

# Howardian Hills



Area of Outstanding Natural Beauty

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

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## HOWARDIAN HILLS AREA OF OUTSTANDING NATURAL BEAUTY JOINT ADVISORY COMMITTEE

Venue: **Hovingham Village Hall**  
(see attached location plan)

Date: **29 October 2015 at 10.00am**

### Business

- 1 Apologies
- 2 Minutes of the Joint Advisory Committee meeting held on 26 March 2015 **(Pages 1 to 5)**
- 3 JAC Virtual Site Tour of 2014/15 work (presentation)
- 4 AONB Unit Activity **(Pages 6 to 29)**
- 5 JAC Planning Consultations **(Pages 30 to 80)**
- 6 AONB Indicators **(Pages 81 to 85)**
- 7 AONB Budget **(Pages 86 to 99)**
- 8 NAAONB Update
- 9 Reports from Partner Organisations (oral reports)
- 10 Date of next JAC meeting
- 11 Such other business as, in the opinion of the Chairman should, by reason of special circumstances, be considered as a matter of urgency

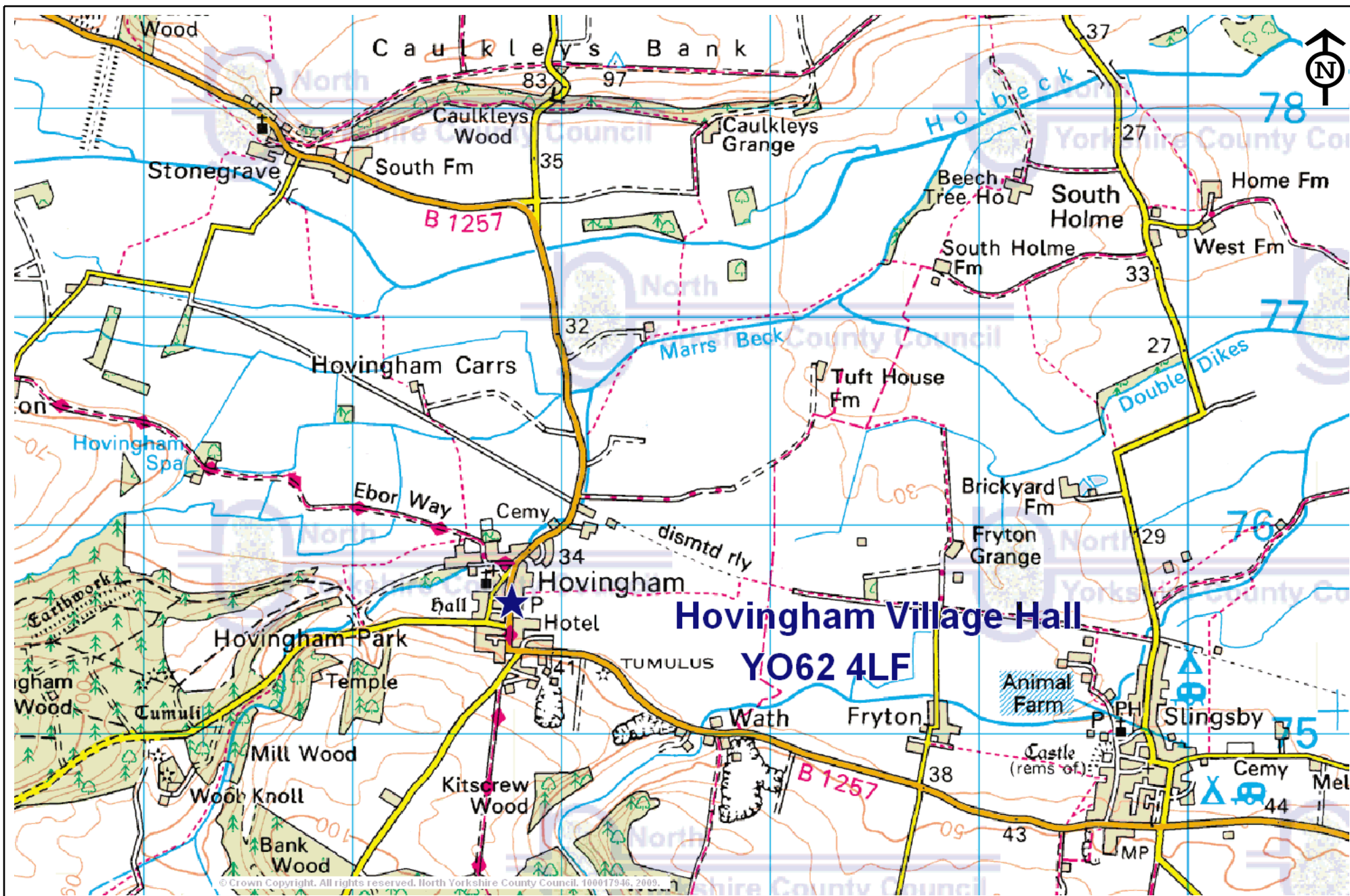
# Howardian Hills Area of Outstanding Natural Beauty Joint Advisory Committee

## Membership

<b>North Yorkshire County Councillors (2)</b>	
1	PATMORE, Caroline
2	WOOD, Clare
<b>Ryedale District Councillors (2)</b>	
3	FARNELL, Fiona
4	WAINWRIGHT, Robert (Vice-chairman)
<b>Hambleton District Council (2)</b>	
5	COOKMAN, Christine (Chairman)
6	Vacancy
<b>Parish Councils (2)</b>	
7	BROWN, Sally (Ryedale)
8	STRATTON, Chris (Hambleton)
<b>Country Land and Business Association (1)</b>	
9	WORSLEY, Sir William
<b>National Farmers Union (2)</b>	
10	HICKS, Robert
11	Vacancy
<b>Forestry Commission (1)</b>	
12	DOWNEY, Iwan
<b>Ramblers Association (1)</b>	
13	CATTERALL, Philip
<b>Natural England (2)</b>	
14	CLARK, Justine
15	EATON, Rosy

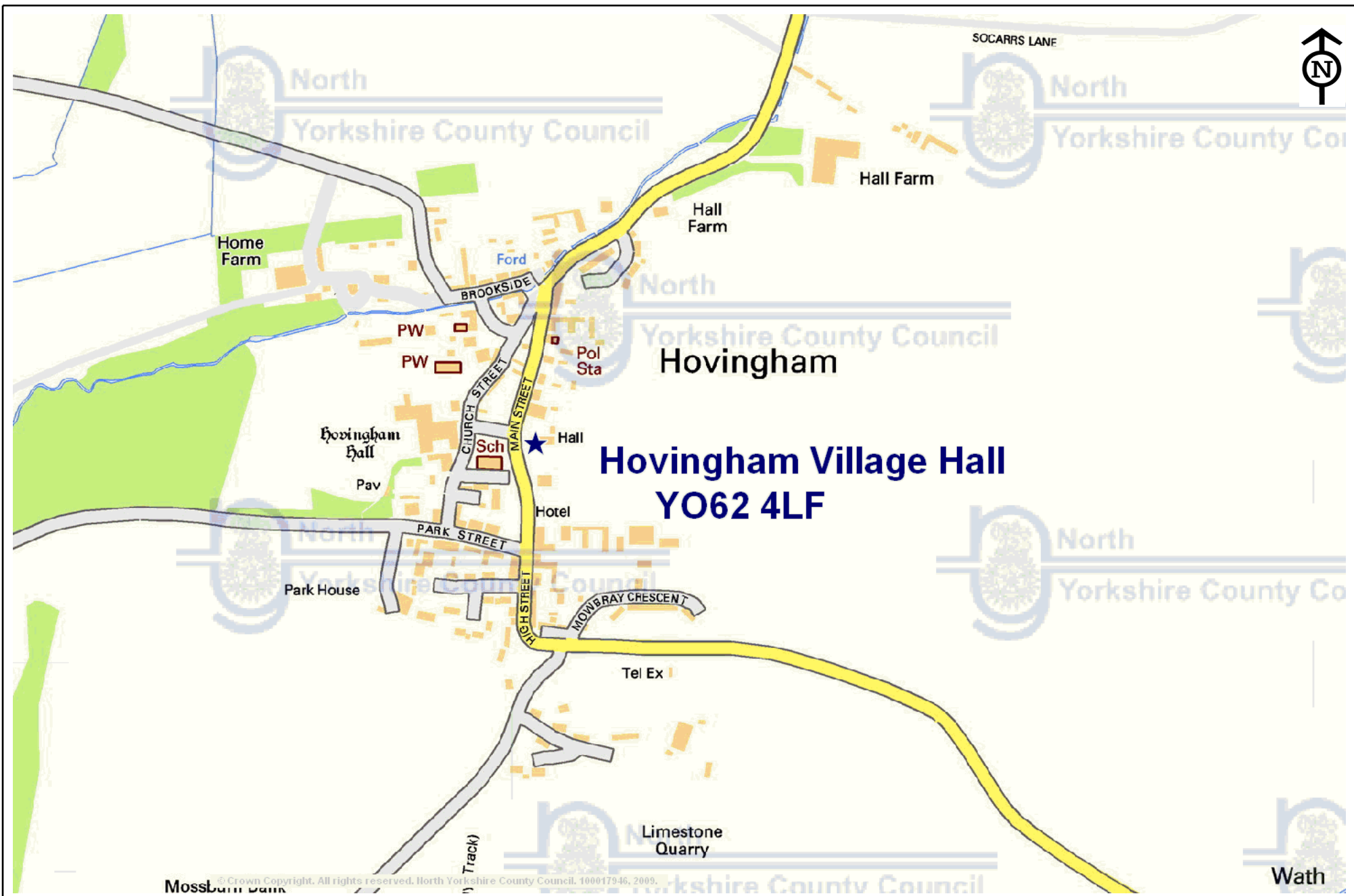
Enquiries relating to this agenda please contact Kate Arscott Tel: 01609 532834

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**Hovingham Village Hall, YO62 4LF - Road Map**

Map scale: Scale 1/24525  
 Date: Date 28/1/2009  
 Created by: JD  
 Grid Ref: Centre = 467577 E 476337 N



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### Hovingham Village Hall, YO62 4LF - Street Map

Map scale: Scale 1/6130  
Date: Date 28/1/2009  
Created by: JD  
Grid Ref: Centre = 466937 E 475624 N

## Howardian Hills Area of Outstanding Natural Beauty

### Joint Advisory Committee

The Minutes of the meeting held at Hovingham Village Hall on 26 March 2015, commencing at 10.00 am.

**Present:-**

**Members:-**

Hambleton District Council: Councillor Christine Cookman in the Chair

North Yorkshire County Council: County Councillors Clare Wood and Caroline Patmore

Ryedale District Council: Councillor Robert Wainwright

Parish Councils: Sally Brown (Ryedale)

Country Land and Business Association: William Worsley

**Officers:**

Howardian Hills: Paul Jackson, Liz Bassindale and Maggie Cochrane

North Yorkshire County Council: Jane Wilkinson (Secretary) and Ian Fielding (Waste & Countryside Services)

Hambleton District Council: Clare Booth

Heidi Saxby – student (observer)

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**Copies of all documents considered are in the Minute Book**

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**41. Apologies for Absence**

Apologies for absence were submitted on behalf of Graham Megson (NYCC), Paula Craddock (Ryedale District Council), Andrew McCormack (Hambleton District Council) and Justine Clark and Rosy Eaton (Natural England).

**42. Minutes**

**Resolved –**

That the Minutes of the meeting held on 14 November 2014, having been previously circulated, be taken as read and be confirmed and signed by the Chairman as a correct record.

**43. Matters Arising**

Minute No. 31 – DEFRA report “Maximising Revenue for Protected Landscapes”

The AONB Manager advised that DEFRA had still to authorise the release of the report to the general public. He assured Members that upon its release he would provide them with a copy.

## Minute No 32 – Location Map of 25<sup>th</sup> Anniversary Log Seats

The location map of the 25<sup>th</sup> Anniversary Log Seats was now available on the AONB website. A copy of the map had also been sent to Members.

### **44. AONB Unit Activity**

Considered –

The joint report of the AONB officers and RAY Community Projects Officer, detailing their activities and progress achieved by the Unit during the period November – March 2014/15.

A slideshow of photographs of completed and on-going projects referred to in the report was shown that included photographs of Junior Ranger Club and volunteer activities. Also highlighted during the presentation were the results of an AONB photography competition with the awards presentation held at the Yorkshire Arboretum.

Members endorsed the success of the AONB photographic competition and were pleased to learn that intellectual property rights had been secured on all the entries thereby enabling the images to be used in promotional material.

**Resolved –**

That the content of the report and information provided at the meeting be noted.

### **45. Development within the AONB**

Considered –

The report of the AONB Manager presenting details of planning applications determined within the AONB during 2014. Appended to the report was a schedule of the planning application statistics for the last five years.

The figures revealed a fall in the number of applications submitted during the last two years, not only within the AONB but also in the Ryedale and Hambleton Districts as a whole and within the North York Moors National Park.

It was highlighted that Hambleton District Council was in the process of reviewing its Local Development Framework and that this could have an impact on the number of houses being built in small villages within the AONB.

Reference was made to the application to erect 500 dwellings on the western edge of Malton. Members commented that the scale of the application made it impossible to make comparisons about its economic impact with that of the other much smaller scale developments within the AONB.

In respect of the Malton development it was reported that determination of the application had been deferred until the end of July/beginning of August to allow for preparation of further information by the applicants. The AONB Manager confirmed that the AONB would be consulted again in due course and that Members would be given an opportunity to contribute to the response prior to it being submitted.

The Chairman commended the quality of AONB responses to planning applications which she said were held in high esteem by planning authorities.

**RESOLVED –**

That the report be noted.

**46. AONB Action Programme 2014/15**

Considered –

The report of the AONB Manager on progress made implementing the AONB Management Plan during 2014/15. A copy of the Action Programme covering detailed progress against 2014/15 targets had been circulated to Members via email. Overall performance was similar to the previous year with 80% of specific targets fully achieved.

Members noted that the final wording of the Growth & Infrastructure Bill had now been agreed by the House of Lords and was thought to allow fracking 'under' but not 'in' the boundaries of AONBs and National Parks. It was confirmed that a number of proposed drilling sites had been put forward within the AONB and that the County Council's Minerals team had issued Environmental Impact Assessment Screening Opinions for these, but not Scoping Opinions.

Members discussed restoration of the Lime Avenue at Castle Howard. It was reported that whilst no urgent action was required the ancient Lime trees were nearing the end of their lives. Members highlighted the conflicting views and options that had put been forward in respect of replanting. Members recognised that the AONB had no direct role to play but remained keen to monitor developments.

**RESOLVED -**

That progress towards achieving 2014/2015 Management Plan targets be noted.

**47. AONB Business Plan and Action Programme 2015/16**

Considered –

The report of the AONB Manager inviting the Committee to approve the activity proposed in the report aimed at implementing the AONB Management Plan during 2015/16.

Announcements from DEFRA were still awaited about the new Countryside Stewardship Scheme.

Members noted that the £9,000 budget to conserve and enhance historic environment features referred to in paragraph 5.1 of the report would almost certainly change to take account of the monies anticipated from English Heritage for the Monument Management Scheme as described in the AONB Unit Activity report considered earlier in the meeting.

**RESOLVED -**

That the targets for 2015/16 as contained in the Action Programme be approved.

#### **48. Business Planning for the Future**

Considered -

The report of the AONB Manager seeking instructions from Members in respect of the proposal to relocate the AONB Unit office in December 2015.

The proposed office move was in response to anticipated budget cuts. The report contained a detailed analysis of the benefits and disadvantages offered by each of the alternative locations considered.

Members discussed relocation and agreed that as budget pressures were unlikely to diminish in the immediate future, any measures that offered financial savings had to be explored.

The report identified the North York Moors National Park offices in Helmsley as the preferred option. It was reported that in addition to office accommodation, the National Park was also able to provide storage space and had meeting rooms that AONB staff could use.

Members agreed that the cost savings identified in the report made the business case overwhelmingly in favour of the move to Helmsley. The monies saved would allow the Unit to undertake additional countryside management works and would for this reason be supported by the public who they considered would understand the reasons for the move.

Members requested that steps should be taken to protect the separate identify of AONB and National Park volunteers and that AONB signage be displayed on the new accommodation.

Members noted the possibility of holding future meetings of the JAC at the National Park Offices but said they would prefer to continue to use village halls in the AONB.

**Resolved -**

That subject to any unforeseen developments, the AONB Manager in consultation with the JAC Chairman makes arrangements to move the AONB Unit office from Hovingham to the North York Moors National Park offices in Helmsley in December 2015.

#### **49. National Association for AONBs (NAAONB) - Activity Update**

Considered -

The Committee received for information a copy of the National Association for AONBs latest e-newsletter (March 2015).

**Resolved -**

That the report be noted.



## **50. Reports from Partner Organisations**

### North Yorkshire County Council

The review of Countryside Services was now complete. With effect from 1 April 2015 a new staffing structure would be in place. The new structure was designed to address future budget pressures. AONB staff would not be affected. Two teams within the Heritage Section would be amalgamated and there would be a new countryside management team that combined public rights of way and the definitive map teams. There would be an element of staff reduction and changes made to service delivery. Staff from the AONB would be kept informed and would continue to work closely with other NYCC staff throughout this period of transition.

At a national event held for Local Nature Partnerships, there had been a lot of interest in the North Yorkshire and York LNP after it emerged that it was the only one receiving funding to promote the health and wellbeing benefits of the natural environment.

### Hambleton District Council

No specific timetable had been agreed for the production of the new Local Plan. Nominations would soon be invited for sites. The Council was due to approve on 7 April 2015 a new Interim Policy Guidance Note that would affect decisions relating to development in smaller settlements.

## **51. Dates of Future JAC Meetings**

Members were asked if they wanted to proceed with an annual site visit in view of the costs involved and the low level of attendance shown previously.

Members said they valued the site visit and contended that previous poor attendance was due to diary clashes as opposed to a lack of interest. The AONB Manager agreed to assess the number of sites that might be suitable for an itinerary and then if applicable to circulate a variety of dates to ascertain members' availability.

### **Resolved -**

- (i) That the date and time of the next meeting of the Joint Advisory Committee be 29 October 2015 at 10.00am at Hovingham Village Hall.
- (ii) The AONB Manager to circulate suggested dates for the annual site visit. Dependent upon Members response and in consultation with the Chairman, the AONB Manager to decide whether or not to proceed with organising an annual site visit.

The meeting concluded at 12.15 pm

JW/JD

**HOWARDIAN HILLS  
AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE  
29 OCTOBER 2015**

**AONB UNIT ACTIVITY**

**1.0 PURPOSE OF REPORT**

- 1.1 To receive details of the work areas and progress achieved by the AONB Unit since the JAC meeting in April 2015.

**2.0 SUMMARY OF PROGRESS ACHIEVED**

- 2.1 Appendix 1 gives separate details of the meetings and site visits that have been carried out by the AONB Manager, AONB Officer and AONB Assistant in the period April 2015 to October 2015.
- 2.2 The final budget outturn for 2014/15 is detailed in a separate report on the Agenda. The final contribution payment has been received from Defra.
- 2.3 Work on countryside management has been proceeding. Our regular annual habitat management work on specific SINC sites has taken in two additional sites this year, to control Himalayan balsam. A visually significant wall restoration project has started near Grimston and prices have been obtained for the restoration of the next batch of traditional direction signs. The leader of the Moorswork group has been accredited as a Volunteer Task Leader and we are also considering asking a contractor to go through the same process. This has enabled us to continue using volunteers for both habitat management work and the Monument Management Scheme. Full details of the grants offered and projects initiated are contained in Appendix 2.
- 2.4 A new 8-year period of funding for undergrounding overhead electricity lines has opened. Schemes to utilise the £668,000 budget allocation have been submitted for Oswaldkirk, Nunnington, Ganthorpe, Cawton and Crambe villages, as well as two further schemes to tackle 11KV cross-country routes at Easthorpe and Grimston. Work should hopefully start in early 2016.
- 2.5 The number of planning applications scrutinised has matched the higher levels first seen in 2014/15. Whilst many of them have not needed significant input or comments, the simple number of them, and a few cases that have needed significant input, has made this a major area of work for the AONB Manager in particularly the latter part of the last 6 months. The types of development have been very varied, with the most significant cases being proposals for an extension to Firby Hall, an 88ha solar PV farm near Easingwold, a new farmhouse at Thornton Hill, erection of an agricultural building at Yearsley and installation of a solar PV array at Oulston. The submission of a planning application for test-fracking at Kirby Misperton has also generated some correspondence with local residents. Appendix 3 gives details of the Consultations that the JAC has received this financial year.
- 2.6 A number of new schemes have or are due to come into force in 2015, most notably the new Countryside Stewardship Scheme and the new LEADER Programme. Attendance at workshops and other events over the last six months has ensured that we understand where the best available opportunities for AONB communities and land managers are in these new schemes. Work has also been undertaken progressing the Rural Growth

Programme developed by the four Protected Landscapes for submission to the Local Enterprise Partnership to assist implementation of their Strategic Economic Plan. This follows on from the successful delivery of the pilot Dales & Moors Farm Innovation Project earlier this year.

- 2.7 The new Monument Management Scheme, supported by significant revenue funding from Historic England, was launched in May with a training session for the volunteer surveyors. They then used their new skills to carry out 58 full surveys and 16 preliminary surveys on the total of 80 sites within the AONB. Work has also started to prepare the survey results for submission to Historic England, and to contact landowners to discuss management work we'd like to carry out on Scheduled Monuments this winter.
- 2.8 One Junior Ranger Club session was held in conjunction with the Castle Howard Arboretum, in the April half-term. A further session was held in May but without formal input from the AONB Team due to the pressure of other work. Details of the attendance at the Junior Ranger Club event already held are contained in Appendix 4.
- 2.9 The RAY Community Projects Officer has continued to work with a number of local communities to both prepare and implement Parish Plans. A full list of the work carried out by the RAY officer in the AONB is attached as part of Appendix 1.
- 2.10 Our suite of self-guided walks and cycle rides is now complete for the moment, with publication and printing of the Rides and Rambles 'hub' leaflet and production of digital versions of the remaining four walks routes from Terrington. This gives us 12 routes leaflets, with the 'hub' leaflet to tie them together. We are now looking to develop another mountain bike route and at least two 'easy-access' routes for people with mobility restrictions.
- 2.11 These leaflets are now hosted on a re-vamped AONB website which is focussed much more on providing information for visitors (walks/bike routes, where to visit, etc) and 'researchers' (AONB Management Plan, Annual Reports, etc). The amount of detail has been significantly reduced, thereby helping to minimise the time needed to ensure that text doesn't fall out-of-date.
- 2.12 The latest edition of the AONB Newsletter was prepared in September and was distributed in the week commencing 19<sup>th</sup> October. The JAC's Annual Report has also been completed and was circulated to the wide range of organisations who work with the JAC to deliver our shared objectives.
- 2.13 The NAAONB Conference was held in Winchester in July and was attended by the AONB Manager.
- 2.14 Work has also progressed on delivering the move of AONB Unit office as agreed at the April meeting of the JAC. Notice on the current premises was handed-in by the required date, the new lease with the North York Moors National Park is being drawn-up, building alteration and re-decoration works at the Old Vicarage are proceeding and we are clearing out junk from the AONB office in preparation for the move, which is booked for 2<sup>nd</sup> December. All contact details (phone numbers, email addresses, etc) will remain as currently.

### **3.0 RECOMMENDATION**

It is recommended that the report be noted.

## AONB MANAGER'S REPORT

18<sup>th</sup> MARCH 2015 – 21<sup>st</sup> OCTOBER 2015

Work during this period has principally consisted of:

- Planning application consultation responses.
- Preparation of papers for the March JAC meeting, including checking/updating information for the report making a recommendation for re-locating the AONB office.
- Starting delivery of the Monuments Management Scheme, overseeing delivery of the volunteers training day and survey programme.
- Finalising details of new office and storage space to be taken at The Old Vicarage in Helmsley.
- Ensuring that Notice was formally given to the landlord in time to terminate the lease on the Wath Court office in December.
- Carrying out site assessment visits for the next batch of villages to be put forward for the NPG programme of undergrounding electricity cables.
- Starting to develop a series of Easy Access routes for visitors with mobility impairments.
- Continuing the Monuments Management Scheme, overseeing delivery of the volunteers survey programme.
- Helping prepare the final Report for the Dales & Moors Farm Innovation Project.
- Clearing out old paperwork in preparation for the office move.
- Preparation of the 2014/15 Annual Report.
- Writing copy for the 2015 AONB Newsletter.
- Writing copy for the new AONB website.
- Preparing new documentation for the AONB's Project Fund grant scheme.
- Annual Leave.

### MEETINGS

- LNP Board, Northallerton
- March JAC
- Northern Powergrid RIIO-ED1 conference calls (x5)
- Northern Powergrid RIIO-ED1 Steering Group (x2)
- Dales & Moors Farm Innovation project, Harrogate (x6)
- Ryedale PROW Local Liaison Group, Helmsley
- Increasing Visitor Spend in Ryedale's Market Towns workshop, Malton
- SEP Uplands Growth Plan meetings, York (x2)
- AONB Partnership Group meeting, Yorkshire Arboretum
- Jacobs A64 Report final draft, Malton
- Discussion about development of Easy Access routes with Open Country, Harrogate
- Annual Action Programme quarterly meeting (x2)
- Dales & Moors Farm Innovation project - conference call on future development
- LEADER Support Group, Helmsley

- Woodland Conservation Partnership Group, Helmsley
- North Yorkshire Geodiversity Partnership, County Hall
- Visit York/Ryedale DC/HHAONB partnership – next programme of publicity, Malton (x2)
- Liz Small – introduction for new NYCC Heritage Services Manager
- Core Partners Group
- MMS update meeting, with Historic England and NYMNP
- NYM Woodland Partnership meeting, York

Project round-up meetings with Liz.  
Monthly AONB Team meetings.  
Heritage Services Team meetings, County Hall

### NAAONB

- Communications conference calls
- National Lead Officers' Meeting, Birmingham
- Northern Group AONB Lead Officers' meeting, Northumberland Coast AONB
- Northern Group AONBs meeting, Northumberland Coast AONB
- National publicity campaign to launch 'So much more than the view' publication

- National Conference, Winchester
- Game Fair, Harewood House
- Promotion of local and national events in Outstanding Week 19<sup>th</sup> – 27<sup>th</sup> Sept)

#### MEETINGS (FUTURE)

- Scarborough & Ryedale PRoW Local Liaison Group, Helmsley
- October JAC meeting
- Annual Action Programme quarterly meeting (x2)
- Northern Powergrid RIIO-ED1 conference calls
- Northern Powergrid RIIO-ED1 Steering Group, York
- North Yorkshire Geodiversity Partnership, County Hall
- Annual Action Programme quarterly meeting (x2)
- Core Partners Group (x2)

Project update meetings with Liz.  
Monthly AONB Team meetings.

#### NAAONB (FUTURE)

- Northern Group AONB Lead Officers' meeting, Solway Coast AONB
- Northern Group AONBs meeting, Solway Coast AONB
- Chairmen's Conference & AGM, London

#### SITE VISITS

- Planning application site visits – Wiganthorpe, Terrington x 4, Firby, Sheriff Hutton, Ampleforth, Cawton, Terrington x 2, Oswaldkirk, Malton, Low Hutton, Welburn x 2, Scackleton, Easingwold, Stearsby, Husthwaite, Crayke x 4, Hovingham, Stonegrave, Sproxtton, Yearsley x 4, Brandsby x 2, Newburgh, Oulston.
- Electricity line undergrounding, Nunnington
- Office, storage space and ICT installation at The Old Vicarage, Helmsley (x3)
- Electricity line undergrounding village assessments – Low Hutton, Crambe, Ganthorpe, Coulton, Grimstone Top, Yearsley, Cawton, Oswaldkirk, Nunnington, Easthorpe, Castle Howard Gatehouse, Welburn, Husthwaite, Oulston, Skewsby
- Route for forwarder track, avoiding historic path, Gilling Castle

- PAWS restoration options, Toft Wood SINC, Brandsby

#### SITE VISITS (FUTURE)

- 

#### CONSULTATIONS

- SEE SEPARATE TABLE FOR FULL DETAILS OF CONSULTATIONS RECEIVED

#### PROJECTS

- Preparing papers for March JAC meeting
- Submission of 2014/15 grant claim to Defra
- Completion & submission of 2014 Agricultural State Aids report to Defra
- SEE SEPARATE TABLE FOR LIST OF PROJECTS GRANT AIDED
- Digitising information on conservation features in the Yearsley Moor Woodlands SINC and passing it to FC
- Dales & Moors Farm Innovation project – proofreading of final Report
- Contribution to the Protected Landscapes Rural Growth Programme for submission to the LEP
- Volunteers –

#### PROJECTS (FUTURE)

- Preparation of October JAC papers
- OFFICE MOVE TO HELMSLEY
- Volunteers –

#### RECREATION/ACCESS

- Basic assessment of prospective Easy Access routes – Terrington (x2)

#### RECREATION/ACCESS (FUTURE)

- Further development of Easy Access routes

#### COMMUNITIES

- 

#### COMMUNITIES (FUTURE)

-

**PROMOTION/PUBLICITY/  
INTERPRETATION**

- Set up HHAONB account on Twitter
- Monitoring of Twitter feed and issuing Tweets
- AONB website re-fresh
- On-going promotion via Twitter
- AONB website re-fresh
- Ryedale Show, Kirkbymoorside
- Preparation of the 2014/15 Annual Report
- Writing copy for the 2015 AONB Newsletter
- Printing and distribution of the 2014/15 Annual Report

**PROMOTION/PUBLICITY/  
INTERPRETATION  
(FUTURE)**

- Printing and distribution of the 2015 AONB Newsletter
- New programme of publicity via Visit York/Ryedale DC/HHAONB partnership

**TRAINING**

- Use of Twitter
- FC event on Countryside Stewardship options and process, York
- Countryside Stewardship webinar

**TRAINING (FUTURE)**

- NYCC Budget Managers, in use of new financial system
- Equality & Diversity

**MISCELLANEOUS**

- 2014/15 Appraisal sign-offs
- 2015/16 Appraisals
- Annual Leave – 1 day per week during May
- NYCC Chief Exec's Managers Briefing, County Hall
- Annual Leave 28<sup>th</sup> September – 6<sup>th</sup> October
- Annual Leave days

**MISCELLANEOUS (FUTURE)**

- Annual Leave days

# AONB OFFICER'S REPORT

18<sup>th</sup> March – 21<sup>st</sup> October 2015

Work during this period has principally consisted of:

- Providing Project Fund applicants with application guidance and making grant offers
- MMS – development of the project, planning training day, gaining survey access permissions, producing survey packs, coordinating volunteer surveys and carrying out bracken control on two monuments
- Volunteers – developing a way for the AONB Volunteer Team to carry out work in the absence of an NYCC Volunteer Task Leader. Starting tasks with Peter Scott leading the group alongside his Moorswork team and monitoring volunteer reaction to this.
- Howardian Hills Rides and Rambles Leaflet – coordinating the partners to produce the main leaflet. Production of 12 route guide pdfs.
- Coordinating Himalayan balsam control – volunteers and contractors on four different sites
- Conservation initiatives - River Rye Group and Scarborough, Ryedale and Howardian Hills LBAP
- Exmoor Pony sites – liaising with landowners and contractors about fencing repairs
- Howardian Hills AONB Newsletter

## MEETINGS

- R. Derwent Partnership meetings (x2), Helmsley and York
- Spring JAC, Hovingham
- The Yorkshire Arboretum – external funding and AONB grant application advice
- Local Biodiversity Action Plan
- Raising Visitor Spend in Ryedale, Malton
- AONB Rides and Rambles Guide (x2), Nunnington and AONB Office
- AONB Partnership Group, The Yorkshire Arboretum
- Development Officers, Helmsley (x2) and Malton (x1)
- Moorswork and NYCC Volunteer Coordinator, Malton (x2)
- AONB Work Programme quarterly meeting (x2)
- Cycling in Ryedale, Malton
- Local Biodiversity Action Plan Scarborough (x2) and Malton (x1)
- River Rye group, Hovingham (x2)
- River Rye funding, Hovingham
- LEADER Delivery Plan discussion, Helmsley
- Electric bike hire scheme, Malton
- Cycling in Protected Landscapes (Sustrans), Leeds
- Website development, Ripon
- Hovingham Ward Parishes (evening meeting), Hovingham
- MMS review and planning practical work (with HE and NYMNP)
- Tourism and Funding briefing, LEP, York
- Monthly AONB Team meetings.

## NAAONB

- Northern Group, Northumberland Coast
- Comms Officers Tele-conference (x3) – 30mins per meeting

## MEETINGS (FUTURE)

- Cycling in Protected Landscapes (Sustrans), Leeds (?)
- River Rye group, Hovingham
- LEADER Support Group, Helmsley
- Cycling in Ryedale, Malton
- Development Officers, Malton
- Local Biodiversity Action Plan, Scarborough
- Work programme meeting
- Core Partners
- JAC
- Monthly AONB Team meetings.
- Heritage Services Meetings
- AONB Work Programme meetings

## NAAONB (FUTURE)

- Comms Officers Tele-conferences

## SITE VISITS

- Hedge planting pre-grant application – Bulmer
- Pony sites – Littledale SINC bramble check
- Potential hedge laying site, Coulton
- Stone wall repairs, Grimston
- Exmoor pony site fence repairs, Terrington Moor SINC

- Exmoor pony site boundary changes and repairs, Bull Ings SINC nr Coulton
- Himalayan balsam sites with contractor/team leader pre-clearance work – River Derwent SSSI (x2), Fairy Dell SINC, Mugdale and Barker Woods SINC, Jeffrey Bog SINC
- Churchyard conservation pre-task with Moorswork team leader, Appleton-le-Street
- Bracken clearance from bee orchid site – pre-task site visit with Moorswork team leader, Yearsley Moor Woodlands SINC
- Hedge laying site with owner and trainer, Coulton
- HLS/Volunteers task site meeting with Natural England and Farm Manager, Cawton Fen SINC
- Site meeting with Natural England and Nunnington Estate, Nunnington Cuttings and Quarry SSSI

#### **SITE VISITS (FUTURE)**

- Newburgh Estate – Monument management tasks
- Castle Howard Estate – Historic Monuments with Historic England and the Estate Forester
- Cawton Fen SINC – volunteer task leader

#### **CONSULTATIONS**

- SEE SEPARATE TABLE FOR FULL DETAILS OF CONSULTATIONS RECEIVED

#### **PROJECTS**

- MMS – training day, volunteer recruitment, survey pack preparation, access permissions and surveys of over 50 Scheduled Monuments by volunteers as part of MMS. Starting to plan initial practical work. Bracken cutting on 2 monuments (Hovingham).
- Advice to SDF applicants – grant claim process
- Advice to Project Fund applicants – grant claims and grant payment site visits
- Himalayan balsam sites (during/post clearance work) – River Derwent SSSI, Mugdale and Barker Woods SINC and Jeffrey Bog SINC
- Visiting Moorswork and Volunteers during task – River Derwent SSSI, Fairy Dell SINC, Appleton-le-Street Churchyard SINC, Nunnington Cuttings and Quarry SSSI
- Stone walling – Grimston, progress monitoring visit

- Advice to Project Fund applicants – application process and making grant offers.
- SEE SEPARATE TABLE FOR LIST OF PROJECTS GRANT AIDED

#### **PROJECTS (FUTURE)**

- Plan winter management on MMS sites
- Coppicing stakes and binders for hedge laying then volunteer training day, Coulton
- Set date for Cawton Fen SINC scrub management (volunteers)
- Identify work programme on Newburgh Estate (MMS tasks for volunteers)
- Pack and move office – early December

#### **RECREATION/ACCESS**

- Completion and printing of Howardian Hills Rides and Rambles leaflet – developed with National Trust, Castle Howard, The Yorkshire Arboretum and RDC.
- Completion of 12 walking/cycling pdf route guides

#### **RECREATION/ACCESS (FUTURE)**

- Possible development of Castle Howard walking guide – to be led by Castle Howard
- Possible development of Electric bike scheme – led by Ryedale District Council

#### **COMMUNITIES**

- Easter Junior Rangers, The Yorkshire Arboretum – preparation and delivery
- October Junior Ranger Club planning, The Yorkshire Arboretum
- Development of and assisting with volunteering promotion event in Helmsley (led by CAVCA)
- MSc student working with the AONB Team for 15 days as part of her course
- Bus consultation, Malton

#### **COMMUNITIES (FUTURE)**

- October and February Junior Rangers, The Yorkshire Arboretum
- Meet the Funder, Malton



**PROMOTION/PUBLICITY/  
INTERPRETATION**

- Photo competition – exhibition at The Yorkshire Arboretum
- Use of Twitter
- Website – planning refresh
- Howardian Hills AONB Newsletter – gathering of articles from external sources, writing articles and collation of content
- Website – meeting with PJ and MC and adding content
- Promotion and distribution of the AONB Rides and Rambles leaflet and web resources (joint with Castle Howard and RDC)
- Ryedale Show – preparation and attend show

**PROMOTION/PUBLICITY/  
INTERPRETATION  
(FUTURE)**

- Continue to develop use of Twitter
- Continue to add content to updated website

**TRAINING**

- Xerox training
- MMS Training, Coxwold and Newburgh Estate
- Webinar – Countryside Stewardship
- Sustainable Catchment Management demonstration, Bilsdale

**TRAINING (FUTURE)**

- 

**MISCELLANEOUS**

- Annual leave – 3<sup>rd</sup>-17<sup>th</sup> June
- Team office tidy session (x2)
- A day working at County Hall (x1)
- Annual leave – 6<sup>th</sup>-12<sup>th</sup> August
- Annual leave – 22<sup>nd</sup>-25<sup>th</sup> September
- Measuring office space at Helmsley

**MISCELLANEOUS (FUTURE)**

- Team office tidy sessions
- Move office to Helmsley

## AONB ASSISTANT'S REPORT

19 MARCH - 21 OCTOBER 2015

Work during this period has principally consisted of:

- Continuing work on refresh of the HHAONB website, including liaison with designers, writing copy and populating maps.
- Preparation and delivery of Junior Rangers session in April and planning, promotion and preparation for Junior Rangers session in October.
- Assisting with planning and delivery of MMS Volunteers Survey Training Day and assisting with administration of MMS Volunteers Survey.
- Preparation and delivery of Ryedale Show stand.
- General admin and facilities management for the AONB Unit, including preparation for office move.
- Annual leave.

**MEETINGS**

- March JAC meeting
- AONB Partnership Group meeting, Yorkshire Arboretum
- Annual Action Programme quarterly meeting (x2)
- Aug – Junior Rangers planning
- Monthly AONB Team meetings

**NAAONB**

- Northern Group AONB meeting, Northumberland Coast AONB

**MEETINGS (FUTURE)**

- Heritage Services Team Meetings
- Monthly AONB Team meetings

**NAAONB (FUTURE)**

- Northern Group AONB meeting, Solway Coast

**SITE VISITS**

- NYMNP Offices, Helmsley – prospective office move

**SITE VISITS (FUTURE)**

- 

**PROJECTS**

- Volunteers – MMS Training Day
- Further rationalisation of project files

**PROJECTS (FUTURE)**

- Further rationalisation of project files
- NYMNP Offices, Helmsley – office move

**RECREATION/ACCESS**

- Distribution of walks/cycling leaflets to local outlets
- Assist with promotion of new walks/cycling leaflets

**RECREATION/ACCESS (FUTURE)**

- Reprint of Nunnington Walks leaflet

**COMMUNITIES**

- Easter Junior Rangers preparation and delivery
- MSc Student Work Placement
- October Junior Rangers planning, promotion and preparation

**COMMUNITIES (FUTURE)**

- Delivery of October session of Junior Rangers

**PROMOTION/PUBLICITY/INTERPRETATION**

- Ongoing updating of existing website
- AONB website refresh – specification and start of design process, liaison with website designers, training for new website and inputting of information etc
- Mid-Oct – new website goes live

- Ryedale Show stand preparation and delivery

**PROMOTION/PUBLICITY/  
INTERPRETATION  
(FUTURE)**

- Additions/updates to new website
- Newsletter distribution
- Update Twitter feed

**TRAINING**

- Mandatory refresher courses:  
Compliments, comments and complaints;  
Equality and Diversity
- Servicing HHAONB Twitter Account
- Xerox training
- MMS Training Day
- Training on new website

**TRAINING (FUTURE)**

- 

**MISCELLANEOUS**

- Appraisal
- Annual Leave – 20-21 May
- Annual Leave – 16 June – 3 July
- Annual Leave – 23-24 Sept
- Office tidying sessions

**MISCELLANEOUS (FUTURE)**

- Assist with organisation of office move
- Annual Leave – 26 Nov – 1 Dec

## **Report to Howardian Hills AONB Committee 1 April 2015 to 30 September 2015**

### **Parish Plans**

**Terrington Parish plan:** Plan completed; a short report produced; copies available at Terrington Shop.

**Huttons Ambo** – Plan now completed; awaiting copy of plan document.

**Amotherby:** All data from questionnaires now collated; plan document in process of being put together.

**Slingsby:** Questionnaires collected - over 70% return rate. Collation of data almost complete; Meeting soon to put together plan report.

**Swinton:** Attended Swinton Action group meeting 7 September; slow progress with Plan; chair of Action Group has been 'out of action'; hope to get going soon.

### **Other activity / contacts with HHAONB**

- Working with Sarah Robinson (NYCC Stronger Communities) to fund and support a new website for Hovingham Action Group. The design of the website will include input from pupils of Lady Lumley's School, Pickering.
- Attended HHAONB partnership meeting at Yorkshire Arboretum.
- Funding sources for village defibrillators sent to Richard Good (Swinton Action Group).
- Forwarded information on Village Design Statements and copies of completed VDSs to Westow PC (signposted from Cllr Clare Wood).
- Attended Ryedale Development Officers meetings on 23 June & 27 August.
- Attended Ryedale Show; shared stand with Ryedale NYCC Emergency Planning Officer.
- Slingsby May Day group and Coxwold VH have signed up to the Village SOS scheme. This scheme is run by Action for Communities in Rural England (ACRE) and will provide support for communities in a number of areas, such as surveys. Project planning will come from RAY.
- Hovingham Ward Parishes meeting held on 29 September. Attended by Hovingham, Terrington, Barton Le Street and Slingsby Parish Councils, Cllr Robert Wainwright & Liz Bassindale who gave an AONB update. Clare Slater from RDC explained her role and how RDC can help the parishes.

Dealt with general enquiries received from HHAONB residents and groups and these have been addressed or signposted to the relevant officer or organisation. Regular contact is maintained with the HHAONB Team either through face to face meetings, telephone or e-mail.

## AONB PROJECTS 2015/2016

1<sup>st</sup> April 2015 – 21<sup>st</sup> October 2015

Projects that have received formal offers of assistance; **Completed projects.**

### AONB Enhancement – Natural Environment

APPLICANT/ (CONTRACTOR)	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME COST	JAC ASSISTANCE
Lord St Oswald	East Newton Hall	Repair of 182m of field wall	-	AG2.2, HE2.5	£13,350	£1,696
J Pilling	Grimston	Repair of 50m of field wall	Zone 1 Landscape	AG2.2	£7,650	£3,500
J Pilling	Grimston	Repair of 50m of field wall	Zone 1 Landscape	AG2.2	£7,650	£3,500
Mrs Staples	Bulmer	Restoring 215m of field hedge	Zone 3B Landscape	AG2.2	£2,345	£1,300

APPLICANT/ (CONTRACTOR)	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME COST	JAC ASSISTANCE
(AONB Unit – Yorkshire Exmoor Pony Trust)	Coulton (2), Cawton (2), Terrington (2)	Conservation grazing of 6 SINC's or other important sites	Sites 1.59, 1.41, 1.47, 1.66, 1.20	NE3.1	£1,023	£474
<b>(AONB Unit – 4Nature)</b>	<b>Mugdale &amp; Barker Woods SINC</b>	<b>Cutting/pulling Himalayan balsam</b>	<b>Site 1.58</b>	<b>NE6.2</b>	<b>£750</b>	<b>£750</b>
<b>(AONB Unit – Curlew Conservation Contractors)</b>	<b>Jeffry Bog SINC</b>	<b>Cutting/pulling Himalayan balsam</b>	<b>Site 1.74</b>	<b>NE6.2</b>	<b>£596</b>	<b>£596</b>
<b>(AONB Unit – Volunteers)</b>	<b>Wath Beck</b>	<b>Survey of Himalayan balsam presence/abundance</b>	<b>Inc. Sites 1.33 &amp; 1.65</b>	<b>NE6.2</b>	<b>£100</b>	<b>£0</b>

(AONB Unit – Moorswork + Volunteers)	River Derwent SSSI	Cutting/pulling Himalayan balsam	Site 1.73	NE6.2	£470	£54
(AONB Unit – 4Nature)	River Derwent SSSI	Cutting/pulling Himalayan balsam	Site 1.73	NE6.2	£750	£750
(AONB Unit – Moorswork + Volunteers)	Fairy Dell SINC	Cutting/pulling Himalayan balsam	Site 1.17	NE6.2	£470	£30
(AONB Volunteers)	Yearsley Moor Woodlands SINC	Cutting bracken on semi-improved grassland site (July)	Site 1.5	NE3.3	£420	£120
(AONB Unit – P & A Gospel Landscapes)	Terrington Moor SINC	Fence repairs before Exmoor pony grazing season	Site 1.66	NE3.1	£180	£180
(AONB Unit – Moorswork + Volunteers)	Appleton-le-Street Churchyard SINC	Grassland management	-	NE3.1	£640	£120
(AONB Unit – Moorswork)	Amotherby Lane SINC	Grassland/scrub management	Site 1.38	NE3.1	£120	£120
(AONB Unit – Moorswork + Volunteers)	Nunnington Cutting & Quarries SSSI	Scrub management	Site 1.42	NE3.1	£640	£0
Amotherby Churchyard Conservation Group	Amotherby Churchyard	Habitat management	-	NE5.1	£520	£120 (25%)
M Marshall	Toft Wood SINC	Conversion of 3.3ha Plantation on Ancient Woodland Site to native broadleaves	Site 1.57	NE3.1	c.£8,716	c.£900
(AONB Unit – J R Clifford & Sons)	Various	Management of 45 Special Interest Road Verges	-	NE3.1	c.£1,450	c.£1,450

## AONB Enhancement - Historic Environment

APPLICANT	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME COST	JAC ASSISTANCE
(AONB Unit – P Gospel)	City of Troy Maze, Dalby	Regular maintenance	Site 2.25	HE2.5	£182	£182
(AONB Unit – P Gospel)	Mileposts	Regular maintenance	Site 2.63	HE2.5, RT4.5	£168	£168
(AONB Unit – Cleveland Corrosion Control)	Barton Hill, Low Hutton, West Ness, Terrington	Restoration of 4 traditional direction signs	-	RT4.5	c.£6,400	c.£6,400
(AONB Unit – Volunteers)	Hovingham	Cutting bracken on round barrows (June)	Sites 2.36 & 2.37	HE2.5	£50	-
(AONB Unit – Volunteers)	Hovingham	Cutting bracken on round barrows (Aug)	Sites 2.36 & 2.37	HE2.5	£75	-
(AONB Unit – Moorswork + Volunteers)	Four Acre Wood, Yearsley	Removing scrub and brash from Scheduled Monuments	Site 2.11	NE2.5	c.£640	£120
(AONB Unit – Moorswork + Volunteers)	Roman Plantation, Oulston	Removing brash from Scheduled Monument	Site 2.12	NE2.5	c.£640	£120

## AONB Enhancement – Sustainable Development & Rural Economy

APPLICANT	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME COST	JAC ASSISTANCE
Yorkshire Arboretum	Arboretum	Installation of 3 composting toilets, to facilitate school visits	-	AP2.3	£6,860	£2,750
Rural Action Yorkshire	AONB	Sustainable Rural Communities project, working with communities on community planning	-	LC1.2, LC1.3	£5,028	£2,528 (50%)

(AONB Unit – Moorswork)	Various	Litter picking (5 visits)	Sites 3.8, 3.14, 3.19	RA4.5	£600	£600
(AONB Unit – P Gospel)	Gateway signs	Strimming	-	AP1.1	£644	£644
<b>(AONB Unit)</b>	<b>Terrington</b>	<b>Production of pdfs of 4 guided route leaflets (walking)</b>	-	<b>RA5.3</b>	<b>£800</b>	<b>£800</b>
(AONB Unit)	Nunnington	Re-print of guided route leaflet (walking)	-	RA5.3	c.£1,500	c.£1,500
(AONB Unit)	Howardian Hills/Ryedale	Promotional campaign with Visit York & Ryedale DC	-	RA2.1	c.£12,000	£2,000
	Misc	Volunteer input – shows, Junior Ranger Club, office, etc	Various	Various	£1,650	-

### Young People's activities

APPLICANT	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME COST	JAC ASSISTANCE
(AONB Unit)	Arboretum	Junior Ranger Club x 3	-	AP2.3	£184	£32



## AONB CONSULTATIONS (SPECIFIC DEVELOPMENT PROPOSALS) 2015/2016

1<sup>st</sup> April 2015 – 21<sup>st</sup> October 2015

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Ryedale District Council	Various	Weekly Lists of Planning Applications and Decisions	-	-	-
Hambleton District Council	Various	Weekly Lists of Planning Applications and Decisions	-	-	-
North Yorkshire County Council	Various	Weekly list of Planning Applications	-	-	-
North York Moors National Park Authority	Various	Weekly Lists of Planning Applications and Decisions	-	-	-
Forestry Commission	Various	Grants & Licences Public Register	-	-	-
Ryedale District Council	Terrington	Planning application (Erection of extensions to agricultural buildings)	Yes	Minor – colours; extend sheeting lower	Permitted, amended as requested
Hambleton District Council	Yearsley	Planning application (Demolition of 2 houses and erection of replacement dwellings – revised)	No	None	-
Ryedale District Council	Wiganthorpe	Planning application (Change of use of hatchery building to holiday cottage)	Yes	None	-
Ryedale District Council	Nunnington	Planning application (Erection of stable - revised)	No	None	-
Ryedale District Council	Firby	Planning application (Demolition of extension and stables and erection of replacement wing)	Yes	Significant concerns about increased mass and visual appearance	Withdrawn
Ryedale District Council	Welburn	Planning application (Erection of extension)	No	None	-
Ryedale District Council	East Newton	Planning application (Restoration of entrance drive)	Yes	None	-
Ryedale District Council	Terrington	Planning application (Erection of lean-to extension to agricultural building)	No	None	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Ryedale District Council	Sheriff Hutton	Planning application (Erection of solar farm)	Yes	None	-
Ryedale District Council	Grimston	Planning application (Erection of 2 rows of ground-mount solar panels)	Yes	None	-
Ryedale District Council	Coulton	Planning application (Erection of building over silage pit)	Yes	Minor – dark grey roof sheets	Permitted, with Condition attached
Ryedale District Council	Howsham	Planning application (Installation of swing bridge)	No	None	-
Ryedale District Council	Stittenham	Planning application (Formation of artists. Studio and car parking)	No	None	-
Ryedale District Council	Appleton-le-Street	Planning application (Erection of agricultural building)	No	None	-
Ryedale District Council	Swinton	Planning application (Conversion of agricultural buildings to live/work units)	No	None	-
Ryedale District Council	Cawton	Planning application (Erection of garden room)	Yes (in passing)	None	-
Ryedale District Council	Ampleforth	Planning application (Erection of extensions to Doctors' Surgery)	Yes	None	-
Forestry Commission	Yearsley Moor	Felling proposals (FC Estate)	No	Minor	-
Ryedale District Council	Broughton	Planning application (Erection of replacement farmhouse)	Yes (in passing)	None	-
Ryedale District Council	Gilling	Agricultural Prior Notification (Formation of 650m forestry track)	Yes	Concerns about crossing possible former carriage drive	Site visit to agree sympathetic scheme
Ryedale District Council	Terrington	Agricultural Prior Notification (Erection of new farm building)	Yes	Colour of roof sheets; extend side sheeting to ground level on external elevations	Amendments agreed
Ryedale District Council	Sproxton	Planning application (Erection of replacement dwelling – revised plans)	No	Black anodised flues	No amendment
Ryedale District Council	Oswaldkirk	Planning application (Erection of extensions)	Yes	None	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Ryedale District Council	Welburn	Planning application (Raising of roof height and installing dormers)	Yes	Concern about fussy design with multiple roof slopes	Refused
Ryedale District Council	Low Hutton	Planning application (Alterations to dwelling and raising height of attached barn)	Yes	Concerns that barn conversion will no longer be subservient to main house	Withdrawn
Ryedale District Council	Sheriff Hutton	Planning application (Erection of solar farm – revised)	Yes	None	-
Ryedale District Council	Firby	Planning application (Demolition of extension and stables and erection of replacement wing - revised)	Previously	Concerns – visual effect of large expanses of new brickwork	Permitted, after lowering of roof height
Ryedale District Council	Malton	Planning application (Erection of 500 dwellings; also employment, community and retail uses – revised LVIA)	Yes	Object – potential impact on setting of the AONB	?
Hambleton District Council	Stearsby	Planning application (Change of use of outbuilding to holiday accommodation)	No	Wood burner flue to have black finish	Permitted, with Condition attached
Ryedale District Council	Terrington	Agricultural Prior Notification (Erection of new farm building)	Yes	Object – siting	Refused
Ryedale District Council	Appleton-le-Street	Planning application (Erection of new dwelling)	Yes (in passing)	Object – outside Development limits; visual impact	Refused
Ryedale District Council	Oswaldkirk	Agricultural Prior Notification (Construction of new farm track)	Yes (in passing)	None	-
Ryedale District Council	Grimston	Planning application (Erection of gates and section of wall)	No	None	-
Ryedale District Council	Gilling	Planning application (Erection of 3 polytunnels – revised)	No	Hedge specification inadequate	Permitted
Ryedale District Council	Gilling	Planning application (Amended layout of farm buildings at new farmstead)	No	Minor – external lighting	Permitted, with Condition attached

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Hambleton District Council	Stearsby	Planning application (Erection of covered swimming pool)	Yes	None	Withdrawn
Ryedale District Council	Coulton	Planning application (Erection of extension)	No	None	-
Hambleton District Council	Easingwold	Planning application (Erection of 88ha solar farm)	Yes	Delete panels in small field; Landscaping	Amendments made; Permitted
Ryedale District Council	Kirkham	Planning application (Installation of Archimedes Screw)	No	Minor – walls of chamber building to be painted	?
Ryedale District Council	Ampleforth College	Planning application (Formation of all-weather floodlit games area)	No	None	-
Ryedale District Council	Coulton	Planning application (Formation of new access track and entrance)	Yes (in passing)	Minor - Conservation kerbing to be used; no lighting	-
Ryedale District Council	Crambe	Planning application (Erection of new garage - revised)	No	Minor – colour of roller shutter door	Permitted, with Condition attached
Hambleton District Council	Thornton-on-the-Hill	Planning application (Erection of agricultural workers dwelling - revised)	Yes	Object – size and design of house	Refused
Ryedale District Council	Hovingham	Planning application (Erection of 3 dwellings - revised)	No	None	-
Hambleton District Council	Brandsby	Planning application (Erection of garage and creation of driveway)	No	Significant concerns – visual impact	Permitted
Hambleton District Council	Crayke	Planning application (Conversion of workshop to dwelling)	No	None	-
Ryedale District Council	Castle Howard	Planning application (Retention of temporary building)	No	None	-
Ryedale District Council	Gilling	Planning application (Demolition of shed and erection of replacement stables)	Yes (in passing)	Colour of wall and roof finishes	Permitted, with Condition re roof colour

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Ryedale District Council	Welburn	Planning application (Erection of replacement extension and garage/office)	Yes	None	-
North York Moors National Park Authority	Spaunton	Planning application (Erection of 15m mobile phone mast)	No	None	-
Ryedale District Council	Hovingham	Planning application (Erection of biomass boiler building)	No	Colour of proposed building	Permitted, following clarification of colour
Ryedale District Council	Gilling	Planning application (Erection of extension to barn conversion)	No	None	-
Hambleton District Council	Husthwaite	Agricultural Prior Notification (Erection of straw storage building)	No	None	-
Hambleton District Council	Skewsby	Planning application (Erection of extensions)	No	None	-
Ryedale District Council	Low Hutton	Planning application (Formation of manege)	No	No lighting	-
Ryedale District Council	Welburn	Planning application (Erection of extensions to pub)	No	None	-
North York Moors National Park Authority	Levisham	Planning application (Erection of 28m mobile phone mast)	No	None	-
Hambleton District Council	Brandsby	Planning application (Formation of manege and access track)	Yes	Minor – no lighting; gap up roadside hedge	Permitted, with lighting Condition attached
Ryedale District Council	Oswaldkirk	Planning application (Construction of new farm track)	No	None	-
Ryedale District Council	Sproxtton	Planning application (Erection of log cabin as summerhouse)	Yes	Minor – walls to be stained a dark colour	Permitted, with Condition
Ryedale District Council	East Newton	Planning application (Erection of garage)	Yes (in passing)	None	-
Ryedale District Council	Stonegrave	Planning application (Erection of extension)	Yes	Concerns – gable-end glazing not to be full height	Permitted, with tinted glass
Hambleton District Council	Sand Hutton (Thirsk)	Planning application (Erection of 18ha solar farm)	No	None	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Hambleton District Council	Crayke	Planning application (Demolition of bungalow and erection of 2-storey dwelling)	Yes	Object – delete bay windows	?
Hambleton District Council	Yearsley	Planning application (Erection of replacement agricultural building)	Yes	Object – colours of proposed materials; lack of landscaping	?
Hambleton District Council	Brandsby	Agricultural Prior Notification (Erection of agricultural building)	Yes	Minor – roof sheets to be dark grey	Permitted, with darker sheets
Hambleton District Council	Yearsley	Planning application (Erection of extensions and conversion of outbuilding)	Yes	None	-
Ryedale District Council	Ampleforth	Planning application (Erection of extension)	No	None	-
Ryedale District Council	Low Hutton	Planning application (Alterations to dwelling and raising height of attached barn - revised)	No (previously)	None	-
Ryedale District Council	Welburn	Planning application (Erection of extensions)	No	Minor	-
North Yorkshire County Council	Kirby Misperton	Planning Application (Hydraulically stimulate and test geological formations, produce gas and restore wellsite)	Yes	None	?
Ryedale District Council	Crambeck	Planning application (Erection of garage)	No	Significant concerns – siting, materials	Withdrawn
Ryedale District Council	Musley Bank	Planning application (Erection of dwelling)	No	Object – outside Development limits; visual impact	?
Hambleton District Council	Newburgh	Planning application (Erection of solar PV array)	Yes	Fencing & CCTV proposed?	?
Hambleton District Council	Oulston	Planning application (Erection of solar PV array)	Yes	Object – impact on Conservation Area and Historic Environment Priority Site	?
Hambleton District Council	Yearsley	Planning application (Erection of new field barn)	Yes	Specify roof and wall colour	?
Hambleton District Council	Yearsley	Planning application (Conversion of farm outbuildings to 2 holiday cottages)	Yes	Flues to be black; hedge screening needed	?

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Ryedale District Council	Howsham	Planning application (Extension of approved uses)	No	?	?
Hambleton District Council	Crayke	Planning application (Erection of extension and installation of roof solar PV panels)	Yes	Object to PV panels	?
Ryedale District Council	Grimston	Planning application (Erection of replacement dwelling)	Yes (PRE-APP)	None?	?
Ryedale District Council	Terrington	Planning application (Change of use of agricultural land to garden)	(In passing)	None	-
Ryedale District Council	Low Hutton	Planning application (Erection of extension)	No	None	-
Ryedale District Council	Terrington	Planning application (Erection of extension)	(In passing)	None	-
Hambleton District Council	Crayke	Planning application (Works to trees in Conservation Area)	Yes	?	?
North Yorkshire County Council	Oswaldkirk	NRSWA (Drainage investigation works)	No	None	
Hambleton District Council	Yearsley	Planning application (Erection of extension)	No	None	-
Ryedale District Council	Terrington	Planning application (Erection of extension)	?	?	?
Ryedale District Council	Ampleforth	Planning application (Erection of replacement conservatory)	?	?	?

## AONB CONSULTATIONS & NOTIFICATIONS (STRATEGIES, ETC) 2015/2016

1<sup>st</sup> April 2015 – 21<sup>st</sup> October 2015

ORGANISATION	AREA	DOCUMENT	COMMENTS	OUTCOME
Ryedale District Council	Ryedale	Community Infrastructure Levy (CIL) Draft Charging Schedule (revised)	None	
North York Moors National Park Authority/Ryedale DC	Helmsley	Helmsley Plan Proposed Further Changes	None	
Hambleton DC	Hambleton	SPD – House sizes, tenures, etc	Minor	
North Yorkshire County Council	North Yorkshire	Local Transport Plan 4 call for evidence	?	



**2015/16 Junior Ranger Club**

The Junior Ranger Club sessions this year have been delivered with the Education Officer from The Yorkshire Arboretum at Castle Howard.

**Easter 2015 :**

Ranger Day	Activities	No of children attending
Wednesday 8 <sup>th</sup> April  The Yorkshire Arboretum	<b>Springtime fun</b> <ul style="list-style-type: none"> <li>• Shoe box ponds containing frog lifecycle</li> <li>• Spring fridge magnets</li> <li>• Chocolate nests</li> <li>• Bird nest building game</li> <li>• Collage spring trees</li> <li>• Pond dipping</li> </ul>	13

**October 2015 :**

Ranger Day	Activities	No of children attending
Wednesday 28 <sup>th</sup> October  The Yorkshire Arboretum	<b>Amazing Autumn</b> <ul style="list-style-type: none"> <li>• Minibeast homes</li> <li>• Bulb planting</li> <li>• Hedgehog crafts</li> <li>• Mammal masks</li> <li>• Minibeast hunt</li> <li>• Bat kites</li> <li>• Bat map quiz</li> <li>• Bat tree collages</li> </ul>	

**February 2016:**

Ranger Day	Activities	No of children attending

**Wendy Strangeway**

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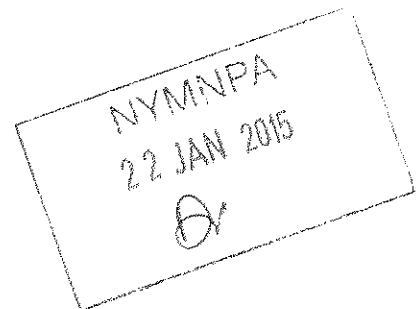
**From:** planning@northyorkmoors.org.uk  
**Sent:** 22 January 2015 16:01  
**To:** Planning  
**Subject:** Comments on NYM/2014/0853/RM/FL - Case Officer Mrs H Saunders - Received from Mr Paul Jackson at Howardian Hills AONB, The Mews, Wath Court, Hovingham, York, YO62 5UU

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](mailto: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

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

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**

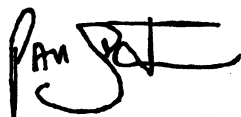
I have the following observations to make on this application:

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'.

P B JACKSON  
AONB MANAGER

## Paul Jackson

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**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  
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## 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](mailto: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  
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## 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 19<sup>th</sup> 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 25<sup>th</sup> 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  
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## 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](mailto: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  
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-----Original Message-----

**From:** [dm@ryedale.gov.uk](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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**

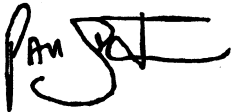
I have the following observations to make in relation to the revised LVIA and photomontages:

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 30<sup>th</sup> 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](mailto: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](mailto: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

**Comments:** 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 85<sup>th</sup> 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...

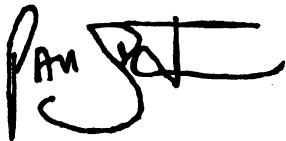
If permission is granted for a permanent dwelling then any application to retain the current dwelling, e.g. for use as student accommodation, should be Refused and the building removed immediately from the site. Alternatively, the current temporary farmhouse should be converted to use by students and 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

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**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  
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## Paul Jackson

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**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

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## 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](mailto: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

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**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  
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---

**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](mailto:Clare.Davies@hambleton.gov.uk)  
Website: [www.hambleton.gov.uk](http://www.hambleton.gov.uk)

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**From:** Jolyon Orchard [<mailto:jolyon.orchard@luminousenergy.co.uk>]  
**Sent:** 24 July 2015 09:40  
**To:** [Paul.Jackson@northyorks.gov.uk](mailto: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](mailto: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](mailto:Clare.Davies@hambleton.gov.uk)

Website: [www.hambleton.gov.uk](http://www.hambleton.gov.uk)

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<image618f97.PNG>

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**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  
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Web: [www.howardianhills.org.uk](http://www.howardianhills.org.uk)

<image004.jpg>

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**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

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**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](mailto: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

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## 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](mailto: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  
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## 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  
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## 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  
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-----Original Message-----

From: [dm@ryedale.gov.uk](mailto: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  
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---

**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

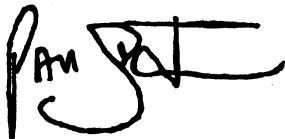
**NY/2015/0233/ENV: Hydraulically stimulate and test geological formations, followed by gas production and restoration, etc; KM8 wellsite, Kirby Misperton**

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

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.

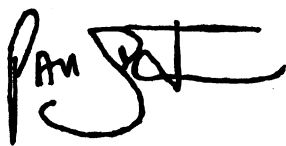
Cont'd...

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...

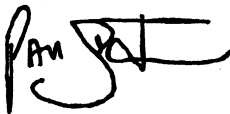


5. Section 4 of the Design and Access Statement quotes various policies from the Ryedale Local Plan Strategy on Landscapes, Biodiversity and Design, and again concludes that the application can be determined under paragraph 55 of the NPPF. The DAS studiously ignores Policy SP2 on housing which, as the 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', with a stylized flourish at the end.

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  
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## 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](mailto: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

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Mob: 07715 009426  
Web: [www.howardianhills.org.uk](http://www.howardianhills.org.uk)



**HOWARDIAN HILLS  
AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE  
29 OCTOBER 2015**

**AONB INDICATORS**

**1.0 PURPOSE OF REPORT**

- 1.1 To receive details of selected Indicators used to measure AONB Partnership performance annually.

**2.0 AONB PARTNERSHIP INDICATORS**

- 2.1 In line with Objective MN1.2 of the AONB Management Plan, the former Natural England AONB Partnership Indicators are used as the standard measure of performance. The results for 2014/15 are attached as Appendix 1.
- 2.2 Natural England no longer require the compilation and submission of these Indicators, as they are not responsible for monitoring the performance of AONB Partnerships since AONB sponsorship moved to Defra in April 2011. Some of the statistics are not considered to be relevant any longer, but a number (where data is also easy to collect) still allow useful comparison between years. A list of selected Indicators has therefore been prepared this year and this will be used for subsequent years also.

**3.0 RECOMMENDATION**

It is recommended that the Performance Indicator results contained in Appendix 1 be noted.

**AONB Partnership and Unit Indicators 2014/15**

<b>Ref</b>	<b>Theme</b>	<b>Measure for the indicator</b>	<b>Definition</b>	<b>Response</b>	<b>Benefits</b>
1	AONB Management Plan	The AONB Unit has a current Management Plan which meets the requirements of the Countryside and Rights of Way Act 2000.	<p>The Plan has been reviewed within five years of the last one.</p> <p>It conforms to the guidance for AONB Management Plans provided by The Countryside Agency.</p> <p>It has been formally adopted and published by all the relevant local authorities.</p> <p>A copy has been lodged with DEFRA.</p>	<p><b>Yes</b></p> <p><b>Yes</b></p> <p><b>Yes</b></p> <p><b>Yes</b></p>	Demonstrates compliance with a core statutory duty.
2	AONB Partnership	The AONB has an active and effective governance structure.	<p>Record of regular AONB Board, Joint Committee, Joint Advisory Committee, Partnership, Board Meetings.</p> <p>Record of number of active sub meetings, management groups, technical groups, public meetings, fora etc</p> <p>AONB has undertaken a formal review of its governance structures within the last 5 years.</p> <p>Has an adopted current set of terms of reference.</p> <p>Has a publicly available record of its meetings, agendas and minutes.</p>	<p><b>2 JACs</b></p> <p><b>3 CPGs;</b> <b>1 Partnership Group</b></p> <p><b>No</b> (Full review October 2001). Minor review March 2004).</p> <p><b>Yes</b></p> <p><b>Yes</b> (via NYCC)</p>	Demonstrates the scale of bodies involved and that they are active.

3a	AONB Staff Unit	The AONB Unit has staff resources to undertake its work.	Total the number of AONB staff and their specialisms, in full-time equivalents, including core staff and any project staff that were directly managed and hosted by the AONB Unit, at the financial year end.	1 x AONB Manager. 1 x AONB Officer (0.8 FTE). 1 x AONB Assistant (0.5 FTE.) <b>Total – 2.3 FTE</b>	Demonstrates that the AONB Unit has the staff resources and capacity to undertake management effectively.
3b		AONB Unit staff invests in continuous professional development.	Of the total in Measure 3a above, list the number who undertook and recorded a minimum of 30 hours of training, personal development or similar C.P.D. activity during the year (adjusted pro-rata for part time staff).	<b>0 FTE</b>	
4a	Financial resources	The AONB Unit secures direct income to fund its work.	Total income received into the AONB unit's own account from <b>all</b> sources during the financial year.	Total <b>£179,916</b>	Demonstrates the level of financial resources directly secured by the AONB Unit.
4b			The percentage of the figure in Measure 4a above which was received from Defra and Local Authorities	<b>95%</b>	
4c			The amount received (part of 4a) from Defra and Local Authorities	Total <b>£170,541</b>	
5a	Leverage and "added value"	Additional resources mobilised by AONB unit through its partnership work.	Include the figure given in Measure 4a above. Then add in the total funding for projects and partnership programmes in that year in which the AONB Unit played a significant part i.e. where it would not have gone ahead or would have been substantially smaller without AONB input. For example include matching income for any SDF funded project; total funds for partner HLF projects involving the AONB.	Total <b>£257,612</b>	Demonstrates the level of financial leverage and added value obtained by the AONB Unit through its wider project programmes and partnerships.
5b			The percentage of the figure above which was received from Defra.	<b>45%</b>	

6a	Financial management and reporting	Agreed timetable and requirements for financial management and reporting with Defra met by the AONB unit	<p>The Unit submitted its final grant claim to Defra for the preceding financial year by the stated claim date (31<sup>st</sup> May).</p> <p>Published its annual report for the preceding year within six months of the financial year end.</p> <p>Submitted its business plan and grant application for the succeeding financial year by the required date (31<sup>st</sup> January).</p> <p>Submitted its interim grant claim by the required date (31<sup>st</sup> January).</p>	<p><b>Yes</b></p> <p><b>No.</b> 2013/14 report published Dec 2014.</p> <p><b>Yes</b></p> <p><b>Yes</b></p>	Demonstrates effective administration and management of financial affairs.
6b		Defra met the agreed timetable and requirements for financial management and reporting with the AONB Unit.	Defra made written formal core and Sustainable Development Fund offers of grant aid for the succeeding financial year by 31 March.	<b>Yes</b>	
7a	Partnership working with management communities	The AONB Unit is an active partner in the work of the National Association for AONBs.	<p>The AONB Unit (through its host authority or partnership organisation) was a full member of the National Association for AONBs.</p> <p>Was represented by attendance at the Annual Conference of the Association.</p> <p>All AONB Unit core staff attended at least 1 other national or regional NAAONB sponsored seminar, training event or meeting each.</p>	<p><b>Yes</b></p> <p><b>Yes</b></p> <p><b>Yes</b></p>	Demonstrates partnership working for AONB family at a national, regional and local level.



7b		The AONB Unit actively involved in partnership working at a local level.	Total number of project steering groups, research initiatives, working groups and partnerships where the AONB Unit played an active and key role (ie not just a passive member of a forum or conference).	<b>16</b> Ryedale/Scarborough/AONB BAP, River Derwent Partnership, River Rye project Working Group, NYBAG, LEADER Support Group, NYCC Ranger Team 3 Liaison Group, Development Officers Group, Northern Powergrid RIIO-ED1 Working Group, Rural:Urban Schools Twinning Project, North Yorkshire & York Local Nature Partnership, Protected Landscapes/LEP group, Minerals & Waste Joint Plan, Cycling in Ryedale, Dales & Moors Farm Innovation Project, North Yorkshire Geodiversity Partnership, A64 Jacobs Study,	
7c		The AONB Management Plan is formally endorsed and supported by partner organisations.	List the number of organisations who formally endorsed the plan when written and at the last review.	<b>6</b> (3 x LAs, NE; FC; EH)	
8a	Business Plan targets	Achievement of the targets set out by the AONB unit in its annual business plan or equivalent.	Include all actions set out in the annual business plan/ <u>core bid document</u> agreed with Defra. (Milestones in bid document)	<b>18 ex 23 (78%)</b>	Demonstrates that the AONB Unit achieves the objectives and actions it sets itself.
8b	Management Plan progress	The AONB Management Plan actions were implemented to schedule.	Include the AONB Management Plan actions that were progressed or completed during the year, shown as a percentage of all the AONB Management Plan actions that were scheduled for action during the year.	<b>87%</b>  Progress against a further 0 Objectives where no specific annual targets had been set.	

**Abbreviations:** CPG – Core Partners Group; HLF – Heritage Lottery Fund; NYCC – North Yorkshire County Council; NYMNP – North York Moors National Park; BAP – Biodiversity Action Plan partnership; NYBAG – North Yorkshire Biodiversity Action Group; SG – Steering Group

**HOWARDIAN HILLS  
AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE  
29 OCTOBER 2015**

**ITEM 7**

**AONB BUDGET**

**1.0 PURPOSE OF REPORT**

1.1 To receive details of expenditure during 2014/15 and to consider anticipated budgetary needs for 2016/17.

**2.0 2014/15**

2.1 Details of the final income and expenditure account for 2014/15 are set out in Appendix 1. Details of countryside management and Sustainable Development Fund projects supported are in Appendix 2.

2.2 Appendix 1 includes the budget figures prepared in October 2013, to allow Members to compare the actual budget against that predicted. It should be borne in mind that the budget prepared in October each year is then adjusted and refined, to take account of likely changes in income and expenditure. These revisions are shown in the 'December 2013' column of Appendix 1 and formed the basis of the grant allocation proposal submitted to Defra. The final budget, following the receipt of grant offer letters etc., is shown in the 'September 2014' column.

2.3 There were several reasonably significant variations between the Estimated and Actual spends, with the overall profile of the budget showing a 4% underspend.

2.4 Staffing:

- No significant deviation from budget provision.

2.5 Office:

- A small underspend.

2.6 Partnership Running Costs:

- No significant deviation from budget provision.

2.7 PR/Events/Research + Management Plan:

- No significant deviation from budget provision.

2.8 Sustainable Development Fund:

- A 17% underspend.
- Projects were funded in 2 villages, comprising 2 Village Hall projects.

2.9 AONB Enhancement – Natural Environment:

- This budget spent 62% of its provision.
- Three hedgerow restoration schemes were completed, at Husthwaite, Kirkham and Scackleton. In total 449m of hedgerow was planted, either as completely new hedges or as gapping-up. Thirty seven new individual trees were planted, of which 20 were black poplar.
- Wall restoration schemes were completed at Brandsby and East Newton. A total of 83m of wall was refurbished.
- The routine Exmoor pony grazing programme and annual SINC management tasks were completed.
- Volunteers carried on with significant rhododendron removal in the Yearsley Moor Woodlands SINC, clearing an area of wood pasture.

- 2.10 AONB Enhancement – Historic Environment:
- This budget spent 116% of its provision.
  - The largest single project was the restoration of 3 traditional direction signs.
  - The historic Park wall at Wiganthorpe was finally fitted with coping stones, after several years of delay.
- 2.11 Enjoying the AONB:
- This budget spent 200% of its provision.
  - The most significant area of expenditure was incurred on creating new digital template documents of our series of walks and bike ride routes, together with a ‘Bike Rides and Rambles’ leaflet to act as a ‘hub’ for the individual route guides.
  - The programme of litter picking carried out around the AONB during the summer months was completed by the Moorswork team, and the gateway signs were kept clear and tidy.
  - The Great Outdoors Guide, featuring walks and bike rides in the AONB, National Park and Yorkshire Wolds was re-printed in association with Welcome to Yorkshire and the North York Moors National Park following the popularity of the first print run.
  - A contribution was made to developing and implementing an initiative with Visit York, via Ryedale DC and Welcome to Yorkshire, to encourage visitors to York to stay an extra night and visit the Howardian Hills and Southern Ryedale area.
- 2.12 Young People’s Activities:
- Full-day Junior Ranger Club sessions were held in April, May, October and February.
  - The last year of the Rural:Urban Schools Twinning Project was completed, with 6 Round Four visits held.
- 2.13 Summarising the budget position at the end of 2014/15:
- Overall, the AONB budget was underspent by approximately £7,400 (4%) – the Core element was underspent by £1,345 (1%) and the Project element by £6,000 (11%).
  - It had been budgeted to use £6,976 of our Reserves but this was not necessary due to gathering additional unexpected income and several projects not being fully completed as had been anticipated.
  - At the end of the financial year 2014/15 there was a carry-forward into 2015/16 of £53,510 on paper.
  - Due to significant external income supporting the core costs of the AONB Staff Unit for the Monument Management Scheme, no Reserves have been allocated to projects in 15/16.
  - The Reserves will be safeguarded for use in future years, to off-set what will be declining resources from the principal funders. In line with the JAC’s views expressed in April 2012 however, the Reserves will be used in combination with funds from other bodies wherever possible, to ensure maximum leverage and efficiency.
  - Volunteers assisted with 25 tasks or projects, worth at least 193 days or £13,000.

### **3.0 2015/16**

- 3.1 The agreed budget for the current year amounts to £199,840. Details of this are set out in Appendix 3 and all the major partners’ contributions to the budget have been confirmed. The budget doesn’t include the balance of the Reserves of £53,510 from 2014/15.
- 3.2 As usual it is too early in the financial year to make any reliable prediction of anticipated final expenditure during 2015/16:
- The figures presented in Appendix 3 are where we stand at the minute, although we will continue to take new funding opportunities if they arise and are appropriate.
  - The strategy to use our Reserves wisely to offset reducing Defra and NYCC funding over future years continues to be followed. This aims to balance project resources with available staff resources, to maintain as far as possible the funding available to complete on-the-ground projects. It has not proved to be necessary to use any of our Reserves to date in 2015/16.
  - The Single Pot arrangement means that Defra funding is spread across nearly all the budget heads, but we are free to move it around as the year goes on.

- 3.3 Staffing:
- It is anticipated that the out-turn will be close to the budget provision.
- 3.4 Office and Partnership Running Costs:
- It is anticipated that the out-turns will be close to the budget provisions. This includes the costs associated with moving the AONB office from Hovingham to Helmsley, which are currently close to budget predictions.
- 3.5 PR/Events/Research:
- It is anticipated that the out-turn will be close to the budget provision.
  - The low-cost re-refresh of the AONB website has been completed, to present information for visitors in a much more accessible format and significantly reduce the amount of staff time needed to keep the information on the site up-to-date.
  - The AONB Newsletter and Annual Report have been completed and costs have been further reduced since last year by utilising the in-house NYCC design team for all work.
- 3.6 AONB Enhancement (Natural Environment):
- £13,400 of the £17,900 budget has been allocated, with other anticipated projects accounting for a further £8,300 in possible expenditure. It is however unlikely that all these projects will be completed during this financial year, although we believe a significant number will be. Any overspend can be balanced against underspends on the other AONB Enhancement budget heads.
  - The most significant projects so far this year are a wall restoration project at Grimston and controlling Himalayan balsam on the River Derwent SSSI, and Jeffry Bog, Fairy Dell and Mugdale/Barker Woods SINCs.
  - Projects in the pipeline include the conversion of a Plantation on an Ancient Woodland Site at Toft Wood SINC from conifers to broadleaves and the management of Special Interest Road Verges in March 2016.
- 3.7 AONB Enhancement (Historic Environment):
- £3,000 of the £17,700 budget has been formally allocated, with a further £10,000 of projects in the pipeline.
  - These include restoration of a further batch of traditional direction signs, possible repairs to one of the dams on the Fishponds at Gilling Castle and works to manage Scheduled Monuments under the Monument Management Scheme.
- 3.8 AONB Enhancement (Sustainable Development & Rural Economy):
- £9,600 of the £24,000 budget has been formally allocated, with a further £3,600 of anticipated projects.
  - The £19,000 element formerly known as the Sustainable Development Fund is under-committed by £14,000, with a further £1,500 of commitments anticipated.
  - The Moorswork group are continuing to clear litter from well-used lay-bys, and the AONB Gateway Sign locations are being strimmed regularly.
  - £2,000 has been contributed to the second programme of work under the Visit York project to promote two-centre breaks between York and the Howardian Hills/Ryedale.
- 3.9 Young People's Activities:
- A programme of Junior Ranger Club events is being delivered very cost-effectively, in partnership with the Yorkshire Arboretum.
- 3.10 Wherever an underspend is indicated in the above paragraphs, money can be moved as necessary to ensure that it is used to best effect and a full claim can be submitted to Defra for their contribution.

## 4.0 2016/17

- 4.1 An estimate of anticipated expenditure during the next financial year is shown in Appendix 3. As indicated in the previous report on this agenda, it will be late in the current financial year before the exact position of any of the funding partners is known.
- 4.2 The two principal reductions will come from Defra and North Yorkshire County Council contributions. The Chancellor's Autumn Statement is likely to announce a cut of approximately 10% per annum for Defra over the next four years. The 2015/16 AONB budget has been prepared on the basis that Defra will cut their contributions to AONBs and National Parks by 5% in 2016/17 (with similar reductions likely for subsequent years). North Yorkshire County Council will be cutting its contributions to External Partnerships in 2016/17, in line with its NY2020 budget reduction programme. The exact extent of the reduction for the Howardian Hills AONB Partnership is not known yet, but a £10,000 (30%) reduction has been budgeted for.
- 4.3 Although the Single Pot arrangement means that strictly there is no longer any distinction between Core and Project budgets, it should be noted that Defra will only fund a maximum of 75% of the Core Costs and so this distinction must still be borne in mind during the budget-setting process. This will become an increasingly important factor as Local Authority contributions decline in line with Government budget reductions for local government.
- 4.4 Staffing:
- Staff costs are predicted to reduce slightly, with funding for the AONB Assistant post only continued until 30<sup>th</sup> September 2016. After this date it is anticipated that administrative and technical support will be sourced from the North York Moors National Park Authority on a rechargeable basis, for fewer hours per week than the current established post.
  - A 2% national inflation pay award has been factored-in, in line with the calculations being used by North Yorkshire County Council.
  - Principal work tasks for this year will include providing responses to planning-related consultations (including maybe shale gas developments), providing information material to support visitors coming to the AONB, delivering biodiversity, historic environment and community projects (utilising new LEADER and Defra grant schemes where possible) and continuing the Monuments Management Scheme (funded by Historic England).
- 4.5 Office costs:
- 2015/16 is an abnormal year, in that it will contain all the one-off costs of relocation and disposing of the current premises at Wath Court. A large element of this is the penalty payment for early termination of the broadband link, although this is covered centrally by North Yorkshire County Council and does not fall to the AONB budget directly.
  - From December 2015 the annual costs of the AONB Unit's office and storage space will fall from £19,500pa to £4,950pa, a reduction of 75%.
- 4.6 Partnership Running Costs:
- A broadly similar provision to 2015/16 has been made. NAAONB contribution fees are not set to rise for 2016/17, although this is subject to approval at the forthcoming AGM in late November.
- 4.7 PR/Events/Research:
- A decrease in budget compared to 2015/16 is proposed, to a more normal level following the one-off cost of the website re-fresh in 2015/16.
  - The AONB Newsletter and Annual Report will continue to be published and distributed – this is felt to be good value for money in keeping local residents and partner organisations informed of opportunities to become involved in AONB management. Production costs will continue to be minimised by using the County Council Document Management Centre for design and printing.
  - A small provision has been made for renewing several of our most frequently used display banners, which now contain information that is very out-of-date.

- 4.8 AONB Enhancement: Natural Environment; Historic Environment; Sustainable Development & Rural Economy
- An allocation of £19,000 has been made for Natural Environment Enhancement projects.
  - The budget allocation for Historic Environment projects has been set at £17,550. This includes £3,700 from Historic England for work on Scheduled Monuments.
  - £19,500 has been allocated to Sustainable Development & Rural Economy projects.
  - **These allocations are at or slightly above the 2015/16 levels and have only been possible in this year because of the funding being received from Historic England for the Monument Management Scheme, the significant reduction realised by moving office premises, and the proposal to make the AONB Assistant post redundant as of 1<sup>st</sup> October 2016.**
- 4.9 Young People's Activities:
- Budget provision has been made to continue running the popular programme of Junior Ranger Club days. These will be run principally in partnership with the Yorkshire Arboretum, although they may also be rotating around AONB village venues too.

## 5.0 RECOMMENDATION

It is recommended that:

- (a) The details of JAC expenditure during 2014/15 be received for information;
- (b) Partner authorities be asked to consider making financial contributions towards the work of the JAC in 2016/17, in line with Appendix 3 and section 4 of this report.

**HOWARDIAN HILLS AONB****INCOME AND EXPENDITURE 2014/15****1. INCOME 2014/15**

<b>(a) BUDGET PROVISION</b>	<b>Estimated (Oct. 2013)</b>	<b>Defra Bid (Jan. 2014)</b>	<b>Final (Oct. 2014)</b>	<b>Actual (Year end) £</b>
Defra	117,519	116,109	116,109	116,109
North Yorkshire County Council	36,500	36,521	42,004	43,566
Ryedale District Council	5,684	5,066	5,066	5,066
Hambleton District Council	5,800	5,800	5,800	5,800
Heritage Lottery Fund	6,200	6,200	3,535	6,600
Environment Agency	0	0	0	1,500
National Centre for the Uplands	0	0	0	1,250
Donations	0	0	0	25
Taken from Income in Advance balance	[9,323]	[8,830]	[6,976]	[0]
<b>(b) TOTAL (ESTIMATED) INCOME</b>	<b>(181,026)</b>	<b>(178,526)</b>	<b>(179,490)</b>	<b>(179,916)</b>

**2. EXPENDITURE 2014/15****Core Expenditure**

(a) Staffing	91,916	91,916	91,916	91,585
(b) Office	17,575	17,575	21,039	20,308
(c) Partnership running costs	3,650	3,650	3,650	3,556
(d) PR, Events, Research, etc.	4,385	4,385	4,385	4,188
(e) Management Plan	3,000	3,000	3,000	3,008

**Project Expenditure**

(f) Sustainable Development Fund	20,000	17,500	17,500	14,456
(g) AONB Enhancement (Natural environment)	20,000	20,000	20,000	12,434
(h) AONB Enhancement (Historic environment)	10,000	10,000	10,000	11,601
(i) Enjoying the AONB	3,000	3,000	3,000	6,165
(j) Young People's Activities	7,500	7,500	5,000	4,794
<b>(k) TOTAL (ESTIMATED) EXPENDITURE</b>	<b>(181,026)</b>	<b>(178,526)</b>	<b>(179,490)</b>	<b>(172,095)</b>

**3. 2014/15 INCOME AND EXPENDITURE STATEMENT**

	Income £		Expenditure £
Local Authority Partners	54,432	Expenditure	172,095
Defra	116,109		
Heritage Lottery Fund	6,600		
Environment Agency	1,500		
National Centre for the Uplands	1,250		
Donations	25		
Brought forward from 2013/14	45,689	Balance c/f to 2015/16	53,510
	<hr/>		<hr/>
	<b>225,605</b>		<b>225,605</b>

(All figures rounded to the nearest £)



## AONB PROJECTS 2014/2015

1<sup>st</sup> April 2014 – 31<sup>st</sup> March 2015

Projects that have received formal offers of assistance; **Completed projects.**

### AONB Enhancement – Natural Environment

APPLICANT/ (CONTRACTOR)	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME COST	JAC ASSISTANCE
K Snowball	High Farm, Brandsby	Stone supply and walling topstones to finish section of roadside wall	Zone 1 Landscape	AG2.2	£2,600	£2,600
K Snowball	High Farm, Brandsby	Repair of 40m of field wall	Zone 1 Landscape	AG2.2	£1,500	£1,200
Newburgh Priory Estate	Malton Street, Husthwaite	Gapping 75m of roadside hedge	Zone 2B Landscape	AG2.2	£450	£450
Lord St Oswald	East Newton Hall	Repair of 43m of field wall	-	AG2.2, HE2.5	£2,170	£304
Kirkham Estate	Westow	Replanting 314m of roadside hedge	Zone 1 Landscape	AG2.2	£1,370	£1,370
V Provins	Scackleton	Restoring 60m of roadside hedge	Zone 6 Landscape	AG2.2	£1,850	£300

APPLICANT/ (CONTRACTOR)	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME COST	JAC ASSISTANCE
(AONB Unit – Yorkshire Exmoor Pony Trust)	Coulton (3), Cawton (2), Terrington (2)	Conservation grazing of 7 SINCs or other important sites	Sites 1.59, 1.60, 1.41, 1.47, 1.66, 1.20	NE3.1	£1,023	£474
Ampleforth Abbey & College	Ampleforth	Planting 7 black poplars	-	NE4.2	£46	£28 (EA funded)

(AONB Volunteers)	Yearsley Moor Woodlands SINC	Cutting bracken on semi-improved grassland site (May)	Site 1.5	NE3.3	£125	-
(AONB Volunteers)	Yearsley Moor Woodlands SINC	Cutting bracken on semi-improved grassland site (July)	Site 1.5	NE3.3	£150	-
(AONB Volunteers)	Yearsley Moor Woodlands SINC	Cutting bracken on semi-improved grassland site (Aug)	Site 1.5	NE3.3	£500	-
(AONB Unit – Curlew Conservation Contractors)	Wath Beck; Terrington - Howthorpe	Cutting/pulling Himalayan balsam (3.5km)	Inc. Site 1.65	NE6.2	£965	£965
(AONB Unit – Countryside Services)	Wath Beck; Howthorpe - Wath	Cutting/pulling Himalayan balsam (2.3km)	Inc. Site 1.33	NE6.2	£932	£932
(AONB Volunteers)	Jeffry Bog SINC	Cutting/pulling Himalayan balsam	Site 1.74	NE6.2	£500	-
Amotherby Churchyard Conservation Group	Amotherby Churchyard	Habitat management	-	NE5.1	£520	£120 (25%)
(AONB Unit – Moorswork + Volunteers)	Appleton-le-Street Churchyard SINC	Grassland management	-	NE3.1	£690	£120
(AONB Unit – Moorswork)	Amotherby Lane SINC	Grassland/scrub management	Site 1.38	NE3.1	£120	£120
(AONB Unit – Volunteers)	Fairy Dell SINC	Cutting/pulling Himalayan balsam	Site 1.17	NE6.2	£450	-
F Hugill & R Eaton	Throstle Nest, Sproxton	Planting 30 in-field and boundary trees	-	NE3.4	£1,310	£1,310 (EA funded)
Westow Cricket Ground	Westow Cricket Ground	Native bulbs for insects	-	NE5.1	£740	£200
(AONB Volunteers)	Adj. Yearsley Moor Woodlands SINC (Oct#1)	Rhododendron control	Site 1.5	NE3.3, NE6.2	£450	-

(AONB Volunteers)	Adj. Yearsley Moor Woodlands SINC (Oct#2)	Rhododendron control	Site 1.5	NE3.3, NE6.2	£700	-
(AONB Volunteers)	Adj. Yearsley Moor Woodlands SINC (Nov#1)	Rhododendron control	Site 1.5	NE3.3, NE6.2	£500	-
(AONB Volunteers)	Adj. Yearsley Moor Woodlands SINC (Nov#2)	Rhododendron control	Site 1.5	NE3.3, NE6.2	£450	-
(AONB Volunteers)	Adj. Yearsley Moor Woodlands SINC (Jan)	Rhododendron control	Site 1.5	NE3.3, NE6.2	£700	-
Ampleforth Abbey & College	Ampleforth	Planting 10 black poplars	-	NE4.2	£75	£45 (EA funded)
(AONB Unit – J R Clifford & Sons)	Various	Management of 45 Special Interest Road Verges	-	NE3.1	£1,454	£1,454
(Natural England – AONB Volunteers)	Dalby Bush Fen SSSI	Bramble & scrub management	Site 1.56	NE3.1	£600	-
(AONB Volunteers)	Adj. Yearsley Moor Woodlands SINC (Feb)	Rhododendron control	Site 1.5	NE3.3, NE6.2	£500	-
R. Derwent Partnership	River Rye SINC	Production of strategy for the R. Derwent catchment project	Site 1.16	NE3.5	c.£16,500	£442

### AONB Enhancement - Historic Environment

APPLICANT	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME COST	JAC ASSISTANCE
(AONB Unit – P Gospel)	City of Troy Maze, Dalby	Regular maintenance	Site 2.25	HE2.5	£182	£182

(AONB Unit – P Gospel)	Mileposts	Regular maintenance	Site 2.63	HE2.5, RT4.5	£168	£168
F Peckitt	North Park, Newburgh Priory	Erection of new fence, to bring new trees into grazed parkland	Site 2.15	HE2.5	£1,612	£806 (50%)
Slingsby Local Heritage Group	Slingsby	Producing local history DVDs	-	HE1.5	£3,400	£150
(AONB Unit – M Aconley)	Wiganthorpe Park, Scackleton	Stone supply and walling topstones onto 250m of Park wall	Site 2.92	HE2.5	£1,760	£1,760
(AONB Volunteers)	Hovingham	Cutting bracken on round barrows (May)	Sites 2.36 & 2.37	HE2.5	£175	-
(AONB Volunteers)	Hovingham	Cutting bracken on round barrows (July)	Sites 2.36 & 2.37	HE2.5	£150	-
(AONB Volunteers)	Hovingham	Cutting bracken on round barrows (Aug)	Sites 2.36 & 2.37	HE2.5	£150	-
Oswaldkirk PC	Oswaldkirk	Restore 1 traditional village name sign and install 2 new ones made in the traditional style	-	LC1.4, HE2.5	£2,850	£1,500
(AONB Unit – P Gospel)	City of Troy Maze, Dalby	Repair broken fence (damaged by local farmer)	Site 2.25	HE2.5	£210	£35
P Turnbull	Newburgh	Repairs to Listed traditional agricultural building	-	HE2.5	£6,162	£1,000
(AONB Unit – Cleveland Corrosion Control)	Bulmer, Firby, Howsham, Crambe	Restoration of 4 traditional direction signs	-	RT4.5	£6,500	£6,000
(AONB Volunteers)	Newburgh	Removing rhododendron from cross dyke	Site 2.12	HE2.5	£650	-

## Enjoying the AONB

APPLICANT	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME COST	JAC ASSISTANCE
Slingsby PC	Slingsby	Installation of new bench	-	RA4.1	£782	£140
Bulmer PC	Bulmer	Replacement of 2 modern village name signs with traditional look-alike ones	-	RA4.1	£1,000	£792

(AONB Unit – Moorswork)	Various	Litter picking (5 visits)	Sites 3.8, 3.14, 3.19	RA4.5	£600	£600
(AONB Unit – P Gospel)	Gateway signs	Strimming	-	AP1.1	£644	£644
(Sustrans/Ryedale DC/AONB Unit)	AONB + Vale of Pickering	Production of pdfs of 8 guided route leaflets (walking, road cycling, mountain biking)	-	RA5.3	£1,200	£860
(Ryedale DC/Castle Howard/AONB Unit)	Castle Howard area	Production of pdf of ‘Hub’ leaflet for Castle Howard area	-	RA5.3	£1,510	(within £860 above)
(Ryedale DC/Castle Howard)	Castle Howard area	Printing of ‘Hub’ leaflet for Castle Howard area	-	RA5.3	£650	(within £860 above)
(NYMNP/Ryedale DC/AONB Unit)	North York Moors area	Printing of updated Great Outdoors leaflet	-	RA5.3	c.£13,000	£1,000
(AONB Unit)	Howardian Hills	Promotional campaign with Visit York	-	RA2.1	£5,000	£1,250
(AONB Unit – Beecroft Plant)	Various	Installing 3 x 25 <sup>th</sup> Anniversary log benches	-	AP1.3	£460	£447
(AONB Volunteers)	Various	Volunteer effort on PRow in the AONB (2 people/week, every other week)	-	RA3.1, RA3.2	£2,400	-
(AONB Volunteers)	Various	Volunteer effort – Junior Ranger Club, Ryedale Show, guided walks, PRow Condition surveying, etc.	-	IM1.3	£2,000	-
(AONB Unit)	Howsham Mill; Arboretum	Junior Ranger Club x 4	-	AP2.3	£745	£143
(AONB Volunteers)	Various	Volunteer effort - Schools Twinning Project	-	AP2.3	£2,100	-

## **SUSTAINABLE DEVELOPMENT FUND GRANTS 2014/2015**

1<sup>st</sup> April 2014 – 31<sup>st</sup> March 2015

Projects that have received formal offers of assistance; **Completed projects.**

<b>APPLICANT</b>	<b>LOCATION</b>	<b>PROJECT</b>	<b>LOCAL PRIORITY</b>	<b>OBJECTIVE</b>	<b>SCHEME COST</b>	<b>SDF ASSISTANCE</b>
Rural Action Yorkshire	AONB	Sustainable Rural Communities project, working with communities on community planning	-	LC1.2, LC1.3	£4,948	£3,711
Coneysthorpe VH Committee	Coneysthorpe Village Hall	Refurbishment including insulation and lowered ceilings	-	LC1.4	£10,090	£7,265
Terrington Village Hall	Village Hall	Enhancement of outdoor areas – veg growing, artwork with an AONB theme, water butts and composting facilities	-	LC1.4	£11,708	£3,480

	<b>2015/16</b>	<b>2016/17</b>
<b>BUDGET ESTIMATES</b>	(October 2015)	
<b>Core Costs</b>		
Staffing	90,220	87,781
Office	39,915	9,800
Partnership running costs	3,350	3,450
PR, Events, Research	6,450	2,700
Management Plan	0	0
<b>Total Core Costs</b>	<b>139,935</b>	<b>103,731</b>
<b>Project Costs</b>		
AONB Enhancement – Natural Environment	17,905	19,000
AONB Enhancement – Historic Environment	17,700	17,550
AONB Enhancement – Sustainable Development & Rural Economy	24,000	19,500
Young People's activities	300	300
<b>Total Project Costs</b>	<b>59,905</b>	<b>56,350</b>
<b>TOTAL COSTS</b>	<b>199,840</b>	<b>159,581</b>
<b>FUNDING CONTRIBUTIONS</b>		
North Yorkshire CC	59,865	24,700
Ryedale DC	5,066	5,066
Hambleton DC	5,800	5,800
Defra	116,109	110,300
English Heritage	11,750	10,838
National Centre for the Uplands	1,250	0
Reserves	0	3,377
<b>TOTAL</b>	<b>199,840</b>	<b>160,081</b>
Income in Advance b/f from 2014/15 (Figure in NYCC accounts)	49,900	
<i>Income in Advance c/f to 2017/18</i>		<i>c.46,500</i>