

**HOWARDIAN HILLS
AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE
31 MARCH 2011**

DEVELOPMENT WITHIN THE AONB

1.0 PURPOSE OF REPORT

1.1 To receive details of planning applications determined within the AONB during 2010.

2.0 BACKGROUND

2.1 At the spring meeting, the JAC receives an annual report on the number and type of planning applications determined within the AONB during the previous year. This procedure was started for the first time in 1998 and gives an impression of the degree of development pressure within the AONB.

3.0 DEVELOPMENT DURING 2010

3.1 A summary of planning applications determined during 2010 appears in Appendix 1. Details have been included of all applications within the period which were approved or refused by the two principal local planning authorities – Hambleton and Ryedale District Councils. Details have not been included of applications which were withdrawn or where a decision was still pending at the end of the year.

3.2 It is clearly important not to read too much into this information. Nothing can be deduced about the scale of development or its visual impact. Nevertheless the following appear to be the most significant conclusions:

- The AONB is still under relatively little development pressure; the numbers of applications have risen since a very low point in 2009 but are still only 60% of what they were 3 years ago. The profile of applications across the categories is fairly normal, but just with lower levels of activity.
- 91% of applications determined were approved, a figure that is consistent with the 5-year average of 90%.
- Development continues to be spread across nearly all villages, but with higher numbers of applications understandably being seen in the larger villages (albeit with reduced numbers across the board). Dalby-cum-Skewsby is the only parish where a higher-than-normal level of activity was seen, which is principally due to two new development sites.
- Most pressure was for small-scale householder applications e.g. residential extensions. The only category showing any above-average activity was Agriculture, where there continues to be a steady stream of new farm buildings being erected.

- The AONB continues to be under relatively little tourist and recreational development pressure, although one significant application was Withdrawn (and hence doesn't appear in the figures). This application has been re-submitted in 2011, and there is one other known application just outside the boundary of the AONB.
- A number of significant applications and cases can be highlighted from the past year – applications for a new agricultural building at Dalby and a new farmhouse at Oswaldkirk; creation of a campsite at Dalby; and the erection of an 18m wind turbine at Husthwaite (Refused) and 15m at Yearsley (Approved). More applications for on-farm wind turbines in the 12-15m category are expected in the future, as the AONB Manager is increasingly providing advice to potential applicants/agents.

3.3 In the financial year 2010/11, which obviously does not quite overlap with the calendar year 2010, 48 applications were scrutinised by the JAC, having either been referred in accordance with the agreed consultation procedure or called-up by the AONB Manager. The AONB Manager submitted comments on 22 of these consultations (with 4 more schemes 'in-hand' also likely to require comments); objections/strong reservations were lodged in 4 of those responses (with 1 more Objection possible from the 'in-hand' cases); the District Council followed the JAC's recommendations of refusal, or the applicants Withdrew the plans, in 3 out of the cases where a decision was required (1 case still pending a Decision). This has been a fairly average year for planning applications, although they do seem to come along in batches. In many cases the comments submitted were relatively minor in nature, but nonetheless important in order to get a 'good result' for the AONB landscape. Many of the comments made relate to the colour of materials and wall/roof finishes. Although a Condition is often placed on the development by the District Council, it is only once the development takes place that we can see whether our comments have truly been successful or not. Members should note that we have very little control over the workload generated by this area of our work, as it is dependent upon the number and type of applications submitted.

3.4 Copies of the 12 planning consultation responses made since the last meeting of the JAC are attached for information. The latest information on the outcome of these applications is contained in Appendix 3 of Item 3 on the Agenda.

4.0 RECOMMENDATION

That the report be received for information.

APPENDIX 1

Howardian Hills AONB											
Applications Determined by											
Type of Development											
(Number of applications and % approved)											
	2006		2007		2008		2009		2010		5yr Average 2006-2010
<u>Ryedale Parishes</u>	2006		2007		2008		2009		2010		5yr Average 2006-2010
Residential - New Build	10		15		16		2		5		10
		90%		60%		88%		50%		100%	
Residential - Conversions	11		14		15		1		1		8
		91%		86%		66%		100%		100%	
Holiday - Conversions	2		1		1		0		0		1
		50%		100%		100%		~		~	
Householder	59		68		67		49		38		56
		95%		87%		87%		98%		87%	
Retail	2		0		0		0		0		0
		100%		~		~		~		~	
Business and Commercial	1		1		1		2		4		2
		100%		100%		100%		100%		100%	
Minerals and Waste	0		0		0		0		0		0
		~		~		~		~		~	
Tourism and Recreation	3		2		0		2		1		2
		100%		100%		~		50%		100%	
Community Facilities	0		1		0		0		0		0
		~		100%		~		~		~	
Agriculture	5		7		0		0		2		3
		60%		71%		~		~		50%	
Other	37		16		26		14		15		22
		95%		100%		96%		100%		100%	
Equestrian									4		4
									75%		
Total Ryedale	130		125		126		70		70		104
		92%		85%		87%		96%		90%	
<u>Hambleton Parishes</u>	2006		2007		2008		2009		2010		5yr Average 2006-2010
Residential - New Build	1		1		2		1		0		1
		100%		0%		100%		100%		~	
Residential - Conversions	0		0		0		0		0		0
		~		~		~		~		~	
Holiday - Conversions	0		0		1		0		0		0
		~		~		100%		~		~	
Householder	15		19		16		6		15		14
		93%		95%		94%		83%		100%	
Retail	0		0		0		0		0		0
		~		~		~		~		~	
Business and Commercial	0		0		1		0		0		0
		~		~		100%		~		~	
Minerals and Waste	0		0		0		0		0		0
		~		~		~		~		~	
Tourism and Recreation	1		0		0		0		0		0
		100%		~		~		~		~	
Community Facilities	0		0		0		0		0		0
		~		~		~		~		~	
Agriculture	3		3		2		1		5		3
		67%		33%		50%		100%		80%	
Other	4		0		6		1		2		3
		100%		~		66%		100%		100%	
Total Hambleton	24		23		28		9		22		21
		92%		83%		86%		89%		95%	
TOTAL HOWARDIAN HILLS AONE	154		148		154		79		92		125
		92%		84%		86%		95%		91%	90%

APPENDIX 1

Howardian Hills AONB						
Applications Determined by Parish						
						5yr Average
<u>Ryedale Parishes</u>	2006	2007	2008	2009	2010	2006-2010
Ampleforth	12	7	16	7	8	10
Bulmer	6	7	3	1	2	4
Cawton	2	3	5	2	1	3
Coneysthorpe	0	0	0	0	0	0
Coulton	3	8	5	2	0	4
Crambe	0	4	6	0	1	2
Gilling East	10	9	12	12	10	11
Grimstone	0	1	12	3	0	3
Henderskelfe	2	2	2	1	0	1
Hovingham	19	6	8	4	3	8
Howsham	5	6	3	4	2	4
Huttons Ambo	6	8	5	5	6	6
Nunnington	2	6	7	4	4	5
Oswaldkirk	8	9	5	3	8	7
Scackleton	2	6	2	5	2	3
Sheriff Hutton (High Stittenham)	5	2	5	1	0	3
Sproxtton	3	8	2	3	6	4
Stonegrave	5	6	6	0	0	3
Terrington	17	15	16	7	12	13
Welburn	22	5	6	6	5	9
Whitwell-on-the Hill	0	0	0	0	0	0
Total Ryedale	129	118	126	70	70	103
<u>Hambleton Parishes</u>						
Brandsby-cum-Stearsby	6	7	8	1	0	4
Coxwold	1	0	0	0	1	0
Crayke	12	7	6	3	8	7
Dalby-cum-Skewsby	1	2	0	3	5	2
Hustwaite	0	1	4	0	2	1
Newburgh	2	0	0	0	0	0
Oulston	0	4	4	1	3	2
Thornton-on-the-Hill	1	0	1	0	1	1
Whenby	0	0	0	0	0	0
Yearsley	1	2	5	1	2	2
Total Hambleton	24	23	28	9	22	21
TOTAL HOWARDIAN HILLS AONB	153	141	154	79	92	124

From: Paul Jackson
To: dm@ryedale.gov.uk
Date: 29/10/2010 11:09
Subject: 10/01043/FUL: Erection of greenkeepers equipment store, Gilling Castle

Dear Sirs

I visited the site on 27th October and have the following comments to make:

- ~ The site is located within the Registered Park and Garden area of Gilling Castle, close to two distinctive features of the designed parkland (The Avenue and the woodland belt linking The Avenue to Crow Wood).
- ~ It is however on a piece of ground that is in effect outside the line of both The Avenue and the woodland strip and so would not in my view affect their integrity.
- ~ The roof and wall panels should be a dark colour with a matt finish - dark green or dark grey being the most suitable options.
- ~ The fuel storage tank should also be of a dark colour - dark green or black.
- ~ Given that some pruning of trees will be necessary to carry out the development, and that there are potentially long-distance views of the site from the B1363, I would like to see a small amount of screening planting on the external south eastern and south western boundaries of the site. Only 6-10 plants would be required, of bushy hedgerow species such as hawthorn and hazel. This would bolster the natural regeneration of scrub species that is already present on the site - beech would not be appropriate as this would blur the currently very distinct outlines of The Avenue and woodland belt.
- ~ I wonder whether this development would enable the removal of any of the sheds/containers near the south western tip of the formal garden/ 9th Tee area, that are used in connection with the golf course. These are situated in a more open position within the designed parkland landscape and a reduction in the scale of built development in this location would be of benefit to the historic landscape.

Paul Jackson

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

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Howardian Hills



Area of Outstanding Natural Beauty

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

Contact: Paul Jackson

My Reference: 3.1

Your Reference: 10/02385/FUL

Date: 8th November 2010

Dear Sir

Change of use of agricultural land to a campsite

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

The application involves the formation of a campsite in a field that is currently part grassland and part young woodland.

I visited the site on 8th November and have the following comments to make:

- Objective RA1 of the 2009-2014 AONB Management Plan states that the Joint Advisory Committee will: "ENCOURAGE SUSTAINABLE RECREATIONAL ACTIVITIES THAT DO NOT CONFLICT WITH THE SPECIAL QUALITIES OF THE AONB". More specifically, Objective RA1.2 indicates that we will: "Use planning policies to encourage appropriate recreational business developments".
- There are a number of existing providers of camping/caravanning facilities in the AONB, ranging from the large 'mobile home' type facility at Coneysthorpe to 5-van Caravan Club Certificated Locations on farms. In general these are relatively unobtrusive and provide a good range of accommodation for people wishing to visit the AONB and not stay in a hotel/B&B.
- The principle of a campsite is therefore acceptable; the issue being whether one can be incorporated satisfactorily into the AONB landscape at this particular location.
- It is clear that the tree planting scheme has been laid out with a use such as this in mind. Whilst this might seem a bit presumptuous, it does mean that there is established landscaping in place and growing successfully.
- The tallest trees are currently c.5m tall and would therefore screen the smaller 5m bell tents. The taller central tent would become hidden behind trees in approximately 2 years time, when the trees grow up, and eventually a woodland setting will be created. The tree species are all relatively fast-growing ones (birch, cherry, alder) and rates of 1m/year have been achieved to date.

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- Tents – the colour of the central tent is given as brown, but no colours are specified for the smaller bell tents. All tents should be of a dark colour, to minimise landscape impact. It is indicated that the luxury tents are “fully set up and serviced”. It is unclear whether this would include electric lighting and if so from where the power would be obtained. Solar lighting would provide energy for walkways, but mains electric or generators would be needed if 10 tents were to be serviced.
- Lighting – whilst low-level solar lighting may be acceptable during the tourist (summer) season, it should be disabled during the off-season in order to prevent further light pollution. A 500W floodlight with motion sensor would be inappropriate next to Bonnygate Lane, as it would be difficult to adjust it to prevent it being set off by passing traffic.
- Signage – an arched sign spanning the gateway would be inappropriate in this rural setting.
- Entrances – whilst it may be the intention to keep hard surfacing for cars within the site to a minimum, Highway Authority regulations will require the creation of a full-spec entrance splay with a bound surface (normally tarmac). The creation of two such entrances, over the wide verges of Bonnygate Lane, would introduce unacceptable suburban elements into the open countryside.
- Car parking – whilst the cars may be partially hidden behind the existing hedge, I feel that the creation of what would in effect be a linear carpark along the roadside edge of the field would be unacceptable in visual terms.
- Utility units – again, the siting of these adjacent to the road would increase the visual impact and I don't believe that that would be adequately mitigated by the existing roadside hedge. The number of toilets contained within each unit is not given, but must be presumed to be adequate for the level of visitor occupation.
- Natural & historic environment – the woodland to the south of the proposed campsite, Stearsby Hagg, is a Site of importance for Nature Conservation and also contains a Scheduled Monument in its north eastern corner. Damage to the biodiversity value of the wood and the Scheduled Monument should be avoided if it is intended to access this woodland as indicated in the application.
- Travel – the site is located next to the National By-Way and may attract overnight stays from cyclists using this route. In that respect the site is to be welcomed, as it would provide a facility currently lacking in the AONB. However, visitors using the luxury tents will need to access the site by road, along narrow lanes from either direction. The nearest shops are in Terrington, Hovingham and Sheriff Hutton, which would all require car trips. The provision of food packs would however assist in reducing car travel.
- Having looked at the site, many of the above issues could be addressed by altering the layout of the facilities. My principal concerns relate to the entrance and exit, car parking area and utility units. By using the farm track as an entrance, via the 3rd gateway currently allocated for staff and service vehicles, the approach ambience could be significantly enhanced. There is ample space for car parking to the right of that gateway, in the south west corner of the site. Likewise, the utility units and waste/recycling area could be sited to the left of the gateway, which would significantly increase the amount of visual screening. The front gateway and gap in the planting would then need to be planted-up to bolster the screening from the road. Whilst these measures would address the landscape impact of the development, they would not of course address any concerns in relation to other issues such as highway access along the adjacent road network, use of Stearsby Hagg wood, etc.

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In conclusion, whilst the principle of the proposed development may have some merit, we **OBJECT** to the scheme due to the number of significantly intrusive elements currently contained within it.

Yours sincerely

PAUL JACKSON
AONB Manager
Howardian Hills AONB Joint Advisory Committee

Howardian Hills



Area of Outstanding Natural Beauty

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

Contact: Paul Jackson

My Reference: 3.1

Your Reference: 10/02329/FUL

Date: 8th November 2010

Dear Sir

Installation of 1 no. wind turbine (18m mast); Angram Hall, Husthwaite

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

The application involves the erection of an 11kW wind turbine with an 18m mast.

I visited the site on 27th October and again on 3rd November and have the following comments to make:

- Although located outside the designated boundary of the AONB the proposed wind turbine will be significantly visible from views within the AONB, most specifically from the Beacon Banks area east of Husthwaite. I note that the Environmental Impact Visualisation Report has chosen viewpoints that are largely on flat ground with intervening hedge and tree features and has not selected a viewpoint from a ridge within a nationally designated landscape that is only 1.6km away. I would consider this to be a serious omission and wonder why it has been missed out, particularly when other viewpoints up to 5km (in other directions) have been chosen.
- Objective D5 of the 2009-2014 AONB Management Plan states that the Joint Advisory Committee will: "SUPPORT APPROPRIATE RENEWABLE ENERGY INSTALLATIONS THAT DO NOT HAVE ADVERSE IMPACTS ON THE SPECIAL QUALITIES OF THE AONB". More specifically, Objective D5.2 indicates that we will: "Support appropriate proposals that follow the '4 Rights' – Technology, Scale, Place and Design." These four aspects are considered in the paragraphs below.
- Technology – The location is one that could be expected to be potentially suitable for a wind turbine development, especially as there are currently two turbines in the near vicinity.
- Scale – An 18m mast would not necessarily be considered excessive in this location.
- Place – The site is on a small knoll relatively close to the farm buildings and is therefore visually associated with them.

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- Design – Comparing the views of the Proven turbine near Elphin Bridge and the new 11kW Gaia turbine at Wildon Grange from Beacon Banks in Husthwaite, I would strongly disagree with the assertion in the first sentence of paragraph 3.5.5 of the Environmental Appraisal. The galvanized mast and black hub and blades of the Proven turbine are significantly less intrusive in the landscape than the all-white Gaia turbine. Even when viewed from the end of the Wildon Grange farm road, on a dull day, the white Gaia turbine appears silhouetted as dark grey against a sky backdrop. The choice of light grey and white for the hub and blades of this proposed turbine is therefore I believe inappropriate in a location so close to the AONB boundary. I am happy with galvanized steel for the tower but the nacelle, hub and blades must be of a black colour. The Environmental Impact Visualisation Report actually supports this opinion, in that Location 4 is the “closest visual receptor” (but only of the viewpoints chosen of course) and even from there the turbine is considered to be below the skyline. Given that white offers no significant advantage in skyline views, and significantly more impact than black when viewed against trees and fields, then black must be the chosen option.
- Should the development be Approved, a Condition requiring full removal at the end of its working life should be imposed.

In conclusion, the AONB Committee does not object as such to the proposed development, although the turbine head and blades should be of a dark-coloured finish. If no conclusion can be reached on the colours we would recommend a short site visit to Husthwaite to compare the impacts of the two existing turbines.

Yours sincerely

PAUL JACKSON
AONB Manager
Howardian Hills AONB Joint Advisory Committee

From: Paul Jackson
To: dm@ryedale.gov.uk
Date: 11/02/2011 16:13
Subject: 10/01477/FUL: Change of use and alteration of agricultural buildings, Whitwell-on-the-Hill

I have only one minor observation to make on this application:

The window and door frames of farm building conversions often look more appropriate if they can use a colour scheme that relates to their former agricultural use (rather than being stained hardwood or white-painted softwood).

I observed that the current frames use a dark green colour scheme, which may be an existing or old 'estate colour'. I would suggest that this is an appropriate colour to use for the frames of the converted buildings, should the scheme be Approved.

Paul Jackson

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Contact: Paul Jackson

My Reference: 3.1

Your Reference: 10/02454/FUL

Date: 11th November 2010

Dear Sir

Revised application for the construction of an agricultural building; The Avenue, Dalby

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

The application involves the erection of a building for the housing of cattle, in a different location to that proposed in a previous application.

I visited the site on 10th August with the applicant and agent, visiting again on 8th November to assess this revised application, and have the following comments to make:

1. Objective AG4.1 of the 2009 – 2014 AONB Management Plan states: “Support the construction of new farm buildings and infrastructure where these are appropriate in scale and use high standards of design, careful siting and good landscaping measures”. We judge all proposals against this policy, looking at potential impacts on the landscape, biodiversity, historic environment and recreation value both within the AONB and beyond its boundaries if appropriate.
2. Following refusal of the previous application (ref. 10/01489/FUL) I met the applicant and agent on site. The observations I gave were as follows:
 - That the corner of the field (where it is now proposed to site the building) would have a better backdrop of trees and would in my view be less intrusive in the landscape than the site proposed in the first application.
 - The colours of the building should be dark – green or grey, so as to reduce visual impact.
 - The adjacent rows of trees to the north and west were fully-stocked, so no additional planting would be necessary/could be accommodated.
 - The revised location was very close to Dalby Hall and I supported the agent’s statement that he intended to consult with the owners there.
 - That, even if a revised application incorporated these observations on siting and colour of materials, my consultation response would still be “Serious Reservations”, due to the construction of a building of that size in such a prominent location.

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3. The views I gave on the revised location and colour of materials were predicated on two basic principles:
 1. That the building was in essence a 'field shelter'. It was not designed for permanent housing of cattle, but as a shelter for them during poor weather and to assist with veterinary treatment.
 2. That the agricultural need for the building in that location had been accepted (as essential) by the District Council and therefore my main objective was to achieve the best mitigation I could. Unfortunately I had not had an opportunity to study the Decision Notice from the previous application and therefore asked the agent for the reasons for Refusal. He indicated that the agricultural need had been accepted and that the application had only been Refused because of the Joint Advisory Committee's objection to the siting. I naturally accepted this, as clearly if it proved not to be correct then any advice or opinions I gave at the site visit would have to be considered null and void...
4. I naturally made a mental note to study the Decision Notice should a revised application be submitted, and Reason 2 of the Decision Notice states:

"It is not considered that the agricultural justification set out within the application has proved an essential need for the building in this location sufficient to override the presumption against such development within the Howardian hills Area of Outstanding Natural Beauty contrary to the Local Development Framework Policies..."
5. **It is apparent therefore that the basis upon which I offered my opinions at the site visit with the applicant and agent on 10th August was incorrect, and these cannot now be considered to represent my views on this current application.**
6. On a point of detail, the elevations shown on the plan appear to be incorrect and relating to the previous application. The building has been turned through 90° and so the gable ends are now the north and south elevations.
7. Landscape – whilst the colours of the proposed materials would be significantly less intrusive than those proposed in the first application, the dimensions of this building still mean that it would have a significant impact upon the AONB landscape, as reflected in my view of "Serious Reservations" about even this revised location. My email of 2nd September to the agent indicates that I felt that they should consider reducing the size of the building.
8. Biodiversity – the field is improved grassland and therefore there would not be any loss of important habitat. Adjacent mature and semi-mature trees will provide habitat for a variety of species, but it is unlikely that they would be affected by the proposals.
9. Historic environment – it is understood that there may be some features associated with a former settlement at Dalby in this field, but the County Archaeologist will provide details and any suggested mitigation measures if these are considered to be of significance.
10. Recreation – the building is further from the Public Footpath that runs through this field than the previously proposed site was. The road past the site does however form part of the National Byway and therefore the concerns raised above in relation to landscape impact would apply, as a feature that would affect enjoyment of the AONB landscape.

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11. This application, like its predecessor, has raised considerable concern in Dalby and Skewsby villages. As a result it was raised at the recent meeting of the AONB Joint Advisory Committee (JAC). Whilst the issue of agricultural justification is not normally one on which the JAC would submit comments, agricultural specialists on the JAC have offered the following observations on the application:
1. It appears that approximately 40 cattle (half of the herd of 80) will be out-wintered on this block of grassland. Citing figures from Defra guidance and the John Nix Farm Management Pocket Book, they have suggested that the building appears to be significantly larger than it needs to be to accommodate this number of cattle.
 2. The number of cattle out-wintered in the field could not be increased in order to utilise the additional shed space, as the application states that the current level of grazing is already causing concern over poaching of the ground.
 3. Paragraph 2.4 of the Design and Access Statement states "In order that poaching may be prevented it is essential to construct an agricultural building so that the cattle can be housed during the winter months when the field is wet and poaching takes place". If the proposed building is of the 'field shelter' type then the cattle will still have access to the open grassland and therefore poaching could still occur. The Design and Access Statement appears to point firmly towards the cattle being shut in the proposed building, i.e. housed during the winter months, in which case such buildings should normally be sited at the farmstead where light, water, feed and labour are more readily available.
 4. The case for a shed of the proposed size does not appear to be supported by the letter from the applicant's veterinarian, which states that "A shed to house poorly stock would help with the welfare of the animals in the field and from a veterinary viewpoint is essential". It is presumed that only a small proportion of the cattle in the field would be poorly at any one time and therefore that a building with cover and handling facilities for a small number of cows is what the veterinarian is recommending. The letter does not appear to support the need for a building to house the whole herd.
12. **Given the concerns identified above we would urge the District Council to carefully examine the need for a shed of this size in this location, in order to determine whether it is essential or not. Whatever the outcome of those investigations, we still consider that the building would have a significant impact on the AONB landscape.**

In conclusion the AONB Committee recommends that the application should be **REFUSED**, for the same reasons as the previous application.

Yours sincerely

PAUL JACKSON
AONB Manager
Howardian Hills AONB Joint Advisory Committee

From: Paul Jackson
To: planning@hambleton.gov.uk
CC: sally.leeming@hambleton.gov.uk
Date: 11/11/2010 10:59
Subject: 10/02643/APN; Construction of agricultural storage building, Mosswood Lane, Crayke

Although I haven't had an opportunity to visit the site, my generic comment for new farm buildings within or near to the AONB boundary is that the roof sheets should be of a DARK matt grey colour. Often the "grey" colour given in applications proves to be very light and takes many years to weather to a darker hue.

I'd be grateful if this comment could be taken on board, if the proposed building is considered to have a potential impact on the setting of the AONB or views from it.

Paul Jackson

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From: Paul Jackson
To: dm@ryedale.gov.uk
Date: 17/11/2010 16:54
Subject: 10/01212/ADV; Erection of permanent frame for display sign, A64 Low Hutton

I visited the site on 17th November and have the following observations to make:

The site is very close to the location of the original sign, which is still there buried in the scrub regrowth.

The sign will have a backdrop of tall hawthorn bushes when viewed travelling east on the A64 (its main viewpoint, obviously!). As the proposal is for the sign frame to remain permanently on site throughout the year, I would prefer it to have a black or dark green finish in order to blend it into the landscape better.

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From: Paul Jackson
To: dm@ryedale.gov.uk
CC: edward.senior@ryedale.gov.uk
Date: 17/11/2010 16:44
Subject: 10/01045/FUL; Erection of stables, Wandales Lane, Bulmer

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

Siting of stable block - no observations.

Colour of materials - the walls should be stained/creosoted a dark colour and the white roof ridge strip should be painted black, to match the rest of the roof.

Landscaping - it appeared that the boundary hedge was probably in the ownership of the applicant. The large gap in the hedge behind the stable block should be completely filled from end to end with a native hedge species mix, to screen the stable block from views on the public footpath to the east of the application site.

Paul Jackson

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From: Paul Jackson
To: dm@ryedale.gov.uk
Date: 22/11/2010 12:07
Subject: 10/01221/FUL; Demolition of dwelling, etc; High Baxton Howe, Slingsby

I have the following minor observations to make on this application:

~ The application states that the property is approached down a rough farm track. Developing the site to the 'up-market' level proposed may lead to a desire to improve and tarmac this track. Whilst maintenance and repair will clearly be necessary during the construction phase, in such a remote location the track ought to remain in essence a farm track rather than becoming a 'driveway'. As a Public Bridleway the permission of the Highway Authority would also be necessary if any changes to the surface were proposed.

~ Linked to the point above, any lighting associated with the development should be restricted to the curtilage of the property itself. Lighting along the access track would not be acceptable in this location.

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Howardian Hills

Area of Outstanding Natural Beauty

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

Contact: Paul Jackson

My Reference: 3.1

Your Reference: 10/01363/FUL

Date: 30th December 2010

Dear Sir

Erection of agricultural workers dwelling; Birch Farm, Oswaldkirk

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

This application involves the erection of a new agricultural workers dwelling to service an extensive set of modern agricultural buildings.

I visited the site on 23rd December and have the following comments to make:

- My understanding of the history of the Birch Farm site is that the range of new agricultural buildings has gradually been developed, originally being managed from Birch Farm itself as an extension of the farm steading. As a Condition of planning consent for one of the new buildings, The Terrace in Oswaldkirk ceased to be the access route to the farm and the new farm road immediately to the west of Leysthorpe Hall was constructed. The range of traditional buildings associated with Birch Farm was converted to residential use and subsequently sold, as has been Leysthorpe Hall and I believe the original Birch Farm house.
- There is now therefore the situation of a substantial farm and local business without any residential accommodation associated with it. For the future sustainability of farming in the AONB it is important that there are cohesive farm units that can form the basis of profitable operations.
- Pre-application discussions were held with the Agent on 11th October 2010, so I have had a considerable amount of time before the application was lodged to consider the various issues.
- Principle – the need for establishing a new agricultural workers dwelling is accepted, although it could be argued that if all houses associated with a farm are sold, then it shouldn't be expected that permission to construct a new one should be automatically forthcoming. None of the houses mentioned above however served the purpose of satisfactorily controlling access to the yard of modern buildings once the new farm road had been built, and a location along that new access road is the obvious choice of location. I would however expect any new house to be located in proximity to the farm buildings, so that visually it forms part of the same area of built development.
- Design – no observations.

Cont'd...

- Biodiversity – no known interest on the application site. The proposed tree planting will have some small benefits for biodiversity, as scattered planting is proposed rather than the creation of a woodland area as with Leysthorpe Hall.
- Historic environment – no known interest, although the NYCC County Archaeologist will provide a more detailed response if anything shows-up during their assessment of the application.
- Recreation – the new farm road is also a Public Footpath and the route of the Ebor Way follows it. I do not feel that this application would cause any adverse impact on users of the route.
- Landscape – this is I believe the principle issue of consideration for this application. I feel that the location of a substantial new house and ancillary buildings on the crest of the ridge as proposed would have a seriously detrimental impact on the nationally designated landscape of the AONB. Existing development along the ridge consists of Leysthorpe Hall, which is enclosed by woodland and hence does not appear as a building within the landscape, a pair of semi-detached cottages and a house of modest proportions. The proposed development would introduce a significant new structure/landform into the landscape, in a location that would be highly prominent when viewed from the south, both between Gilling East and Cawton and particularly from the B1363 between Gilling East and Oswaldkirk.
- As indicated above, I accept the principle of the need for a new dwelling, but not in the location proposed. During my site visit it became apparent that there is a potential alternative site approximately half way down the farm access road that would serve the purpose equally well. This is at the foot of the steep slope, so reducing the need for significant cut-and-fill operations to form level platforms. At the same time however it is above the lowest point of the field and hence any waterlogging issues. This site is on almost the same contour level as the original Birch Farm house, providing continuity and integration within the landscape whilst still serving the purposes of farm management and security.

In conclusion, whilst accepting the principle and all other factors, we **OBJECT** to the proposed development on the grounds of seriously detrimental visual impact on the AONB landscape.

Yours sincerely

PAUL JACKSON
AONB Manager
Howardian Hills AONB Joint Advisory Committee

Howardian Hills



Area of Outstanding Natural Beauty

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

Contact: Paul Jackson

My Reference: 3.1

Your Reference: 10/01363/FUL

Date: 23rd March 2011

Dear Sir

Erection of agricultural workers dwelling; Birch Farm, Oswaldkirk

Further to my consultation response of 30th December 2010, subsequent discussions and a site meeting with the applicant and his agent, I am now able to provide a revised response to this application.

I have received copies of the two plans showing the revised landscaping proposals – 1023309/05 Rev B and 1023309/07 Rev B. As you know I have been closely involved in developing these proposals.

Notwithstanding the improvements in the landscaping scheme, I still consider that it will be a significant new development in a prominent location. **However**, considering the scheme as a whole, and looking at the quality of design, the principle of the location and the upgraded landscaping scheme, I feel that we now have a more balanced application that better reflects the national context of the Howardian Hills AONB designation. Whilst I therefore continue to have **reservations** about the scheme, the AONB Joint Advisory Committee does not wish to sustain the strong objection indicated in our letter of 30th December 2010.

Should the application be Approved, the landscaping proposals outlined on the above two drawings should be included as a Condition. I have also indicated that I am happy to work with the applicant or his agent to prepare the more detailed planting plan that will be necessary when it comes to implementation of the landscaping proposals.

It should also go without saying that the dwelling should be subject to an Agricultural Occupancy Condition, to ensure that it is only used in connection with agricultural activity.

Yours sincerely

PAUL JACKSON
AONB Manager
Howardian Hills AONB Joint Advisory Committee

From: Paul Jackson
To: planning@hambleton.gov.uk
CC: sally.leeming@hambleton.gov.uk
Date: 02/02/2011 12:38
Subject: 10/02961/FUL: Construction of an agricultural storage building, Rose Cottage, Crayke

Although I have not had an opportunity to visit the application site, which is just outside the designated boundary of the Howardian Hills AONB, I recall an application for a new building at this property in 2005 or early 2006.

In common with recent applications for new agricultural buildings in the vicinity of Crayke, and comments I made on the original application, my principal area of interest is the colour of materials and visual impact when viewed from within the AONB.

Having checked the Plastisol colour chart, I am happy that the Juniper Green colour would be very suitable for the walls of the building.

Natural Grey fibre cement sheets however will appear very pale until they weather into a darker grey. If the adjacent buildings had Natural Grey sheets to begin with the likelihood now is that they have weathered to a much darker grey (which reduces their impact within the landscape), but they take quite a number of years to reach that darker colour.

I would therefore consider that a darker grey colour (Marley Eternit Farmscape Anthracite or similar) should be used for the roof and that, if Approved, this should be a Condition of the Consent.

Paul Jackson

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From: Paul Jackson
To: dm@ryedale.gov.uk
Date: 22/02/2011 17:17
Subject: 11/00045/FUL; Erection of agricultural building, South Holme

Although a reasonable distance outside the AONB boundary, we routinely submit observations on particularly applications for new modern farm buildings that may be viewed from within the AONB.

In this case the applicants have clearly given thought to the potential visual impact of the building and have chosen appropriate colours for the wall and roof sheeting materials.

I am therefore pleased to be able to say that I have no further observations to make on the proposals.

Paul Jackson

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