscape consultant engaged by the council to review our proposals, but I think these changes address your concerns too.

We have added significantly more tree planting on the eastern and western boundaries to help break up views, and additional hedgerow planting within the site. This is particularly relevant in the northeastern corner of the site, which I think should mitigate the views you are most concerned about on the minor road at Thornton-on-the-Hill.

If there is anything further we can do to enhance our landscaping proposals please let me know - happy to discuss on the phone if that's helpful.

Regards,

Jolyon Orchard
Director

On 22 Jul 2015, at 15:25, Clare Davies <Clare.Davies@hambleton.gov.uk> wrote:

Hi Jolyon

For information, it would be helpful to discuss with Paul and send him amended landscape proposals?

Clare

Clare Davies

Planning Officer

Planning

Tel: 01609 767169

Email: Clare.Davies@hambleton.gov.uk

Website: www.hambleton.gov.uk

Your calls may be recorded for training and quality purposes. The call recording policy is available at www.hambleton.gov.uk

<image618f97.PNG>

From: Paul Jackson [<mailto:Paul.Jackson@northyorks.gov.uk>]

Sent: 22 July 2015 13:39

To: Clare Davies

Cc: Clare-Louise Booth

Subject: RE: Solar Farm consultation responses

Clare

Many thanks for sending me the details of these schemes.

1. Sand Hutton. No observations to make on this scheme, as the separation distance from the AONB is significant and I don't feel that it would be visible at all as it's beyond Thirsk.
2. Boscar Grange Farm, Raskelf.
 - Although the separation distance is quite significant, I believe that there would be long-distance views onto the site from points on the Public Rights of Way network

around Husthwaite village. These would however be onto the 'back edge' of the panels rather than the south-facing aspect, so impact would be minimised.

- In my view the most significant viewpoint from the AONB is from the double bend on the minor road at Thornton-on-the-Hill, between High House Farm and Thornton Hill Farm. This is a minor road but it is also part of Route 65 of the National Cycleway Network and hence will have more non-motorised users than might otherwise be expected.
- The views onto the site will be experienced by southbound cyclists, as they descend the hill and look straight onto the site. It should however be said that this is a very short stretch and both before and afterwards tall hedges and topography mean that the site isn't visible.
- Although the views will be fleeting, some distance away and onto the back edge of the panels, the size of the development and the open arable landscape within which it sits indicate that some screening landscaping planting should be included. At present no additional planting is proposed, in contrast to the scheme just approved by Ryedale DC at Sheriff Hutton, which includes substantial boundary planting. Although that scheme has more roads and footpaths immediately adjacent, it is at least making an effort to improve the connectivity of hedges and woods in and around the site. This proposal makes no attempt to improve the hedges or woodland areas around the site to help break-up views of the site and I feel that that issue needs to be addressed.

Paul

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

Tel: 0845 034 9495 / NYCC ext 6775

Mob: 07715 009426

Web: www.howardianhills.org.uk

<image004.jpg>

From: Clare Davies [<mailto:Clare.Davies@hambleton.gov.uk>]

Sent: 08 July 2015 16:24

To: Paul Jackson

Cc: Clare-Louise Booth

Subject: Solar Farm consultation responses

Hi Paul

I have two solar farm applications.

15/01074/FUL - 18ha solar farm- Sandhutton Lane, Sandhutton

15/01268/FUL - 88ha solar farm Boscar Grange Farm, Raskelf

Would you be able to comment re views from the AONB?

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 03 September 2015 15:56
To: Paul Jackson
Subject: Consultee Comments for Planning Application 15/00675/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 4:14 PM on 03 Sep 2015 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 15/00675/HOUSE
Address: Hovingham Hall Church Street Hovingham
North Yorkshire YO62 4LU
Proposal: Erection of building incorporating parts of
existing stone wall to house wood pellet
biomass boiler and pellet fuel store to
serve Hovingham Hall
Case Officer: Charlotte Cornforth

[Click for further information](#)

Comments Details

I have the following observations to make in relation to these proposals: 1) Little information is given as to how the wood chips or pellets will be delivered to the pellet store, given that that area of the building doesn't appear to have any external access. Whilst this issue isn't directly relevant to any impact that the proposed development might have on the AONB, the building does need to be practical so that it doesn't subsequently need future alterations. I'll need to assume that the design has considered this issue and that the pellets or chips will be blown through a pipe from a wagon in the Estate Yard, via the pedestrian door. 2) Of more concern is the proposed colour of the walls, doors, flue, etc. According to the BS4800 colour chart, the colour Lizard Green doesn't exist. 10B21 is Lizard Grey but this is quite a light grey and I don't feel that this is a suitable colour for the building. I would prefer a darker colour than the one I assume is being proposed and this element of the design needs clarification. Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 14 September 2015 11:01
To: 'planning@hambleton.gov.uk'
Subject: 15/01659/FUL: Construction of equestrian arena and access track; Warren House Farm, Brandsby

I have the following comments to make in respect of this proposal:

1. No lighting should be installed on the proposed arena. It is located away from the main complex of dwellings/farm buildings and floodlighting would be an unacceptable extension of light sources out into the open countryside of the AONB.
2. Although the gaps in the roadside hedge have been replanted already, maintenance of the new plants appears to have been limited and survival is therefore patchy. Failed plants in all the gaps in the roadside hedge, extending along the whole roadside frontage of the applicant's property in an easterly and then northern direction from the application site, should be replaced so as to provide effective screening of the development.

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

Tel: 0845 034 9495 / NYCC ext 6775
Mob: 07715 009426
Web: www.howardianhills.org.uk



Paul Jackson

From: dm@ryedale.gov.uk
Sent: 14 September 2015 10:40
To: Paul Jackson
Subject: Consultee Comments for Planning Application 15/00973/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 10:58 AM on 14 Sep 2015 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 15/00973/HOUSE
Address: Ash Bank Main Street Stonegrave Helmsley YO62 4LJ
Proposal: Erection of single storey extension to south elevation
Case Officer: Tim Goodall
[Click for further information](#)

Comments Details

Comments: I have the following comments to make in respect of this proposal: 1) Whilst I don't have any objection to the principle of the single storey extension, or to it having a relatively large area of glazing, I feel that the amount of glazing should be reduced in order to minimise visual impact on the AONB landscape. 2) Although the southern gable end is not significantly visible from the adjacent public road, unfortunately it lines up with sections of the Public Footpath to the south of the village. At certain points on this path, the gaps in the hedge by the beck line up almost exactly with the axis of the extension, thereby putting it right in the eye line of observers. 3) I feel that the glazed doors are acceptable, and probably also the four rectangular panels immediately above the doors. The four 'triangular' panels to the eaves and apex should however I believe be replaced by a solid material, as they are a non-vernacular feature that extends substantially upwards and tips the balance too far away from the traditional appearance of the house. Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 18 September 2015 12:08
To: 'planning@hambleton.gov.uk'
Subject: 15/01989/FUL: Demolition of bungalow and erection of two storey dwelling, Springfield, Crayke

I have the following comments to make in relation to the proposals:

1. The current bungalow is constructed of brick and blends relatively well into the brick frontage of both modern and historic properties along Brandsby Street, apart from the significantly visually intrusive box bay windows.
2. The proposals seek to match the detailing of the proposed two storey dwelling with the adjacent Beech House Farm, which I feel is an acceptable design approach to take.
3. The proposed dwelling is obviously taller than the existing one, but the roofline appears to continue the stepped line of Brandsby Street as it rises up the hill.
4. The element that I have a strong objection to is the inclusion of new bay windows. These are clearly not evident on the adjacent Beech House Farm, or indeed on *any* street front property on the south side of Brandsby Street. As indicated above, bay windows are a non-vernacular feature in the Crayke Conservation area and in my view the creation of new bay windows, when added to the additional bulk of the dwelling proposed, tip this proposal into the territory of being unacceptable.

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

Tel: 0845 034 9495 / NYCC ext 6775
Mob: 07715 009426
Web: www.howardianhills.org.uk



Outstanding Week 19-27th September 2015
[Visit, enjoy and be inspired by Britain's Areas of Outstanding Natural Beauty](#)

Paul Jackson

From: Paul Jackson
Sent: 18 September 2015 12:49
To: 'planning@hambleton.gov.uk'
Subject: 15/01847/FUL: Construction of a replacement field barn: Manor Farm, Yearsley

I have the following comments to make in relation to these proposals:

- 1. The details of materials and colour finishes contained in the application are poor or none-existent and the application should not be Determined until more specific details have been obtained from the Applicant.**
2. The walls are stated as being timber Yorkshire boarding, despite the elevation drawings clearly showing that at least 50% of the wall's total height will either be pre-cast concrete panels or blockwork walling, which are normally very light in colour.
3. The elevation drawings and application form indicate that the roof will be profiled steel sheeting, and the Planning Statement indicates that it will be Marley BIG 6 sheets. Marley sheets are fibre cement (not steel), and are only available in 10 pre-determined colours. No colour has been specified in any of the documentation.
4. The proposed building is significantly visible from the well-used Public Footpath in the small 'close' immediately to the north east, but no landscaping has been proposed to screen the views.
5. The application as it stands does not follow the AONB Design Guidance for New Farm Buildings and Infrastructure, which has been Adopted by Hambleton DC as a material planning consideration, and I therefore **OBJECT** to it.
6. In order to comply with the AONB Design Guidance I feel that the following details/amendments are needed:
 - Siting. No amendments, as this mirrors the alignment of the existing farm buildings to the west and is therefore in visual harmony with them.
 - Walls. The Yorkshire boarding should either be extended to ground level, to cover the concrete panel/blockwork sections, or the panels/blockwork should be painted in a dark colour such as BS 10A11 Charcoal Grey. The Yorkshire Boarding should also be stained in a dark brown colour.
 - Doors. Timber to be stained a dark brown colour, to match the Yorkshire boarded areas.
 - Roof. Marley BIG 6 sheets in colour Blue (which is akin to a charcoal grey), or steel profile sheets coloured BS 10A11 Charcoal Grey.
 - Landscaping. A new hedge, consisting of native species at a density of 6 plants per metre and protected by spiral guards, should be planted along the full length of the eastern boundary of the small field in which the development is proposed, so as to provide screening from the adjacent Public Footpath.

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

Tel: 0845 034 9495 / NYCC ext 6775
Mob: 07715 009426
Web: www.howardianhills.org.uk



Paul Jackson

From: Paul Jackson
Sent: 25 September 2015 13:09
To: 'dm@ryedale.gov.uk'
Subject: RE: Planning Application 15/01087/AGNOT

I have the following comments to make in relation to this Notification:

1. In line with discussions between the applicants, myself and Charlotte Cornforth at a PRE-APP site meeting, the roof sheets should be a dark grey colour not Natural Grey as currently indicated. The colour used should approximate to BS 4800 colour 10A11 Charcoal Grey.
2. Likewise, the colour of the profile-sheeted area of the barn should approximate to colour 12B29 Midnight Green/Juniper.
3. There was also discussion about filling the gaps in the hedge immediately to the west and south (roadside) of the application site with native hedging, so as to limit external views onto the site. I feel that this would be of considerable benefit.

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

Tel: 0845 034 9495 / NYCC ext 6775
Mob: 07715 009426
Web: www.howardianhills.org.uk

Visit, enjoy and be inspired by Britain's Areas of Outstanding Natural Beauty

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

From: dm@ryedale.gov.uk [<mailto:dm@ryedale.gov.uk>]
Sent: 24 September 2015 10:07
To: Paul Jackson
Subject: Planning Application 15/01087/AGNOT

Please see attached letter

Paul Jackson

From: Paul Jackson
Sent: 12 October 2015 17:35
To: 'Tim Goodall'
Subject: RE: 15/00976/HOUSE at 10 Crambeck Village

Tim

I have the following comments to make on this proposal:

1. Assuming that the boundary fence is 2m high, I don't feel that the elevation drawings give an accurate indication of the height of the proposed building. The ridge height would I estimate be taller than the height of the sheds.
2. Pre-cast concrete panels with a pebble-dash finish would not be an acceptable material to use within the AONB.
3. The proposed site is at the edge of Crambeck village and borders the A64. This boundary is currently characterised by timber outbuildings and views of the brick-built houses. Given both the height of the proposed garage and its non-vernacular materials I consider that there would be an adverse visual impact on the AONB, particularly during the winter months when there is no foliage on the screening trees.

I therefore have **significant concerns** about this proposal and feel that modifications are necessary before it might be considered acceptable.

Paul

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

Tel: 0845 034 9495 / NYCC ext 6775
Mob: 07715 009426
Web: www.howardianhills.org.uk



From: Tim Goodall [<mailto:tim.goodall@ryedale.gov.uk>]
Sent: 09 October 2015 16:35
To: Paul Jackson
Subject: 15/00976/HOUSE at 10 Crambeck Village

Hello Paul,

I have an application for the following: *Erection of a detached single garage and formation of a gable end loft window to south west elevation* at 10 Crambeck Village, Welburn, YO60 7EZ

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

Trading Standards & Planning Services
North Yorkshire County Council
County Hall
Northallerton
DL7 8AH

Contact: Paul Jackson

My Reference:

Date: 12 October 2015

Dear Sirs

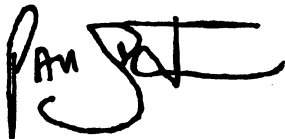
NY/2015/0233/ENV: Hydraulically stimulate and test geological formations, followed by gas production and restoration, etc; KM8 wellsite, Kirby Misperton

I have the following comments to make on this application:

1. Having examined the Landscape and Visual [Impact] Assessment, I agree with the conclusions relating to the Magnitude of Effect of each phase of the operation on the AONB or its setting. A cluster of tall objects such as wind turbines and the Flamingo Land rides is visible from the AONB and I don't feel that the proposed development would increase the cumulative impact to a level that would be significant. I consider that the viewpoint chosen (Viewpoint 17) is representative of the views that might be experienced from the northern edge of the AONB, over the Vale of Pickering to the North York Moors National Park beyond.
2. The other elements of this proposal, such as the Traffic Management Plan, Waste Management Plan, Hydrogeological Risk Assessment, etc are within the remit of other regulatory organisations and no views are therefore offered on these subjects.

If you have any queries please do not hesitate to contact me.

Yours sincerely



P B JACKSON
AONB MANAGER

Paul Jackson

From: Paul Jackson
Sent: 14 October 2015 15:07
To: 'planning@hambleton.gov.uk'
Subject: 15/02058/FUI: Installation of ground mounted PV panels, High Leys Farm. Husthwaite

I have the following comments to make on this proposal:

1. The site is 'inland' when viewed from much of the surrounding road network, with only glimpsed views generally available.
2. Views of the site from Malton Street and Thornton Lane will largely be restricted to gateway gaps in substantial hedges. Thornton Lane is however part of the National Cycle Network Route 65, so northbound cyclists will potentially have a more significant view of the site than motorised users.
3. Views from the Oulston to Newburgh road are medium-distance and relatively fleeting, but the exact visual impact is difficult to assess as the roadside hedges are currently at their highest extent. The hedges will soon be reduced by 25-35% as part of normal annual hedge management practice, after which the site will potentially become more visible. The seasonal visibility (and therefore potential visual impact) of the site therefore needs to be considered.
4. No security fencing or CCTV camera installations are indicated on the plans. Given the size of the development and security issues I would expect the site to be fenced, and possibly to have 3m pole-mounted CCTV cameras as well. This issue should be clarified with the Agent.
5. My comments above relate **solely** to the solar panel array as indicated on the plans. If security fencing and cameras are planned then I would wish to be re-consulted as these elements could substantially alter the nature of the development and its potential visual impact on the AONB landscape.

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

Tel: 0845 034 9495 / NYCC ext 6775
Mob: 07715 009426
Web: www.howardianhills.org.uk



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

Development Management
Hambleton District Council
Civic Centre
Stone Cross
Northallerton
DL6 2UU

Contact: Paul Jackson

My Reference:

Date: 14 October 2015

Dear Sirs

15/02040/FUL: Installation of 960 ground mounted PV panels; Oulston Hall, Oulston

I have the following comments to make on this application:

1. The Design and Access Statement presented with the application is of extremely poor quality. It is a simple 'identi-kit' template document with some perfunctory text inserted in relation to this specific site.
 - The DAS fails to recognise any of the heritage assets patently visible on and adjacent to the site and has clearly not consulted any heritage databases or the AONB Management Plan, all of which are readily available on-line.
 - It is also significantly deficient in that it only presents images of views *away* from the proposed development site. It is commonly accepted practice that any photographs should show views *of* the site from relevant viewpoints.
 - The assessment in paragraph 7.3 overlooks the existence of the regional Foss Walk route to the east of the proposed development site. This route provides significant views onto the site and beyond it to the Oulston Conservation Area.
 - In conclusion, I believe that the DAS is of insufficient quality to allow the LPA to adequately assess the potential impact of this development on the AONB landscape and the setting of various heritage assets (detailed below). As such, the application should not I believe be Determined until a full Landscape and Visual Impact Assessment prepared in accordance with current guidance has been prepared and submitted.
2. The site plan shows only arrays of solar panels, without any boundary security fencing or other infrastructure. I believe that a site of this size would normally be fenced to prevent theft of the PV panels, with maybe also 3m pole-mounted CCTV cameras to monitor the site. This point must be clarified with the Agent, as security fencing and pole-mounted cameras would significantly increase the visual impact of a development which I already consider to be unacceptable in this location.

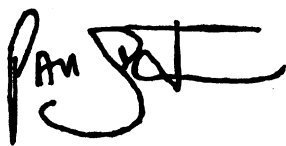
Cont'd...

3. The proposed development is on or adjacent to two significant heritage assets:
- Oulston is designated as a Conservation Area and I believe that the proposal would have a significant detrimental visual impact on the setting of the Conservation Area. Users of the Foss Walk regionally promoted route would have their experience of the Oulston Conservation Area and its setting within the remnant strip field system (see below) severely compromised.
 - The pasture fields on the southern and eastern sides of Oulston are designated in the AONB Management Plan as a specific Historic Environment Priority Site (Site 2.19). The survival of such extensive strip fields, lynchets and ridge & furrow cultivation patterns is rare in the AONB and significantly contributes to the setting of the Oulston Conservation Area. The proposed development would have an over-powering effect on the lynchets and ridge & furrow cultivation remains – it would not only cause significant physical damage to upstanding earthworks during construction but would also seriously compromise the visual aspect of both the site itself and its setting within the wider context of Oulston village. The installation of site security fencing would only compound the already significant visual intrusion.
4. Given the size, scale, design and location of the proposed development, I believe that there are grounds for considering this proposal to be Major Development. The National Planning Policy Framework (NPPF) doesn't define Major Development, with Ministerial guidance indicating that it is for LPAs to consider whether the size, scale, design and location of any particular individual development is such as to consider that it may have a major impact on its surroundings. I would request that the LPA consider whether this development would fall into that category, in which case paragraph 116 of the NPPF would be applicable and the application should be Refused in line with that.

In conclusion I would wish to **OBJECT** to the proposal. The solar panels are I believe inappropriate for the location proposed and would have a significant detrimental impact on the Special Qualities for which the AONB is designated.

If you have any queries please do not hesitate to contact me.

Yours sincerely

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

P B JACKSON
AONB MANAGER

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

Development Management
Ryedale District Council
Ryedale House
Malton
North Yorks
YO17 7HH

Contact: Paul Jackson

My Reference:

Date: 16 October 2015

Dear Sirs

15/01027/FUL: Erection of 4 bedroom dwelling and detached garage, Musley Bank, Malton

I have the following comments to make in relation to this application:

1. The application proposes the construction of an additional house within the grounds of the existing Musley Bank House, which is itself within a small hamlet of residential and commercial properties.
2. The existing Musley Bank House sits within parkland-style landscaped surroundings, such that it could be considered to comprise one of the significant number of both large and much smaller 'country houses with associated designed parkland' found in the AONB. This remarkable concentration of country houses and designed parkland is one of the specific Special Qualities which led to the Howardian Hills being designated as an AONB.
3. I consider that the additional house would have a significant adverse impact on the AONB landscape, given that it would occupy part of the parkland area of Musley Bank House. Although the existing house is not Listed, I feel that it, together with its associated parkland, should be considered as a 'heritage asset' and therefore the impact of the proposed development on the existing house and parkland needs to be carefully considered.
4. The proposal relies heavily on paragraph 55 of the National Planning Policy Framework (NPPF) for its justification. I would ask the LPA to consider carefully whether this is in fact relevant in this instance, as I don't believe that it is. Paragraph 55 states:
"Local planning authorities should avoid new **isolated** homes in the countryside unless there are special circumstances" (my emphasis). It then goes on to clarify one of the special circumstances as being "the exceptional quality or innovative nature of the design of the dwelling". This policy is the carry-forward of one from Planning Policy Guidance Note 7 which potentially enabled the construction of large new 'country houses' on blocks of land where there was no principal dwelling. I contend that it is not applicable in this instance because, even if the proposed dwelling was considered to be of exceptional quality or design, it is clearly not in an "isolated" location.

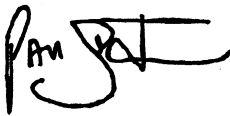
Cont'd...

5. Section 4 of the Design and Access Statement quotes various policies from the Ryedale Local Plan Strategy on Landscapes, Biodiversity and Design, and again concludes that the application can be determined under paragraph 55 of the NPPF. The DAS studiously ignores Policy SP2 on housing which, as the Ryedale Local Plan is Adopted, already incorporates the NPPF and applies it to local circumstances.

Policy SP2 sets out a very clear hierarchy in relation to the delivery and distribution of new housing. Any housing development falling into the 'Other Villages' or 'Wider Open Countryside' categories can only be permitted under certain circumstances (none of which I believe apply in this case), and if it *is* permitted it can only be for Local Needs Occupancy. I believe that the proposal is clearly contrary to Policy SP2, as it is neither a replacement dwelling, infill development, on previously developed land or for Local Needs Occupancy.

In conclusion, I wish to **OBJECT** to the proposal, on the basis that it would have a significant detrimental visual impact on a heritage asset and on the character of the AONB landscape. I also believe that it is contrary to Policy SP2 of the Ryedale Local Plan Strategy, in that it is a new house in open countryside and is clearly not for Local Needs Occupation.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P B Jackson'.

P B JACKSON
AONB MANAGER

Paul Jackson

From: Paul Jackson
Sent: 19 October 2015 12:05
To: 'planning@hambleton.gov.uk'
Subject: 15/02071/FUL: Repair, restoration, etc of farm buildings and conversion to 2 holiday cottages; Manor Farm, Yearsley

I have the following comments to make on this application:

1. All boiler flues should have a black anodised rather than stainless steel finish, so as to minimise reflections and harmonise better with the heritage of the traditional farm buildings.
2. Oak timber window frames and doors will match the vernacular style – white paint finishes should be avoided.
3. The parking area at the rear of the buildings will be very open and visually exposed when viewed from the Public Footpath to the east. A new native species hedgerow should be planted along the full length of the eastern boundary in order to screen views of the parking area.

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

Tel: 0845 034 9495 / NYCC ext 6775
Mob: 07715 009426
Web: www.howardianhills.org.uk



Paul Jackson

From: dm@ryedale.gov.uk
Sent: 19 October 2015 12:24
To: Paul Jackson
Subject: Consultee Comments for Planning Application 15/01117/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 12:42 PM on 19 Oct 2015 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 15/01117/FUL

Address: Howsham Mill Howsham Hall Road
Howsham Malton YO60 7PA

Proposal: Extension of approved uses to include hire of building for social events, corporate meetings and training courses in addition to existing use as educational resource centre with bunking facility

Case Officer: Rachel Smith

[Click for further information](#)

Comments Details

Comments: I have the following comments to make on these proposals. They are very similar to the comments made in relation to the previous application: 1) Whilst we have been heavily involved at certain stages of the restoration of Howsham Mill, and have provided grant aid for projects such as the restoration of the waterwheel, provision of interpretive panels and construction of the composting toilets, I have some concerns about the extent to which the proposed change of use may lead to increased disturbance in an open countryside location adjacent to the generally very tranquil River Derwent SAC. These concerns centre around an increased number of visitors, together with increased pressure on relatively limited car parking space. 2) In principle however I would support the broadening of the range of uses to which the building can be put, in order to ensure its future viability and to allow more people to enjoy its unique setting. I feel that a sustainable compromise could potentially be achieved by imposing Conditions on the number, timing and duration of each type of event proposed. Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 20 October 2015 12:32
To: 'planning@hambleton.gov.uk'
Subject: 15/02140/FUL: Single storey extension and alterations, inc PV solar panels; Forresters Cottage, Crayke

I have the following comments to make on this application:

1. I don't have any objections to the extension or internal alterations and installation of windows.
2. The buttresses to the retaining boundary wall will have a visual impact of the Conservation Area, but I don't have any objection if they are sufficiently supported by evidence from a structural engineer.
3. I do however wish to object to the installation of the solar PV roof panels. Although renewable energy generation is to be encouraged in general terms, I feel that these panels would have an unacceptably detrimental visual impact on the Crayke Conservation Area. The panels on the south-facing roof slopes will be visible as one enters the village (and Conservation Area) from both the south and Easingwold Road. Likewise, the panels on the east facing elevation will, due to the curve of West Way, be particularly prominent when viewed whilst travelling south on West Way. Whilst driving back through the village I also didn't see any other solar panels on the road-facing roof slopes of any of the properties on West Way or Brandsby Street, and hence the impact of these ones would be particularly marked.

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

Tel: 0845 034 9495 / NYCC ext 6775
Mob: 07715 009426
Web: www.howardianhills.org.uk

