

**HOWARDIAN HILLS
AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE
13 APRIL 2017**

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 last meeting of the JAC.

2.0 SUMMARY OF PROGRESS ACHIEVED

- 2.1 Appendix 1 gives separate details of the work, meetings and site visits that have been carried out by the AONB Manager and AONB Officers in the period 2nd November 2016 to 3rd April 2017. Appendix 2 gives full details of the wide range of projects that the AONB has assisted during the year. Appendix 3 gives details of the Consultations that the JAC has received during the year.
- 2.2 The Team has been involved in a considerable number of new and existing conservation initiatives – the River Rye Group, River Derwent Catchment Partnership, the Scarborough, Ryedale & Howardian Hills LBAP, the North Yorkshire Local Geological Sites Panel, the NY & York Local Nature Partnership, the Cornfield Flowers Project and a Turtle Doves project. The RYEvitalise project has been successful in securing a Stage 1 pass for a HLF Landscape Partnership Scheme.
- 2.3 Countryside management work has been continuing, through the AONB Project Fund, with several significant hedge restoration projects completed. A programme of restoration and replacement of 16 village name signs in 9 villages has also been completed.
- 2.4 Volunteer activity on practical work during the last six months has principally focused on Monument Management Scheme tasks (see below), as well as carrying out scrub management works on Dalby Bush Fen SSSI and Terrington Carr SINC. The volunteer team was out every 2 weeks during the winter months.
- 2.5 The Monument Management Scheme has progressed extremely well in its first full winter. Management Plans have been prepared for 7 Scheduled Monuments (SMs); bramble/brash/scrub has been cleared on 24 SMs; a water trough and feeder have been removed from 1 SM and 1 SM has been re-vegetated. Quarterly reports and Grant Claims have been submitted to Historic England in compliance with the Terms & Conditions of the grant
- 2.6 Liz Bassindale has been working with Rural Action Yorkshire and Ryedale District Council on development of the Amotherby Ward Plan and additional connected projects, particularly a conservation project in Amotherby Churchyard with Amotherby School. Part of this was delivered in March, with the second session due in summer.
- 2.7 The RAY Community Projects Officer has continued to work with a number of local communities to both prepare and implement Parish Plans and other initiatives. A full list of the work carried out by the RAY officer in the AONB is attached as part of Appendix 1.
- 2.8 Work with Made in York, Welcome to Yorkshire and Ryedale District Council has progressed, with the promotion of the seven Travel Features for the Ryedale/HHAONB/York area. One of these achieved coverage in the Sunday Times Travel Supplement and a visit from journalists with a women's cycling magazine is scheduled for the summer.

- 2.9 The iFootpath company was contracted to scope 6 Easy Countryside Trail routes, with a view to describing and publishing four of them on their website and as PDF leaflets. Following the survey work in early March they published the additional 2 routes for the same price, as they really liked them all and they're relatively short.
- 2.10 Work has progressed on the preparation of a new set of display banners, although unfortunately due to other priorities this hasn't been finished by 31st March as originally hoped.
- 2.11 December and February Junior Ranger Clubs were delivered. Full details of the activities and attendance for the 2016/17 activity sessions are shown in Appendix 4.
- 2.12 Copies of the 31 planning/agri-environment scheme consultation responses made since the last meeting of the JAC are attached for information as part of Appendix 3.
- 2.13 Following the Team re-structure in May 2016 and recruitment exercise over the summer, Francesca Pert is doing one day per week for the AONB Team, whilst Frances Standen worked for two days a week until Christmas 2016.
- 2.14 NAAONB work has principally involved participating in on-line discussions, information-sharing and promotional work. Staff also attended national NAAONB meetings including the national Chairmen and Lead Officers seminar and AGM in November, a Communications Officers' meeting and a Lead Officers' meeting.
- 2.15 The Joint Advisory Committee's budget for 2016/17 is projected to be quite significantly underspent this year. £23,350 of 'Reserve' was allocated to deliver on a number of major projects, and the budget was almost completely allocated by early March. The failure of a large wall restoration scheme to be started however, together with the rejection of a bid by the North East Yorkshire Geology Trust for a Heritage Lottery Fund project that we were match funding, resulted in £11,000 being returned. The balance carried forward into 2017/18 is therefore predicted to be approximately £68,600. None of the 'Reserve' has as yet been allocated within the 2017/18 budget, but it is likely that approximately £10,000 will be used to deliver some of the projects that didn't go ahead in 2016/17.
- 2.16 A grant allocation proposal for 2017/18 was submitted to Defra in January. The interim claim for payment of the 2016/17 grant was also submitted on schedule in January and payment has been received.

3.0 RECOMMENDATION

That the report be received for information.

AONB MANAGER'S REPORT

3RD NOVEMBER 2016 – 4TH APRIL 2017

Work during this period has principally consisted of:

- Preparation of papers for the November JAC meeting.
- Analysis and scrutiny of Castle Howard 10-year Management Plan proposals.
- Planning application consultation scrutiny and responses.
- MMS – preparation for spring works (scrub control, bramble strimming)
- Preparation and submission of 2017/18 Defra Grant Allocation documentation
- Preparation and submission of Interim Defra grant claim
- Preparation and submission of Q3 MMS report and grant claim
- Delivery of restoration programme for 16 village name signs
- Development of 6 Easy Countryside Trails with iFootpath.
- Progressing of NYCC Countryside Access Service project to deliver PRoW at-road signposting improvements in the AONB
- Annual Leave days and 1 weeks' holiday

MEETINGS

- NE liaison meeting, Helmsley
- Castle Howard – new 10-year Woodland Management Plan
- Local Geological Sites Partnership, County Hall
- NYCC BES Assistant Director of Strategic Resources, County Hall
- November JAC
- Native Woodland Partnership, Pickering
- Tranquillity project update
- November Quarterly Annual Action Programme delivery update
- LNP Board, County Hall
- Hambleton Area Committee, County Hall
- December Core Partners Group
- Destination Partnerships Steering Group, Northallerton
- MMS site management plans report
- Countryside Access Service – signposting project
- Strategic Planning & Trading Standards Service Awayday, Northallerton
- NYCC BES Assistant Director of Highways Asset Management, County Hall – road verge management and consultation
- Campaign for the Farmed Environment event – Hedgerows for Birds, Sproxton
- National Grid Landscape Enhancement Initiative scoping project Steering Group
- Ryedale Area Committee
- February Quarterly Annual Action Programme delivery update
- NEYGT – next steps for HLF project
- March Core Partners Group

- Natural England – focusing Catchment Sensitive Farming advice in the Malton area
- RIIO-ED1 Stakeholder meeting, York
- Local Nature Partnership Board, County Hall

Heritage Services Team meetings, County Hall
1:1 meetings with Liz Small
Team meetings

NAAONB

- NAAONB Chairmen's Conference & AGM, London
- Developing new State Aids Notifications for the AONB Family
- Lead Officers' meeting, Birmingham
- Refining the Key Performance Indicators for the AONB Family

MEETINGS (FUTURE)

- April JAC meeting, Hovingham
- RYEvitalise Project Steering Group
- North Yorkshire Local Geological Sites Partnership, County Hall
- North East PRoW Liaison Group, County Hall
- Native Woodland Partnership Group
- June Core Partners Group
- Strategic Planning & Trading Standards Service Awayday, Northallerton

Heritage Services Team meetings, County Hall
1:1 meetings with Liz Small

NAAONB (FUTURE)

- Northern Group Lead Officers' meeting, North Pennines AONB
- Northern Group meeting, North Pennines AONB
- NAAONB Conference, Winchester

SITE VISITS

- Planning application site visits – Howsham, Whitwell, Brandsby x4, Gilling x2, Ampleforth x3, Coulton x2, Terrington x3, Oswaldkirk, Grimston
- Miscellaneous – roads repairs /re-surfacing, new gate piers (Coulton), overhead line undergrounding (Cawton), Wiganthorpe Lake being drained?
- Discuss MMS scrub clearance works with contractor, Coneysthorpe
- Discuss MMS works to install new water supply pipe, Yearsley
- Round barrow surveys – Welburn, Baxtonhowe
- Public Rights of Way fingerpost signs recording – Nunnington, Terrington, Coulton, Grimston, Gilling, Sproxtun, Ampleforth, Oulston, Coxwold
- Check on MMS scrub clearance works with contractor, Oulston
- Check on MMS scrub clearance works with contractor, Coneysthorpe

SITE VISITS (FUTURE)

- Planning application site visit - Terrington

CONSULTATIONS

- SEE SEPARATE TABLE FOR FULL DETAILS OF CONSULTATIONS RECEIVED

PROJECTS

- Joint study with North York Moors National Park to determine opportunities for using the National Grid Landscape Enhancement Initiative funding for works on the western fringe of the AONB
- Delivery of restoration programme for 16 village name signs
- Progressing of NYCC Countryside Access Service project to deliver PRoW at-road signposting improvements in the AONB
- MMS – preparation for spring works (scrub control, bramble strimming)
- Preparation and submission of 2017/18 Defra Grant Allocation documentation
- Preparation and submission of Q3 MMS report and grant claim

- Preparation and submission of Interim Defra grant claim
- Preparation of March Core Partners Group papers
- Preparation of April JAC papers

PROJECTS (FUTURE)

- Financial Closedown of 2016/17 Accounts
- Progressing of partnership project with NYCC Countryside Access Service to deliver PRoW improvements in the AONB
- MMS – preparation for summer works (bracken spraying)
- Preparation and submission of Q4 MMS report and grant claim
- Preparation and submission of Final Defra grant claim

RECREATION/ACCESS

- Identification of Easy Access routes for iFootpath to develop. Agreeing style and content of route descriptions

RECREATION/ACCESS (FUTURE)

- Completion of iFootpath Easy Access routes and uploading to AONB website

COMMUNITIES

-

COMMUNITIES (FUTURE)

-

PROMOTION/PUBLICITY/ INTERPRETATION

- Tweets showcasing practical work undertaken by the AONB Team
- Assisting in production of new AONB display banners

PROMOTION/PUBLICITY/ INTERPRETATION (FUTURE)

- Completion of production of new AONB display banners
- Ryedale Show
- Outstanding Week

TRAINING

-

TRAINING (FUTURE)
<ul style="list-style-type: none">•

MISCELLANEOUS
<ul style="list-style-type: none">• Frances Appraisal• Francesca Appraisal• Frances Appraisal final review• Annual Leave days• Annual Leave February 24th – March 6th• Francesca Appraisal final review• Liz Appraisal final review• Appraisal final review

MISCELLANEOUS (FUTURE)
<ul style="list-style-type: none">• Annual Leave April 25th – 28th• Liz Appraisal• Francesca Appraisal

AONB OFFICER'S REPORT (Liz Bassindale)

2nd NOVEMBER 2016 – 31st MARCH 2017

Work during this period has principally consisted of:

- Monument Management Scheme – organising volunteer tasks on monuments and completing elements of the report submitted to Historic England. Site visits with landowners and Historic England.
- Conservation initiatives - River Rye Group, River Derwent Partnership and Scarborough, Ryedale & Howardian Hills LBAP. The River Rye Group - project development and recruitment of Programme Manager.
- Providing Project Fund applicants with application guidance, making grant offers and checking completed work.
- Volunteers – planning and delivering winter tasks. Scrub and bramble clearance and monument management. Supplying NYCC Countryside Volunteer Officer and Moorswork with task information and signing-in sheets. Starting to plan summer programme.
- Junior Rangers – planning and delivering activities for December and February and preparing to deliver Easter session.
- Communities – working with Rural Action Yorkshire and Ryedale District Council on development of the Amotherby Ward Plan and additional connected projects, particularly a conservation project in Amotherby Churchyard with Amotherby School to be delivered in March and summer 2017.
- Working with Francesca to support the elements of the AONB Work Programme that she is delivering.
- Dark Skies Event – promotion of the Dark Skies Event at The Yorkshire Arboretum which was attended by 78 people.
- Progressing the designing of a new set of information banners.
- Working with partners to try to secure a way forwards for the Cornfield Flowers Project.

MEETINGS

- NE liaison meeting, Helmsley
- November JAC, Helmsley
- York St John University, joint working and student placements, York
- Amotherby Ward Churchyard Conservation Project planning and grant bid, Kirkbymoorside (x1) and The Arboretum (x1)
- Amotherby Ward Parish Councils meeting, Kirby Misperton
- York Archaeological Trust, support for Ryedale Pottery Project, Helmsley
- River Derwent Delivery Group, York
- LBAP, Helmsley (x1) and Malton (x1)
- Cornfield Flowers Project review and wider group meeting, Hutton-le-Hole
- Cornfield Flowers Project, Northallerton (x1) and Malton (x1)
- Amotherby Ward Steering Group, Malton (x3)
- River Rye Steering Group, Helmsley
- Local Authority Biodiversity Update, Northallerton
- Sight Support Ryedale, Malton
- Ryedale Development Officers, Kirkbymoorside

- Photo competition update and promotion, The Arboretum
- Update and future survey work, Flora recorder (volunteer), Helmsley (x2)
- School wildlife area funding, Terrington C of E School
- Lunchtime meeting with River Rye Project Manager candidates, Helmsley
- Flexible working review, Helmsley
- Planning and Trading Standards Service Planning meeting, Northallerton
- Ryedale Cycle Forum, Malton
- Yorkshire Exmoor Pony Trust, update and 2017 grazing schedule, Thirsk
- NYCC Countryside Volunteers Officer, planning and reviewing, Sutton Bank
- Action Programme meetings with PJ and FP (quarterly)
- Projects updates with PJ and FP

NAAONB

- Communication Officers teleconferences (x4)
- Communication Officers face-to-face meeting, Birmingham

MEETINGS (FUTURE)

- North and East Yorkshire Geology Trust – next steps for HLF project
- Catchment Sensitive Farming, Natural England
- LEADER Support Group
- Development Officers, Kirkbymoorside
- Update meeting for NYCC Countryside Volunteers
- Appraisal
- March Core Partners Group
- April JAC, Hovingham
- 1 to 1 meetings with PJ
- Heritage Services Meetings

NAAONB (FUTURE)

- Comms Officers teleconferences
- Northern Group AONBs meeting, North Pennines AONB

SITE VISITS

- MMS work planning with landowner and Moorswork, Wiganthorpe
- MMS site visit to assess volunteer team progress, Wiganthorpe
- MMS work planning with HE and Forestry Manager, Hovingham
- Hedge planting, Bulmer
- Visiting volunteers doing bramble clearance, Dalby Bush Fen SSSI
- Volunteer task planning with Forester, Castle Howard Estate (Terrington Carr SINC)
- Hedge planting and pond creation, Hovingham (x2)

SITE VISITS (FUTURE)

- Grassland management, Kendrew Green, Huthwaite

CONSULTATIONS

- SEE SEPARATE TABLE FOR FULL DETAILS OF CONSULTATIONS RECEIVED

PROJECTS

- MMS – planning volunteer work for winter and Historic England reporting
- MMS – visiting the volunteers when they are on site to start tasks or assess progress part way through a task
- MMS – two small-group volunteer tasks – planning and then meeting one group on site
- Continuing to develop Amotherby conservation projects with local schools and conservation group

- Delivery of the first conservation churchyard session with Amotherby Primary School, Amotherby Conservation Churchyard
- Assisting Francesca with the development of Project Fund applications
- Advice to Project Fund applicants – application process and making grant offers
- SEE SEPARATE TABLE FOR LIST OF PROJECTS GRANT AIDED

PROJECTS (FUTURE)

- Continue to develop Amotherby conservation projects with local schools and conservation group
- Deliver the second churchyard conservation themed session, Amotherby Churchyard

RECREATION/ACCESS

- Contribution to iFootpaths work to develop Easy Access routes

RECREATION/ACCESS (FUTURE)

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COMMUNITIES

- Coordination and delivery of HLF Natural Heritage Grants advice event, Kirkbymoorside
- RHS competition – Bug Hotel with Terrington Hall Prep and Terrington and Foston C of E Primary Schools alongside volunteers and Moorswork, Howsham Mill
- December Junior Rangers, The Yorkshire Arboretum – preparation, taking bookings and delivery
- February Junior Rangers activities – plan, prepare, take bookings and deliver
- Easter Junior Rangers – plan, taking bookings and starting preparation

COMMUNITIES (FUTURE)

- Easter Junior Rangers – complete preparation and deliver session
- May Junior Rangers activities – plan, take bookings, prepare and deliver
- Developing activity for Environment Week, Terrington Hall School
- Conservation Habitats Activity Day (flowers and minibeasts), Amotherby Churchyard

**PROMOTION/PUBLICITY/
INTERPRETATION**

- Promotion of the Dark Skies Event at The Yorkshire Arboretum
- Contributing to production of a new set of display banners for the AONB Partnership
- Booking Ryedale Show stand
- Promotion of AONB Photography Competition
- Collation of Photography competition images, liaison with external judges and carrying out judging
- AONB Photography competition launch/prize giving evening
- Tweets showcasing various aspects of work undertaken by the AONB Team

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

- Take down photo exhibition (early April)
- Evening talk to York Ornithological Club, York
- Evening talk to Welburn Horticultural Society, Welburn
- Schools Countryside Day, Duncombe Park
- Ryedale Show
- Tweets showcasing different aspects of work undertaken by the AONB Team

TRAINING

- Skype for Business, Northallerton

TRAINING (FUTURE)

- 1st Aid at Work, Northallerton

MISCELLANEOUS

- Appraisal

MISCELLANEOUS (FUTURE)

- Holiday 29th May to 5th June

AONB OFFICER'S REPORT (Francesca Pert)

2nd NOVEMBER 2016 – 31st March 2017

Work during this period has included:

- Providing Project Fund applicants with application guidance, conducting site visits, making grant offers and checking completed work.
- Providing support to Liz and Paul where necessary with project work.
- Junior Rangers – planning and delivering activities for December and February and preparing to deliver Easter session.
- Training and preparation for updating the AONB website.

MEETINGS

- 1 to 1 appraisals with PJ
- December and March Quarterly Annual Action Programme delivery updates
- Three-weekly team update meetings
- River Derwent Partnership meeting
- Boundaries for Birds CFE event, Sproxtton

MEETINGS (FUTURE)

- Team Update Meetings
- Appraisal with PJ

NAAONB

-

NAAONB (FUTURE)

- Northern Group AONBs meeting, North Pennines AONB

SITE VISITS

- Barn Owl box replacement site visit – Littledale, Terrington
- Hedge planting grant application site visit - Bulmer
- Hedge planting and pond creation grant application site visit - Hovingham
- Individual tree planting project discussion with Newburgh Priory
- Copse planting grant application visit - Huttons Ambo

SITE VISITS (FUTURE)

- Check of individual tree planting scheme beating-up
- Post-claim site visits to projects at Crambe, Hovingham, Bulmer, Huttons Ambo, Castle Howard and Terrington

CONSULTATIONS

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PROJECTS

- On-going communications with landowners and Castle Howard Tree Nursery to complete survey and beating-up of individual trees planted in the last 5 years
- Work with landowner and contractor at Littledale to replace barn owl boxes
- Hedge planting scheme at Castle Howard Estate
- Hedge planting scheme at Kilburn House, Bulmer
- Hedge planting scheme at Crambe
- Copse at Low Farm, Huttons Ambo
- Compiling a list of building companies for distribution of Farm Infrastructure Design Guidance
- Exmoor Pony Grazing schedule 2017 distribution to landowners
- HHAONB Website updates
- SEE SEPARATE TABLE FOR LIST OF PROJECTS GRANT AIDED

PROJECTS (FUTURE)

- Work on River Rye HLF project Development phase
- Investigate a leaflet distribution system for HHAONB information
- Farm Infrastructure Design Guidance distribution to building companies commonly contracted in the local area

RECREATION/ACCESS

- Contribution to iFootpaths work to develop Easy Access routes

RECREATION/ACCESS (FUTURE)

- Upload iFootpaths leaflets to AONB website

COMMUNITIES

- Help AONB Officer with December, February and Easter Junior Ranger Clubs' promotion, planning, prep and delivery at The Yorkshire Arboretum

COMMUNITIES (FUTURE)

- Assist with Easter Junior Rangers – preparation and delivery
- Assist with May Junior Rangers activities – planning, bookings, preparation and delivery

PROMOTION/PUBLICITY/ INTERPRETATION

- Updating of AONB website
- Booking Ryedale Show Marquee

PROMOTION/PUBLICITY/ INTERPRETATION (FUTURE)

- Work with Website developer to refine AONB website to enable improved updating and formatting

TRAINING

-

TRAINING (FUTURE)

- Familiarisation with Wordpress website tools

MISCELLANEOUS

- Annual Leave 28th Dec '16 & 18 Jan '17

MISCELLANEOUS (FUTURE)

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Rural Action Yorkshire
Report to Howardian Hills AONB Committee
1 October 2016 to 31 March 2017

Parish Plans

Amotherby: Parish plan document complete.

Slingsby: Complete – report to go out shortly.

Swinton: Parish Plan report should be complete in next 2 months.

Amotherby Ward Pilot Project

A new one year pilot project covering the Amotherby Ward of Ryedale District Council commenced on 1 April. It covers the parishes of Broughton, Swinton, Amotherby, Appleton-Le-Street, Habton and Kirby Misperton. This project is a partnership between RDC, HHAONB and RAY. A number of officers from RDC, Liz Bassindale and Cllr Fiona Farnell (Ward Cllr for Amotherby Ward) attend monthly steering group meetings.

The parishes meet four times per year to discuss common issues and ideas for future projects, and any help and support needed. Officers from other agencies attend to explain help/services available. These have included NYCC Highways, Stronger Communities and Emergency Planning.

Phase one of the project has been to identify and record all the assets, facilities, resources, community groups, etc in each parish. This information is then put on to a series of digital maps that will be available shortly via the web.

Phase two has looked at the way the parishes can work more closely together to share resources, expertise and what help and support they need to overcome reduction in some services, etc.

Phase Three is looking at projects and actions that can deliver this support and help. Swinton PC have produced an Emergency/Resilience plan for their parish with assistance from Grace Laws (NYCC) and are willing to assist other parishes in the Ward if they wish to do one.

Hovingham Ward, along with others in Ryedale, have expressed an interest in doing a Ward plan and a template for this will be produced at the end.

On 22 March Amotherby School Years 3 & 4 took part in doing a bird survey, nest box building and making bird feed at Amotherby Conservation Churchyard. The session was run by Kathryn Hardaker from the Yorkshire Arboretum and assisted by AONB volunteers and residents. This project is jointly funded by HHAONB and Ryedale District Council. A second session will be held on 5 July when the children will do a plant survey and make a bug hotel. Reception and Years 1 & 2 children are looking at the buildings and heritage in the area, and years 5 & 6 will be debating the problem of car parking around the school, hopefully in July.

It was planned to do an Inter-generational art-based project across the Ward with Rural Arts North Yorkshire in March 2017 but unfortunately a bid to Stronger Communities for funding for this was not successful.

From 3 April I will be working closely with the new RDC Community Officers team.

Howardian Hills AONB Photographic Competition 2016

This was successful with over 100 high quality entries covering a wide variety of subjects; the judging was held in January with Liz organising a panel of expert judges. The finalists were invited to a Presentation Evening on 1 March at the Arboretum, which was compered by John Grimshaw, and all but one of the finalists attended. The prizes, which were sponsored by local businesses and organisations, were awarded to the category winners and the overall winner. An additional prize was awarded for the best photo taken at the Arboretum, with the winner receiving free family membership for a year.

Other activity / contacts with the HHAONB

- Continued to work with Sarah Robinson (NYCC Stronger Communities) to identify HHAONB communities who would qualify and benefit from support and funding.
- Responded to e-mails/telephone calls from residents/PC's/community groups in AONB as required.
- Hovingham Ward Parishes meeting was not held as planned in November but another is planned for 26 April to discuss doing a Ward plan.
- Attended and supported Swinton Action Group meetings.
- Attended RDC Parish Liaison Meeting on 19 October 2016.
- Attended Broughton Parish meeting on 2 November 2016.
- Attended Ryedale Development Officer meetings.
- Attended Ryedale Village Hall Network meeting at Amotherby VH on 21 March.
- 21 March - Met with Helen Clarke from Next Steps who is running a new project to support residents in Ryedale who feel lonely or isolated. It is hoped to arrange social events and activities in village halls, with transport if needed.

AONB PROJECTS 2016/2017

1st April 2016 – 31st March 2017

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
Mrs Staples	Bulmer	Planting 285m of new field hedge and 4 in-field/boundary trees	Zone 3B Landscape	AG2.2	£3,995	£1,998 (50%)
J Cook	Crambe	Planting 37m of new field hedge, restoring 54m of field hedge, planting 5 in-field/boundary trees	Zone 7 Landscape	AG2.2	£932	£466 (50%)
Ryevitalise Partnership	Ryevitalise HLF bid area	Contribution to Project Development phase	-	NE9.1	£137,500 (Year 1)	£1,500 (Year 1)
B Quarton	Hovingham	Planting 500m of new field hedge and 5 in-field/boundary trees	Zone 6 Landscape	AG2.2	£2,260	£1,130 (50%)
Castle Howard Estate Ltd	Coneysthorpe	Planting c.1,000m of new field hedge	Zone 5 Landscape	AG2.2, NE8.2	£4,495	£2,248 (50%)
S Hide	Low Hutton	Planting a small copse (33 shrubs)	Zone 7 Landscape	AG2.2, NE3.4	£400	£200 (50%)

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, 1.60, 1.41, 1.47, 1.66, 1.20	NE3.1	£902	£514
(AONB Unit – 4Nature)	Mugdale & Barker Woods SINC	Cutting/pulling Himalayan balsam	Site 1.58	NE6.2	£750	£750

(AONB Unit – The Conservation Volunteers)	Jeffry Bog SINC	Cutting/pulling Himalayan balsam	Site 1.74	NE6.2	£1,750	£1,750
(AONB Unit – Moorswork + Volunteers) + village volunteers	River Derwent SSSI	Cutting/pulling Himalayan balsam	Site 1.73	NE6.2	£1,930	£480
(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	£620	£120
(AONB Unit – Don Davies)	Wath Beck	Cutting/pulling Himalayan balsam	Inc. Sites 1.33 & 1.65	NE6.2	£675	£675
(AONB Unit – Moorswork + Volunteers)	Yearsley Moor Woodlands SINC	Cutting bracken on semi-improved grassland site (July & August)	Site 1.5	NE3.3	£540	£240
(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
Amotherby Churchyard Conservation Group	Amotherby Churchyard	Habitat management	-	NE5.1	£420	£120 (25%)
(AONB Unit – Moorswork + Volunteers)	Terrington Carr SINC	Birch management (2 days)	Site 1.67	NE3.1	£940	£240
(AONB Unit – Moorswork + Volunteers)	Dalby Bush Fen SSSI	Bramble cutting (2 days)	Site 1.56	NE3.1	£1,190	£240
The Yorkshire Arboretum	Arboretum/ Visitor Centre	Bird, owl & bat boxes; camera system	-	LC2.1, AP2.3	£1,180	£670
Moorswork	AONB	Strimmer training for 3 of Moorswork team	-	D6.1	£576	£80
(AONB Unit – Castle Howard Estate)	Various	Beat-up failed trees and repair tree guards	-	NE8.2	c.£1,000	c.£1,000
(AONB Unit – J R Clifford & Sons)	Various	Management of 45 Special Interest Road Verges	-	NE3.1	c.£1,400	c.£1,400

(J Gibson – Don Davies)	Terrington	Replacement of 7 barn owl & kestrel boxes	-	NE4.2	£1,150	£1,100
(AONB Unit – Forestry Commission)	Grimston Moor SINC	Mechanical rhododendron control	Site 1.1	NE3.1	c.4,000	£1,000
(AONB Unit – P&A Gospel Landscapes)	Coulton, Cawton, Terrington	Fence and gate repairs on Exmoor pony grazing sites	Sites 1.59, 1.60, 1.47, 1.66	NE3.1	£400	£400
Turtle Doves project	Turtle Dove Project area	Contribution to Project	-	NE3.5, NE4.3	£5,000 (Year 1)	£1,000 (Year 1)

AONB Enhancement - Historic Environment

APPLICANT	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME COST	JAC ASSISTANCE
(AONB Unit – P & A Gospel Landscapes)	City of Troy Maze, Dalby	Regular maintenance	Site 2.25	HE2.5	£196	£196
(AONB Unit – P & A Gospel Landscapes)	Mileposts	Regular maintenance	Site 2.63	HE2.5, RT4.5	£268	£268
(AONB Unit – 4Nature)	City of Troy Maze, Dalby	Re-cutting & re-gravelling	Site 2.25	HE2.5	£339	£339
(AONB Unit – Cleveland Corrosion Control)	Oswaldkirk	Fabrication of 1 modern replica village name sign	-	HE2.5, LC1.4	£1,150	£1,150
(AONB Unit – Cleveland Corrosion Control)	Crayke	Restoration of 1 traditional village name sign; fabrication of 3 modern replicas	-	HE2.5, LC1.4	£3,800	£3,400
(AONB Unit – Cleveland Corrosion Control)	Ganthorpe	Restoration of 1 traditional village name sign	-	HE2.5, LC1.4	£800	£700
(AONB Unit – Cleveland Corrosion Control)	Terrington	Fabrication of 2 replica village name signs	-	HE2.5, LC1.4	£2,100	£1,900
(AONB Unit – Cleveland Corrosion Control)	Crambe	Restoration of 1 traditional village name sign	-	HE2.5, LC1.4	£800	£800

(AONB Unit – Cleveland Corrosion Control)	Cawton	Restoration of 2 traditional village name signs	-	HE2.5, LC1.4	£1,600	£1,600
(AONB Unit – Cleveland Corrosion Control)	Yearsley	Restoration of 1 traditional village name sign; fabrication of 1 modern replica	-	HE2.5, LC1.4	£1,850	£1,850
(AONB Unit – Cleveland Corrosion Control)	Oulston	Restoration of 2 traditional village name signs	-	HE2.5, LC1.4	£1,600	£1,600
(AONB Unit – Cleveland Corrosion Control)	Kirkham	Restoration of 1 traditional village name sign	-	HE2.5, LC1.4	£800	£800
York Archaeological Trust	AONB	Community history pottery project	-	HE1.5, LC2.1	£1,893	£393
(AONB Unit – Cleveland Corrosion Control)	Firby	Repair of damaged traditional direction sign	-	HE2.5, RT4.5	£800	£700
MONUMENT MANAGEMENT SCHEME						
<u>Historic England funded</u>						
(AONB Unit – Volunteers)	Fryton/ Coneysthorpe	Surveying 2 Scheduled Monuments	Sites 2.34 & 2.38	HE2.3	£450	£0
(AONB Unit – Moorswork + AONB staff)	Yearsley	Brash and seedling clearance on 1 Scheduled Monument	Site 2.13	HE2.3	£50	£0
(AONB Unit – Moorswork + Volunteers)	Grimston	Brash and scrub clearance on 5 Scheduled Monuments	Site 2.4	HE2.3	£1,960	£360
(AONB Unit – Moorswork + Volunteers)	Scackleton	Brash & scrub clearance on 1 Scheduled Monument	Site 2.84	HE2.3	£1,290	£220
(AONB Unit – Moorswork + Volunteers)	Hovingham	Brash clearance on 4 Scheduled Monuments	Sites 2.36 & 2.37	HE2.3	£1,390	£240
(AONB Unit – Volunteers)	Welburn	Brash and scrub clearance on 1 Scheduled Monument	Site 2.68	HE2.3	c.£270	c.£170
(AONB Unit – Volunteers)	Brandsby	Brash clearance on 1 Scheduled Monument	Site 2.3	HE2.3	£150	£0

(AONB Unit – 4Nature)	Oulston, Coneysthorpe, Yearsley, Hovingham	Management plans for scrub clearance and re-vegetation options on 7 Scheduled Monuments	Sites 2.12, 2.20, 2.40, 2.5, 2.36	HE2.3	£1,000	£1,000
<u>AONB funded</u>						
(AONB Unit – Reeves Forestry & Fencing)	Various	Spraying bracken on 20 Scheduled Monuments	Sites 2.3, 2.4, 2.11, 2.12, 2.24, 2.34, 2.36, 2.37, 2.39, 2.40, 2.68, 2.69	HE2.3	£1,364	£1,364
(AONB Unit – Forestry Commission)	Oulston, Grimston	Spraying bracken on 3 Scheduled Monuments	Sites 2.12, 2.20	HE2.3	c.£250	£0
(AONB Unit – Reeves Forestry & Fencing)	Dalby, Hovingham	Strimming bramble on 2 Scheduled Monuments	Sites 2.24, 2.35	HE2.3	£180	£180
(AONB Unit – Moorswork)	Hovingham	Raking bramble brash on 1 Scheduled Monument	Site 2.35	HE2.3	£120	£120
(AONB Unit – Reeves Forestry & Fencing)	Hovingham	Strimming bramble on 1 Scheduled Monument	Site 2.37	HE2.3	c.£120	c.£120
(AONB Unit – Reeves Forestry & Fencing)	Fryton	Strimming bramble on 4 Scheduled Monuments	Site 2.39	HE2.3	c.£240	c.£240
(AONB Unit – Castle Howard Estate)	Welburn, Coneysthorpe	Strimming bramble on 2 Scheduled Monuments	Sites 2.34, 2.69	HE2.3	c.£720	c.£360
(AONB Unit – 4Nature)	Oulston	Scrub clearance from 1 Scheduled Monument	Site 2.12	HE2.3	£2,580	£2,580
(AONB Unit – 4Nature)	Oulston	Scrub clearance from 2 Scheduled Monuments	Site 2.20	HE2.3	£300	£300
(AONB Unit – 4Nature)	Maidensworth	Scrub clearance from 1 Scheduled Monument	Site 2.4	HE2.3	£150	£150
(AONB Unit – 4Nature)	Scackleton	Stump treatment on 1 Scheduled Monument	Site 2.84	HE2.3	£75	£75
(AONB Unit – Nick Milner)	Coneysthorpe	Scrub clearance from 2 Scheduled Monuments	Site 2.40	HE2.3	£6,320	£4,520
(AONB Unit – Moorswork)	Hovingham	Re-seeding on 1 Scheduled Monument	Site 2.35	HE2.3	c.£225	c.£225

(AONB Unit – A Johnson)	Yearsley	New water pipe connection and stoning to move water trough and feeder off 1 Scheduled Monument	Site 2.2	HE2.3	£3,100	£1,800
(AONB Unit – 4Nature)	Hovingham	Stump treatment on 4 Scheduled Monuments	Sites 2.36, 2.37	HE2.3	£290	£290

AONB Enhancement – Sustainable Development & Rural Economy

APPLICANT	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME COST	JAC ASSISTANCE
Rural Action Yorkshire	Amotherby Ward & AONB	Sustainable Rural Communities project, working with communities on community planning; also work on Amotherby Ward plan	-	LC1.2, LC1.3	£11,000	£5,750 (52%)
Slingsby May Day Committee	Slingsby	May Day and community events resources	-	LC1.4	£2,750	£1,000
Howsham Mill	Howsham Mill	Environmental/sustainable power educational resources	-	LC2.1	£288	£288
Howsham Mill	Howsham Mill	Creating Forest Schools and recreation areas	-	LC2.1	£720	£120
Rural Action Yorkshire	Hovingham & Ampleforth	Inter-generational project	-	LC2.1	£1,265	£911 (70%)
Howsham Mill	Howsham Mill	Creating a minibeast hotel	-	LC2.1	£620	£120
Amotherby Churchyard Conservation Group	Amotherby	Plant & bird surveys; bird boxes & feeders; minibeast hotel; display panel (phase 1)	-	NE5.1	£400	£200 (50%)
<u>Recreation</u>						
(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	£630	£630
(AONB Unit – Moorswork + Volunteers)	Terrington	Repairs to 2 sets of steps	-	RA3.1, IM1.3	£470	£120

(AONB Unit/NYCC Countryside Access Service)	AONB	PRoW Improvement Project across 5 parishes, delivered by NYMNPA Modern Apprentices	-	RA3.1	£1,634	£546
<u>Promotion/Rural Economy</u>						
(AONB Unit)	Howardian Hills/Ryedale	Promotional campaign with Visit York & Ryedale DC	-	RA2.1	c.£10,500	£1,500
(AONB Unit - iFootpath)	Howardian Hills	Development of 6 Easy Access routes (phone app-based and PDF for AONB website)	-	RA2.2, RA5.2	£1,640	£1,640
(AONB Unit – Red Bonsai & NYCC)	Howardian Hills	Re-print of Nunnington circular walks leaflet	-	RA5.3	£728	£728
(AONB Unit – Ryedale DC)	Howardian Hills/Ryedale	Re-design and reprint of ‘The Great Outdoors’ leaflet	-	RA2.1	£4,986	£1,000
<u>Volunteering</u>						
	Misc	Volunteer input – shows, Junior Ranger Club, etc	Various	Various	£2,200	-

Young People’s activities

APPLICANT	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME COST	JAC ASSISTANCE
(AONB Unit)	Arboretum	Junior Ranger Club x 4	-	AP2.3	£1,410	£585

AONB CONSULTATIONS (SPECIFIC DEVELOPMENT PROPOSALS) 2016/2017

1st April 2016 – 31st March 2017

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	Broughton	Planning application (Erection of agricultural storage building)	Yes	Object – inappropriate siting in a garden	Permitted
Hambleton District Council	Crayke	Planning application (Installation of replacement glazing)	No	None	-
Ryedale District Council	Amotherby	Planning application (Erection of 17 dwellings)	Yes (in passing)	None	-
Forestry Commission	Castle Howard	Felling proposals (0.65ha larch to NS/SS/DF)	No	None	-
Hambleton District Council	Crayke	Certificate of Lawfulness (Retention of timber barn)	Yes	Does existing stables block have Consent?	-
Hambleton District Council	Husthwaite	Planning application (Temporary storage of log cabins and mobile homes, for repairs)	Yes	None	(Refused)
Ryedale District Council	Bulmer	Planning application (Erection of 2-storey extension)	No	None	-
Ryedale District Council	Huttons Ambo	Planning application (Erection of extension to Village Hall)	No	None	-
Ryedale District Council	Welburn	Planning application (House alterations)	No	None	-
Hambleton District Council	Brandsby	Planning application (Conversion of farm buildings to residential units)	No	None	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Hambleton District Council	Whenby	Agricultural Prior Notification (Erection of an agricultural building)	No	None	-
Ryedale District Council	Sproxton	Planning application (Conversion of outbuildings to form additional accommodation)	No	None	-
Ryedale District Council	Hovingham	Planning application (House alterations and erection of timber fence)	No	None	-
Hambleton District Council	Yearsley	Planning application (Erection of car port link)	No	None	-
Hambleton District Council	Yearsley	Planning application (Variation of design of new barn)	No	Roof colour to be darker shade than proposed	Permitted, with revised colour
Ryedale District Council	Welburn	Planning application (Erection of agricultural building for sheep)	Yes	None	-
Ryedale District Council	Welburn	Planning application (Erection of 12.5m mobile phone mast)	Yes	Antennae to be a dark colour	Permitted, with Condition on colour
Ryedale District Council	Malton	Planning application (House alterations)	Yes (in passing)	Prefer windows in blank gable wall	Permitted, with revised design
North Yorkshire County Council	Ampleforth	NRSWA (Drainage investigation works)	No	Species-rich hedge on western side	?
Forestry Commission	Brandsby	Woodland management proposals (0.4ha mixed woodland to broadleaves)	No	None	-
Ryedale District Council	Welburn	Planning application (Erection of garage)	No	None	-
Ryedale District Council	Scackleton	Planning application (Erection of extensions)	Yes (in passing)	None	-
Ryedale District Council	Ampleforth	Planning application (Demolition of barns and erection of extensions)	Yes	Significant concerns about gate & piers	Plans revised
Hambleton District Council	Brandsby	Planning application (Erection of barn and sheep building)	Yes	Agricultural justification?	Plans revised
Ryedale District Council	Malton	Planning application (Erection of business units)	No	Roof colour to be dark grey	Permitted, with Condition

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Hambleton District Council	Crayke	Certificate of Lawfulness (Retention of a stable block and barn - revised)	Previously	None	-
Ryedale District Council	Low Hutton	Planning application (House alterations and extension)	Yes (in passing)	None	-
Forestry Commission	Terrington	Woodland management proposals (Fell 3.5ha larch PAWS and replant with evergreen conifers)	Yes	Objection - landscape and biodiversity impact. UKFS compliant?	Species mix amended to 100% broadleaves
Hambleton District Council	Yearsley	Planning application (Erection of extensions)	Yes	Minor – design details	Permitted, no changes
Ryedale District Council	Ampleforth Abbey	Planning application (Erection of lobby and link bridge)	No	None	-
Hambleton District Council	Oulston	Planning application (Erection of extension)	Yes	Concerns about size and scale	Plans revised
Hambleton District Council	Crayke	Agricultural Prior Notification (Erection of agricultural building extensions/links)	Yes	None	-
Ryedale District Council	Ampleforth	Planning application (Demolition of barns and erection of extensions - revised)	Previously	Continuing concerns about gate & piers	Permitted
Ryedale District Council	Coulton	Agricultural Prior Notification (Erection of agricultural building)	Yes	Roof colour to be dark grey; requires full planning application?	Full planning application required
Forestry Commission	Coneysthorpe	Woodland management proposals (Fell 3.3ha larch PAWS and replant with 100% broadleaves)	No	Support	-
Forestry Commission	Coneysthorpe	Woodland management proposals (Thin 4ha larch PAWS to encourage natural regeneration of broadleaves)	No	No brash to be deposited on Scheduled Monument	-
Forestry Commission	Coneysthorpe	Woodland management proposals (Thin 4ha larch PAWS to encourage natural regeneration of broadleaves)	No	No brash to be deposited on Scheduled Monument	-
Forestry Commission	Coneysthorpe	Woodland management proposals (Thin 4ha larch PAWS to encourage natural regeneration of broadleaves)	No	No brash to be deposited on Scheduled Monument	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Forestry Commission	Terrington	Woodland management proposals (Thin 10ha larch to remove nurse crop and encourage broadleaves)	No	Avoid damage to ancient/veteran trees	-
Forestry Commission	Terrington	Woodland management proposals (Thin 5ha broadleaved PAWS to encourage natural regeneration)	No	None	-
Forestry Commission	Barton-le-Willows	Woodland management proposals (Fell 1.2ha conifers and replant with 100% broadleaves)	No	None	-
Hambleton District Council	Yearsley	Planning application (Erection of extensions)	Yes	Minor – design details	Permitted, Informative re non-reflective glass
Hambleton District Council	Brandsby	Planning application (Erection of barn and sheep building - revised)	Previously	Change in size and roof colour noted	Refused
Ryedale District Council	Gilling	Planning application (Erection of stable block and gate)	Yes	Colour of roof; details of gateway	Permitted, with Condition
Ryedale District Council	Hovingham	Planning application (Erection of replacement dwelling)	Yes	Object – incongruous design features	Amended (see below)
Hambleton District Council	Oulston	Planning application (Erection of extension)	Previously	Reduction in size noted	Permitted
Ryedale District Council	Terrington	Planning application (Erection of dwelling)	Yes	None	-
Ryedale District Council	Terrington	Planning application (Erection of dwelling)	Yes	None	-
Ryedale District Council	Swinton	Planning application (Erection of livestock building)	Yes	Colours, cladding, landscaping	Permitted, with amendments & Conditions
Ryedale District Council	Swinton	Planning application (Erection of agricultural workers dwelling)	Yes	Landscaping needed	Withdrawn
Forestry Commission	Stittenham	Woodland management proposals (Convert 1.2ha conifer PAWS to native broadleaves; Thin 27ha of mixed conifer/broadleaved PAWS)	No	None	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Tilhill Forestry	Oswaldkirk & Stittenham	Woodland Management Plan	No	None	-
Forestry Commission	Bulmer	Woodland management proposals (Thin 12.5ha of broadleaved PAWS)	No	None	-
Ryedale District Council	Coulton	Planning application (Erection of agricultural building)	Previously	Roof colour to be dark grey	Permitted, with Condition
Ryedale District Council	Whitwell	Planning application (Conversion of outbuildings to holiday accommodation)	Yes	None	-
Hambleton District Council	Brandsby	Planning application (Erection of extension)	Yes	Query current domestic use of agricultural land	Amended (see below)
Environment Agency	Howsham	Fish passage proposals for Howsham Weir	No	None	-
Ryedale District Council	Oswaldkirk	Planning application (Erection of double garage)	Yes	None	(Refused)
Ryedale District Council	Oswaldkirk	Planning application (Insertion of new windows in Village Hall)	Yes	None	-
Ryedale District Council	Welburn	Planning application (Erection of extension)	No	None	-
Hambleton District Council	Brandsby	Planning application (Erection of extension - revised)	Yes	None	Permitted
Forestry Commission	Howsham	Woodland management proposals (Thin 48ha of broadleaved & mixed PAWS)	No	None	-
Ryedale District Council	Hovingham	Planning application (Erection of replacement dwelling - revised)	Previously	None	Permitted
Ryedale District Council	Terrington	Planning application (Erection of extensions)	No	No garage facility	Refused
Ryedale District Council	Malton	Planning application (Erection of new buildings to create racing yard - retrospective)	Yes	None	-
Hambleton District Council	Husthwaite	Planning application (Temporary storage of log cabins and mobile homes, for repairs - revised)	Previously	Suggested improvements to landscaping scheme	Refused
Ryedale District Council	Hovingham	Planning application (Conversion of barn to dwelling - revised)	Yes	Concerns over asymmetrical roof to garage/store	Amended (see below)

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Hambleton District Council	Newburgh	Planning application (Alterations, conversion & erection of extension to form function suite and accommodation)	Yes	Colour of roof on extension	Amended (see below)
Castle Howard Estate	Castle Howard	10-year Woodland Management Plan	Yes	Concerns about proportions of conifer/broadleaves proposed	Amendments made
Hambleton District Council	Brandsby	Planning application (Erection of 3 dwellings)	Yes	Object – contrary to national and local planning policy	?
Ryedale District Council	Swinton	Planning application (Erection of agricultural workers dwelling – re-submission)	Previously	Landscaping needed	Permitted, with Condition
Ryedale District Council	Scackleton	Planning application (Erection of 2 storey barn/garage)	Yes	Object – excessive size and scale	Amended (see below)
Ryedale District Council	Oswaldkirk	Planning application (Erection of 15m mobile phone mast)	Yes	None	(Permitted)
Ryedale District Council	Gilling	Planning application (Erection of extensions)	Yes	None	-
Ryedale District Council	Terrington	Planning application (Erection of agricultural building)	Yes	None	-
Ryedale District Council	Howsham	Planning application (Erection of extensions)	Yes	None	-
Ryedale District Council	Hovingham	Planning application (Conversion of barn to dwelling – revised 2)	Previously	Roof to garage/store now more in keeping with local vernacular	Permitted
Hambleton District Council	Brandsby	Planning application (Erection of porch)	Yes	Minor – scale in relation to single storey building	Permitted
Ryedale District Council	Scackleton	Planning application (Erection of 2 storey barn/garage - revised)	Previously	More appropriate size, scale and siting	Permitted
North Yorkshire County Council	Coulton	NRSA (Haunching works)	Yes	Species-rich hedge and verges present	?
Ryedale District Council	Nunnington	Planning application (Erection of 3 dwellings)	Yes	None	-
Ryedale District Council	Whitwell	Planning application (Erection of 2 dwellings)	Yes	None	-
Farming & Wildlife North Yorkshire	Skewsby	10-year Woodland Management Plan	No	Minor	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Ryedale District Council	Grimston	Planning application (Erection of extension & garden wall)	Yes	Concerns about proportions in relation to double gable end wall	Permitted
Forestry Commission	Sproxton	Woodland management proposals (Thin 18ha of ASNW, 1ha of ASNW to Native Broadleaves)	No	None	-
Ryedale District Council	Ampleforth	Planning application (Erection of extension)	Yes	None	-
Ryedale District Council	Ampleforth	Planning application (Conversion of greenhouse to dwelling)	Yes	None	-
Ryedale District Council	Coulton	Planning application (Conversion of barn to dwelling)	Yes	Concerns over visual impact of garden area	(See below)
Ryedale District Council	Welburn	Planning application (Erection of extension - revised)	Yes	Minor	Permitted
North York Moors National Park Authority	Oswaldkirk	Planning application (Erection of extensions)	Yes	Some concerns at visual impact, if garden landscaping removed	Permitted, with Condition
Ryedale District Council	Hovingham	Planning application (Installation of dormer windows)	No	None	-
Hambleton District Council	Newburgh	Planning application (Alterations, conversion & erection of extension to form function suite and accommodation - revised)	Yes	None	Permitted
Ryedale District Council	Terrington	Planning application (Conversion of barns to holiday cottage and dwelling)	Yes	Significant concerns about 2-storey glass porch extension	(See below)
Hambleton District Council	Brandsby	Planning application (Formation of replacement access)	Yes	Tarmac to be used for verge crossing, instead of concrete	Permitted, with Condition
Hambleton District Council	Brandsby	Planning application (Erection of replacement dwelling)	Yes	Object – significant adverse visual impact next to main road	(See below)
Hambleton District Council	Brandsby	Agricultural Prior Notification (Extension to an agricultural building)	Yes	None	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Ryedale District Council	Oswaldkirk	Planning application (Erection of replacement porch)	Yes	Concerns at increased size and impact on Conservation Area	(See below)
Ryedale District Council	Ampleforth	Planning application (Erection of 15m mobile phone mast)	Previously	(Colours as recommended previously)	Permitted
Hambleton District Council	Crayke	Planning application (Revision of Conditions re stabilising roadside wall)	Previously	Support	Permitted
Ryedale District Council	Welburn	Planning application (Erection of extension)	No	None	-
Ryedale District Council	Gilling	Planning application (Erection of orangery)	No	None	-
Hambleton District Council	Yearsley	Planning application (Erection of extensions - revised)	Previously	None	-
Ryedale District Council	Sheriff Hutton	Planning application (Erection of 17.6m mobile phone mast)	No	None	-
Hambleton District Council	Brandsby	Planning application (Erection of replacement dwelling – further information)	Previously	Object – significant adverse visual impact next to main road	(See below)
Ryedale District Council	Coulton	Planning application (Conversion of barn to dwelling - revised)	Yes	Continued concerns about impact of new garden boundary	(See below)
Ryedale District Council	Grimston	Agricultural Prior Notification (Erection of an agricultural building)	Yes	Colour of roof sheets and external wall faces	?
Ryedale District Council	Fryton	Agricultural Prior Notification (Surfacing of forest road)	Yes	Avoid Scheduled Monuments close to/under track	Prior Approval required
Forestry Commission	Castle Howard	10-year Woodland Management Plan (40.1ha larch PAWS to Native Broadleaves; 36.4ha larch PAWS to 70% evergreen conifer/30% NBL PAWS; 6.6ha conifers to NBL; 12ha larch to 75% evergreen conifer/25% NBL)	Previously	Query over species mix in two compartments	Changes may have been made
Ryedale District Council	Terrington	Planning application (Erection of extensions - revised)	No	None	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Ryedale District Council	Oswaldkirk	Planning application (Erection of replacement porch - revised)	Previously	None	Permitted
Ryedale District Council	Low Hutton	Planning application (Demolition of barn and erection of dwelling)	No	Minor – colour of window frames	?
Ryedale District Council	Coulton	Planning application (Conversion of barn to dwelling – re-revised)	Previously	None – previous concerns addressed	Permitted
Ryedale District Council	Terrington	Planning application (Erection of 15m mobile phone mast)	Yes	Colour of mast; road material; underground power supply	?
Hambleton District Council	Brandsby	Planning application (Erection of replacement dwelling – further information)	Yes	Concerns - Non-reflective glass, light pollution issues	?
Ryedale District Council	Ampleforth	Planning application (Erection of 11m mobile phone mast)	No	None	-
Pegasus Group	Terrington	Planning consultation (Erection of 15m mobile phone mast)	No	None	-
Ryedale District Council	Terrington	Planning application (Conversion of barns to holiday cottage and dwelling - revised)	Previously	Significant concerns about 2-storey porch extension	?
Ryedale District Council	Nunnington	Planning application (Erection of 3 dwellings - revised)	Previously	Minor – colour of window frames	?
Ryedale District Council	Broughton	Planning application (Erection of extensions)	No	None	-
Ryedale District Council	East Newton	Agricultural Prior Notification (Erection of an agricultural building)	Yes	Dark green wall sheets to extend to ground level on southern elevation	?
Ryedale District Council	Scackleton	Planning application (Change to approved fenestration in building renovation/extension)	No	Support	-
Hambleton District Council	Yearsley	Planning application (Conversion of outbuilding to garden room)	No	None	-
Ryedale District Council	Scackleton	Planning application (Erection of extension)	No	None	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	OUTCOME
Ryedale District Council	Ampleforth	Planning application (Erection of dwelling)	No	None	-
Forestry Commission	Scackleton	Woodland management proposals (4.84ha conifer PAWS to 90% conifer PAWS)	No	None	-
Ryedale District Council	Coulton	Planning application (Erection of grain silo)	Yes	None	-

AONB CONSULTATIONS & NOTIFICATIONS (STRATEGIES, ETC) 2016/2017

1st April 2016 – 31st March 2017

ORGANISATION	AREA	DOCUMENT	COMMENTS	OUTCOME
Ryedale District Council	Slingsby, South Holme & Fryton Parishes	Draft Village Design Statement	Query description of limestone as 'Magnesian'	?
DCLG (via NAAONB)	England	Rural Planning Review call for evidence	Support retention of current planning safeguards for Protected Areas	?
North York Moors National Park Authority	North York Moors National Park	Management Plan 2012 - 2027	Minor, re landscape connectivity	-
Ryedale District Council	Ryedale District	Amendments to Visually Important Undeveloped Areas	Support for proposals in/affecting the AONB	?
East Riding of Yorkshire Council	East Riding of Yorkshire	Landscape Character Assessment update	None	-
North York Moors National Park Authority	North York Moors National Park	Local Plan	Minor	?
Hambleton District Council	Hambleton District	Local Plan – Preferred Options (informal pre-publication)	Spatial policy needs to protect the setting of the AONB as well as the AONB itself	?
Hambleton District Council	Hambleton District	Local Plan – Preferred Options	Would like to see the retention of Settlement Boundaries, at least within the AONB	?
Hambleton District Council	Hambleton District	Local Plan – Easingwold Area Plan	Support rejection of four suggested Allocation sites put forward for Crayke	?
Ryedale District Council	Ryedale District	Local List for validation of planning applications	Existing and Proposed Elevation drawings need to use comparable scales, styles and perspectives	?

ORGANISATION	AREA	DOCUMENT	COMMENTS	OUTCOME
North Yorkshire County Council	North Yorkshire, North York Moors National Park, City of York	Joint Minerals & Waste Plan	Updating needed in relation to Surface Development Restriction regulations. Include AONB Purposes of designation, to match paragraph detailing the National Park Purposes	?
North Yorkshire County Council	North Yorkshire	Economic Growth Plan	Need to include Indicators to measure the state of the environment, which is identified as a key Enabler	?
North Yorkshire County Council	North Yorkshire	Revised prioritisation scheme for Public Rights of Way routes	Routes within the AONB should be graded higher than proposed	?

Paul Jackson

From: Paul Jackson
Sent: 07 November 2016 11:24
To: 'planning@hambleton.gov.uk'
Subject: 16/02163/FUL: Revised application for change of use to temporary mixed use; Sunley Woods Farm, Husthwaite

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

1. A proposed limit on the number of caravans + chalets on site at any one time is welcomed, although one consultee has pointed out that chalets may consist of a number of separate units so some clarification/amendment may be needed on the defined number. As some of the repair work takes place under cover in the agricultural building, this should also mean that fewer than (8) units will be stored on the outdoor area at times.
2. Whilst I can appreciate the Parish Council wishing to see faster-growing species used in the screening hedge, and the applicant's willingness to accommodate this, I don't feel that the proposed hedge will meet the PC's wishes, provide a suitably dense screen or be easy for the applicant to manage. I feel that the PC may have wanted to see willow and poplar planted as trees (rather than incorporated within the hedge), but again this would create an unsatisfactory landscaping scheme.
Poplar and willow are quicker growing than hawthorn, blackthorn or other more commonly used hedgerow species. Including willow and poplar will make the hedge grow at an uneven rate, with the risk that species such as hawthorn may be suppressed. Furthermore, at the proposed 2.8m tall the willow and poplar within the hedge will not be as dense as hawthorn or blackthorn, creating an open 'gappy' appearance (particularly in winter). A dense long-lasting hedge would have been sacrificed for short-term gain in terms of speed of growth. Planting willow and poplar and allowing them to grow into trees would also be an unsustainable option. These species are notoriously brittle and hence potential damage to caravans from falling limbs would make them a poor choice. In addition, a screen of willow and poplar trees would be contrary to landscape character in this situation within the AONB, making the landscaping scheme potentially stand out as much as the development it was attempting to screen.
3. Whilst I don't have any objections to the scheme overall in principle, this would be dependent upon a more appropriate and effective screening hedge + trees proposal being developed. Having considered the scheme, its location and the comments of other consultees, I feel that the most appropriate scheme would comprise a 2.8m tall hedge of species including hawthorn, blackthorn, field maple and dogwood. In addition smaller tree species such as rowan, bird cherry and crab apple should be planted at irregular intervals within the hedge, as 3m standard trees. This scheme would provide an immediate taller element to the planting, of appropriate but smaller tree species, with a dense and locally appropriate hedge developing in parallel.

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Paul Jackson

From: dm@ryedale.gov.uk
Sent: 08 November 2016 11:05
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/01595/73A

Mr Paul Jackson,

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

Comments were submitted at 11:05 AM on 08 Nov 2016 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/01595/73A
Address: Springhill Barn Brookside Hovingham YO62 4LG
Proposal: Variation of Condition 10 of approval 15/01214/FUL dated 29.02.2016 to replace drawings Sketch Design 2 H117.06.02 rev B and Block Plan with drawings numbers H2, H3, H4 and H5 - revisions relating to extension

Case Officer: Joshua Murphy

[Click for further information](#)

Comments Details

Comments: No comments to make in relation to changing the layout of the dwelling. I have some concerns about the asymmetrical garage/store roof however. Asymmetrical roofs are not vernacular in the locality and the South elevation adjacent to the Public Bridleway will present a large expanse of clay pantile in a relatively prominent location. I would prefer a more orthodox design, as currently permitted, with ancillary Store and log store as supplementary lean-tos or linked structures. Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 09 November 2016 13:18
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/01664/OUT

Mr Paul Jackson,

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

Comments were submitted at 1:17 PM on 09 Nov 2016 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/01664/OUT
Address: Land Off Malton Road Swinton Malton
North Yorkshire
Proposal: Erection of an agricultural workers dwelling
(site area 0.063ha)
Case Officer: Tim Goodall
[Click for further information](#)

Comments Details

Comments: I have the following comments to make on this proposal: 1) With the existing grain store on the site, and the recently Approved application 16/01277/FUL for a new livestock building, re-consideration of this proposal for an agricultural workers dwelling needs to take into account some element of cumulative impact. 2) The proposed dwelling would be seen most significantly in short-distance views from the north on Swinton Lane, and in longer-distance views from the Public Right of Way between Broughton Lane and Close Farm to the south east. 3) It is unclear whether the proposed dwelling would sit at the current ground level or at the level of the existing grain store, which is some 2m lower. This could make a significant difference to the visual perception of a new dwelling in this location. 4) The eastern end of the northern limestone ridge of the Howardian Hills is characterised by scattered farmsteads or other groups of buildings, with attendant copses of trees. Examples include Swinton Grange, Home Farm, Close Farm and the houses on Laundry Lane. Any new farmstead should therefore look to emulate this character and a comprehensive landscaping scheme would therefore be needed. Because of the nature of the landform and existing hedges and

trees, some of the landscaping needed could be achieved by changing the management of existing assets, e.g hedges. 5) Suggested landscaping measures needed therefore would include: allowing the roadside hedge on Swinton Lane to grow to a minimum height of 2.5m, between the farm entrance and the informal parking area to the north; allowing the hedge on the southern side of the site (if it is in the applicant's control) to grow to a minimum height of 2m and also planting some individual trees; allowing the hedge on the eastern side of the site to grow to a minimum height of 2m and also planting some individual trees; planting a landscape strip of trees and shrubs along the northern boundary of the site, to link with landscaping Conditioned as mitigation for the new livestock building (16/01277/FUL). 6) I would be happy to participate in further discussions on a suitable landscape scheme, should the LPA be minded to Approve the application. 7) Matters relating to the need for an Agricultural Workers Dwelling at this location have not been scrutinised, as they are outside the remit of our response. Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 10 November 2016 16:33
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/01689/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 4:33 PM on 10 Nov 2016 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/01689/HOUSE
Address: Grange Cottage Grange Lane Scackleton
YO62 4NB
Proposal: Erection of a detached two storey
outbuilding comprising of garage, tack
room and first floor hobbies room

Case Officer: Rachel Smith

[Click for further information](#)

Comments Details

I have the following comments to make in relation to this proposal: 1) If it hadn't been specified as a 'Garage, tack room and first floor hobbies room' I would have said that the proposed 'outbuilding' has the size, scale and design of a new dwelling... 2) I have no objection to the principle of creating outbuilding space to service the main dwelling, but there are disused vernacular outbuildings already on the plot and the renovation/minor extension of these should be the first option. Such a course of action would re-use existing assets and remove the need to construct a new building in an 'open countryside' location within the nationally protected landscape of the AONB. If done sympathetically it could also enhance both the dwelling and the wider AONB landscape. 3) The size, scale and design of the proposed outbuilding is excessive and inappropriate in the extreme, particularly in relation to the existing dwelling. According to the scale plan, the outbuilding is only slightly shorter than the main dwelling and, at two storeys in height, there would be very little sense of a subservient relationship between dwelling and ancillary outbuilding. 4) The incongruous relationship between dwelling and outbuilding (and its excessive

size, scale and design) would be clearly visible from the Public Footpath to the north of Scackleton Grange, particularly given that it is proposed to use clay pantiles on the roof. The significant roof expanse would contrast sharply with the dark backdrop of the woodland behind it, increasing the visual intrusiveness of the building. 5) I don't believe that the design is fit for the purpose for which the building is purportedly being built. The need for the two-storey western 'lobby' extension is unclear, whilst no indication has been given of the requirement for such a large 'barn' space. A more conventional arrangement of single storey garaging, ancillary stores and hobbies rooms should be adopted, utilising (and extending if necessary) the existing disused vernacular outbuildings as indicated above. 6) In conclusion, I feel that the proposed outbuilding is of an excessive scale and size, as well as being of a wholly inappropriate design, and as such would have a significant detrimental visual impact on the AONB landscape. I therefore wish to lodge an OBJECTION to the proposal. Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 22 November 2016 13:25
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/01689/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 1:25 PM on 22 Nov 2016 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/01689/HOUSE
Address: Grange Cottage Grange Lane Scackleton
YO62 4NB
Proposal: Erection of a detached two storey
outbuilding comprising of garage, tack
room and first floor hobbies room

Case Officer: Rachel Smith

[Click for further information](#)

Comments Details

Comments: I have the following observations to make in respect of the revised design: 1) The reduced size and scale of the proposed garage, together with the amended layout, are a significant improvement. The proposed building is now of an appropriate size and in an appropriate location relative to the main dwelling. 2) The choice of materials follows the local vernacular closely enough to be fully acceptable, with the reduced height and amended layout significantly reducing the adverse visual impact that would have been presented by the previous design. 3) The amendments to the design and layout mean that I'm pleased to be able to withdraw my previous Objection. Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 14 November 2016 15:13
To: 'planning@hambleton.gov.uk'
Cc: Cookman, Christine
Subject: 16/02213/OUT: Outline application for the construction of 3 dwellings, Brandsby
Importance: High

I have the following comments to make on this proposal:

1. In my view this proposal is contrary to Core Strategy Policies CP4, CP6 (paragraph 4) and CP16 of the Hambleton District Local Plan, in relation to distribution of new housing and protection of the nationally designated AONB landscape. I also believe that it is contrary to policies DP9 and DP30 of the Development Policies DPD. It is of note that the Local Plan Policies that the Agent believes are relevant to the application only includes one of the above, with no mention being made of either CP4 or CP6 relating to settlement hierarchy or the distribution of new housing...
2. I don't believe that the proposal conforms to the National Planning Policy Framework either. I fail to see how 4-bedroom+ houses with 4 parking spaces each, located in an 'open countryside' location outside any settlement and in a nationally designated and protected landscape, can be considered 'sustainable' in any way. Paragraph 14 of the NPPF (Presumption in favour of sustainable development) makes it clear that the Presumption does NOT apply in areas where specific policies in the Framework indicate that development should be restricted. Footnote 9 stipulates that this includes AONBs.
3. The proposed access to the site is totally unsuitable and situated close to a blind corner. Although this is a matter for the Highway Authority to advise the LPA on, any works to create a satisfactory visibility splay would require significant hedgerow removal and earthmoving works, which in themselves would have a significant detrimental impact on the AONB landscape due to the scale and extent needed.
4. I would refute the suggestion that creating an upmarket housing estate of three executive homes at this location would 'tidy up' the site and enhance the landscape of the AONB. Notwithstanding the fact that the owners could remove existing landscaping without any need for planning consent, the disused nursery site would still have a significantly lower impact on the AONB landscape than the proposed housing scheme. No other work (e.g. demolition of old sheds, etc; erection of new structures) could be undertaken without obtaining planning consent.
5. In conclusion I wish to lodge an Objection to this proposal. I believe that it is contrary to the relevant policies within the NPPF, Hambleton Local Plan and AONB Management Plan.

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Paul Jackson

From: dm@ryedale.gov.uk
Sent: 17 November 2016 15:44
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/01708/TELN56

Mr Paul Jackson,

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

Comments were submitted at 3:43 PM on 17 Nov 2016 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/01708/TELN56
Address: Land At Hall Farm Station Road Gilling East
Helmsley
Proposal: Erection of a 15m high telecommunication mast and associated equipment cabinets within a 1.2m high fenced compound together with a 3m wide contractors access and maintenance track

Case Officer: Alan Hunter

[Click for further information](#)

Comments Details

Comments: I have the following comments to make in relation to this proposal: 1) The Howardian Hills AONB Management Plan seeks to support the roll-out of mobile telecommunications infrastructure, where this can be achieved without impacting on the defined Special Qualities of the AONB. 2) The existing wind turbine in the adjacent field has an 18m mast and this provides some context for assessing the height and therefore visibility of the proposed mobile phone mast. 3) As I worked closely with the owner of the wind turbine to identify a suitable site, I'm satisfied that the proposed mobile phone mast will benefit from the same characteristics of only really being visible in long distance views. I don't therefore feel that it would have a significant detrimental impact on the AONB landscape. The track and ancillary buildings are low in height and situated on top of a hill that isn't overlooked, so they won't have any visual impact. 4) I'm unclear as to how the mast will be supplied with power. The plan indicates a concrete base for a permanent generator, but no generator 'box' is shown on the elevation drawings. It is also

mentioned that overhead 11KV powerlines run to the west of the site. If it is proposed to run a new cable from these then this should ideally be placed underground. 5) Normally I would stipulate that masts should be in dark colours, as more often than not they are observed against a backdrop of woods and fields rather than sky. As indicated above however, this is one of the rare locations where there are unlikely to be any significant backdropped views and I'm therefore content that grey is the most appropriate colour. Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 21 November 2016 16:31
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/01784/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 4:30 PM on 21 Nov 2016 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/01784/FUL
Address: Flat Top Farm Terrington South Bank
Terrington YO60 6PB
Proposal: Erection of agricultural building for storage
of farm produce and housing of livestock
Case Officer: Joshua Murphy
[Click for further information](#)

Comments Details

I have the following comment to make in relation to this proposal: 1) The roof colour is proposed to be dark grey. Should the Local Planning Authority be minded to approve the application, then in order to avoid confusion the roof colour should be Conditioned as a dark grey, approximating to BS4800 10A11 Charcoal Grey. Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 28 November 2016 15:11
To: 'planning@hambleton.gov.uk'
Subject: 16/02355/FUL: Proposed new entrance porch; Warren House, Brandsby

I have the following observations to make on this proposal:

1. Due to intervening vegetation and the layout of the site the proposed porch doesn't appear to be visible from the road.
2. As regards the design of the porch in relation to a single storey former agricultural building, I would prefer to see a less substantial structure. I feel that the current design is rather too big for the host building, which has a very simple form, as well as extending quite significantly beyond the frontage of the two storey element of The Granary.

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Paul Jackson

From: dm@ryedale.gov.uk
Sent: 08 December 2016 15:25
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/01773/FUL

Mr Paul Jackson,

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

Comments were submitted at 3:24 PM on 08 Dec 2016 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/01773/FUL

Address: Abattoir Rectory Lane Nunnington Helmsley
YO62 5UU

Proposal: Erection of 3no. two bedroom dwellings with parking and amenity areas following demolition of existing abattoir buildings

Case Officer: Charlotte Cornforth

[Click for further information](#)

Comments Details

I have the following observations to make in relation to this proposal: 1) The site is a brownfield area within the Nunnington Conservation Area. It is also within the Development Limits. 2) Planning consent was given a number of years ago for a terrace of three dwellings on a brownfield site on Low Street, but to date construction work has not yet commenced. This site would provide dwellings of a similar type, diversifying the housing stock within the village and potentially providing starter homes for local young people. 3) The design is an interesting mix of traditional stone and vertical timber boarding, underneath a clay pantile roof.

Comments: As such I'm happy that these materials mirror those found in similar ranges of traditional buildings within the village. 4) The principal viewpoints onto the site are from Rectory Lane and also the Public Right of Way which runs north/south some 50m west of the application site. This gives views over the site from the higher ground to the south. I do not feel that the buildings as proposed would have a significant adverse visual impact on the AONB landscape or the Nunnington Conservation Area. 5) I note that the Highway Authority has recommended Refusal based on the lack of parking space provision, and other comments indicate a preference for just one, larger, dwelling. I would wish to be

consulted on any revised proposals that may come forward before the application is Determined, as the comments above relate only to the currently proposed site layout and dwelling design. Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 21 February 2017 10:29
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/01773/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 10:28 AM on 21 Feb 2017 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/01773/FUL

Address: Abattoir Rectory Lane Nunnington Helmsley
YO62 5UU

Proposal: Erection of 2no. two bedroom dwellings with parking and amenity areas following demolition of existing abattoir buildings

Case Officer: Charlotte Cornforth

[Click for further information](#)

Comments Details

I have the following observations to make in relation to the revised proposals: 1) The principal public viewpoints of the site will be from the Public Footpath in the pasture field to the south and from Rectory Lane to the east. Both of these have a moderate level of usage by pedestrians. 2) I have some concerns about the higher ridgeline and steeper roof pitch, necessitated by making each dwelling narrower, and the consequent visual impression of the height/width ratio. The elevations presented to the public viewpoints on the southern and eastern sides are however of a much lesser mass than that proposed previously. The southern elevation will present as a blank

Comments: 'stone barn' wall, whilst the eastern elevation as seen from the road should likewise appear as being akin to two converted agricultural buildings. On balance therefore I feel that the revised layout and design will be better in terms of fit within the AONB and Conservation Area. 3) As the intention is to create the feel of 'converted agricultural buildings' I feel that a more appropriate window colour than white should be used. The converted farm buildings near Nunnington Church use a sage colour, whilst the traditional Nunnington Estate colour scheme is green and cream. I feel that a more local vernacular feel would be created by using a different colour scheme that better reflected the impression that is trying to be

created. 4) The existing hedge and trees to the west are important features that frame the site and mask views from the Public Footpath on this side. Damage to these features and their root zones should be avoided during construction works. Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 19 December 2016 16:26
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/01880/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 4:26 PM on 19 Dec 2016 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/01880/HOUSE

Address: Grimston Grange Yearsley To Coulton Road
Gilling East YO62 4HX

Proposal: Erection of single storey extension and garden wall to west elevation.

Case Officer: Charlotte Cornforth

[Click for further information](#)

Comments Details

Comments: I have the following comments to make on this proposal: 1) The existing dwelling has a very strongly defined western elevation to the B1363, consisting of the twin gable ends aligning with the garden hedge, all bounded by lawn. 2) Whilst the proposed garden wall would to some extent mitigate the sense of a perhaps rather disproportionate extension, I have concerns that the very strong western elevation and setting of the vernacular farmhouse would be compromised by the proposed works. Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 23 December 2016 15:37
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/01906/FUL

Mr Paul Jackson,

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

Comments were submitted at 3:37 PM on 23 Dec 2016 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/01906/FUL

Address: Barns At Coulton Grange Coulton Lane Coulton Helmsley

Proposal: Change of use and alterations to two storey section of existing barn to form a 3no. bedroom dwelling together with formation of parking and turning areas

Case Officer: Joshua Murphy

[Click for further information](#)

Comments Details

Comments: I have the following comments to make in relation to these proposals: 1) No objection to the principle of converting the barn to a dwelling. The existing windows and doors give the visual impression that the barn has been 'semi-converted' anyway, and hence full conversion would not cause an adverse visual impact. 2) I am however concerned about the proposed garden area and the impact that this could have on the street view of Coulton village, particularly in relation to domestic paraphernalia such as washing lines, etc. The fields to the north of the farmstead are open and give a typically rural aspect to the barn and other farm buildings. The installation of a fence and beech hedging to create the garden area, particularly as this is in a prominent elevated position in relation to the adjacent road, would I feel adversely impact on the setting of the vernacular barn. The other barn conversions in this complex don't have similar outward-facing amenity areas and therefore the issue hasn't arisen before, but I feel that the garden area would create a prominent 'suburban' feature that would detract from the traditional building and the AONB landscape. It may be that the impact could be mitigated to some extent by using different boundary treatments (e.g. a stone wall), or by carrying out other landscaping works

on the other side of the farm access track,
outside the red line boundary. Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 09 February 2017 15:35
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/01906/FUL

Mr Paul Jackson,

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

Comments were submitted at 3:34 PM on 09 Feb 2017 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/01906/FUL

Address: Barns At Coulton Grange Coulton Lane Coulton Helmsley

Proposal: Change of use and alterations to two storey section of existing barn to form a 3no. bedroom dwelling together with formation of parking and turning areas

Case Officer: Joshua Murphy

[Click for further information](#)

Comments Details

Comments: I have the following comments to make on the revised plans: 1) Whilst the replacement of the proposed hedge and fence with a stone wall along the roadside frontage is to be welcomed, my significant concerns relating to the beech hedging along the farm access drive still remain. 2) The farm drive is cut into the existing topography and as such is below the natural ground level. It appears from the plans that the proposed garden boundary fence and hedge are to be sited on the lip of the embankment, which would make the boundary appear particularly prominent. 3) If the proposed fence and hedge were to be located immediately adjacent to the farm access drive then they would be far less visible, creating a type of ha-ha effect, and would as a consequence have less of an impact on the setting of the vernacular farm building. 4) A potential solution could be for the ground level to the immediate south of the farm access drive to be re-profiled to a more gradual slope. This would then allow the new boundary hedge and fence to sit at a more comparable level with the farm access drive, whilst still retaining an adequate verge for the passage of farm vehicles. It would also create a more uniform garden area, whilst improving the views from the north of the property by sinking the boundary lower in the landscape. Paul

Jackson

Paul Jackson

From: Paul Jackson
Sent: 22 February 2017 16:01
To: 'Joshua Murphy'
Subject: RE: Coulton Grange Barn 16/01906/FUL

Josh

Many thanks for negotiating these changes.

The main suggestion in my last response was that the boundary fence and hedge would be less imposing on the vernacular farm building if they were at the same level as the farm access track, and the plans have been amended to show that.

My first response raised concerns about 'garden paraphernalia' in what I felt was an open and prominent location in the village. Clearly the garden area won't be screened as much if the hedge is set at the lower level, but it doesn't work both ways and on balance I feel that having the boundary next to the track is the preferable way to go.

With the change to a stone wall along the road frontage, and the setting of the hedge boundary at a lower level, I feel that the proposal now reaches a good compromise from my perspective.

Paul

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From: Joshua Murphy
Sent: 22 February 2017 12:54
To: Paul Jackson
Subject: FW: Coulton Grange Barn 16/01906/FUL

Dear Paul

I have been contact with the applicant of Coulton Grange Barn (16/01906/FUL) in relation to your comments. He has supplied a revised drawing showing the levels of the boundary treatment, which I have attached.

Rather than reconsult, I was wondering if you had any further comments on the revised plan? My understanding is the agent was very willing to take your comments on board and I think has answered some of your concerns.

Look forward to hearing from you

Kind Regards

Josh Murphy | Development Management

01653600666 ext: 329

Ryedale District Council | Ryedale House | Old Malton Road | Malton | North Yorkshire | YO17 7HH

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From: [REDACTED]
Sent: 22 February 2017, 11:35
To: Joshua Murphy
Subject: Coulton Grange Barn 16/01906/FUL

Josh,

Further to our telephone conversation regarding Paul Jackson's comments about the level of the fence/hedge to the North Boundary, I attach a copy of my revised drawing no. 2073/02B. I have amended the drawing to indicate the hedge/fence being set down at the farm access track level (see section & levels added to drawing) as suggested and the grading of the land adjacent the fence adjusted to suit.

I hope this is acceptable and look forward to receiving your approval.

Any queries please ring or mail.

Kind Regards,

Access your council services online, 24 hours a day, 7 days a week at www.ryedale.gov.uk

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Paul Jackson

From: Paul Jackson
Sent: 23 December 2016 15:55
To: 'dm@ryedale.gov.uk'
Subject: Erection of a two storey side extension; Cragg Cottage, Welburn

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

- 1) Following Refusal of the previous application, I feel that this proposal provides an improved scheme.
- 2) I note that the windows are proposed to be a more orthodox shape than the narrow slits proposed previously.
- 3) On balance I'm happy with the horizontal timber cladding proposed, although I don't feel that it's a valid argument to support this via reference to the modern timber structures of the nearby farmworkers dwelling or caravan park. The host building is clearly of a vernacular design and materials and any proposed extension should be sympathetic to this rather than trying to copy any modern non-vernacular structures that happen to be in the vicinity.
- 4) The extensive area of glass on the northern gable wall will be seen full-on when approached on the adjacent public road. It is however north-facing, so won't cause significant reflections, but the depth of the proposed reveal will be important to ensure that it doesn't present too prominent a feature.

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- **Application Number:** NYM/2016/0826/FL
- **Site Address:** The Annet, Bank Top, Oswaldkirk, York, YO62 5YL
- **Description:** construction of extension with basement level below following demolition of existing garage/study/utility together with construction of detached double garage

Due to the topography in this location, any adverse visual impact of the proposed development will principally be experienced from the south, within the Howardian Hills AONB. In particular, the application site faces straight down the B1363 south of Oswaldkirk, which means potentially prominent views for motorists travelling northwards.

The existing dwelling is visible on the crest of the wooded scarp on which Oswaldkirk village sits, but due to its single storey construction and dark coloured materials it blends into the surrounding woodland.

I don't have any concerns about the proposed garage or new windows and cladding proposed for the main dwelling. I do however have significant concerns about the extension and particularly the substantial stone-faced retaining wall to the basement. As the site lies at the minute, the extension and retaining wall are likely to be screened by tall tree and shrub vegetation along the southern boundary of the property. I am concerned however that should this be substantially removed, then the prominent feature of the retaining wall would be significantly visible from the AONB and would present a visually intrusive element in the landscape.

I think it unlikely that a development of this nature would be proposed unless there was an intention to open up views of the AONB landscape by removing trees and shrubs from in front of the extension. Unless this could be controlled or prevented by way of Condition or other means, then I feel that the development is likely to present an adverse visual impact on both the National Park and the AONB, within the context of the heavily wooded scarp slope.

Paul Jackson

From: Paul Jackson
Sent: 12 January 2017 16:47
To: 'planning@hambleton.gov.uk'
Subject: 16/02488/FUL: Removal of vehicle access and construction of new access;
Bonnygate Farm, Brandsby

I have the following observations to make on this proposal:

1. No objection to the principle of closing the existing access and creating a new one.
2. No drawings or details of the proposed gate pillars have been presented, to give an indication of size, height or construction materials, nor of the proposed gate design. Full details should be made available so that the proposal can be fully assessed prior to Determination, and I would wish to be consulted again once these are presented.
3. The existing driveway is constructed in tarmac, which presents an unobtrusive-coloured surface. Concrete is a very industrial material and can retain its bright white appearance for a significant length of time. Given that the property is on the National Byway and a popular route for cyclists, as well as being a route that gives extensive views over the AONB landscape, concrete is not in my view an acceptable material for the roadside crossing.
4. I have no objection to concrete being used on the access track from the new gate pillars inland, but the verge crossing should be constructed in black tarmac.

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Paul Jackson

From: Paul Jackson
Sent: 12 January 2017 16:28
To: 'planning@hambleton.gov.uk'
Subject: 16/02607/FUL; Demolition of existing dwelling and construction of replacement dwelling, Redwood, Brandsby

I have the following observations to make on this proposal:

1. Whilst not opposed in principle to the demolition of the modern dwelling and the construction of a replacement, I don't feel that the very modern building style proposed is appropriate in this location, next to one of the principal entry roads into the AONB from York.
2. In addition to concerns about the design, the increase in massing and bulk presented by the proposed design is in my view too excessive for this particular location. The main dwelling block would be well over twice the size of the existing dwelling, particularly taking into account the change from a pitched roof structure to a vertical-faced one with a flat roof. The increase in both height and bulk will be very visually significant.
3. Whilst views of the current dwelling are relatively limited at this moment in time, due to surrounding hedges, such screening can be very ephemeral. Google Streetview shows the potential visibility of the site when the roadside hedge is trimmed back, even allowing for the high elevation of the camera on the van. Much of the existing on-site vegetation is also likely to be removed during construction works.
4. The southern elevation in particular, facing directly down the B1363 after the extensive earth removal works, will be significantly intrusive in the landscape. The area of felled woodland will take 10-15 years for the replanted trees to grow to a height that would be sufficient to screen the proposed dwelling. I don't consider that it's acceptable to impose such a significant adverse visual impact on the AONB.
5. The drawings refer to the 'Barnes Associates Landscape Layouts and Reports' but these don't appear to be available on the website. I'm unable therefore to appraise any proposals that may have been put forward for landscape mitigation.
6. I also note that a Design & Access Statement doesn't appear to have been submitted, detailing how the proposal accords with Local Plan Strategy policies, particularly those relating to development within the AONB and design matters.
7. In conclusion I have significant concerns about the design, size and scale of the new dwelling proposed and it's resultant adverse visual impact, particularly given the very prominent position on one of the main access roads leading into the AONB. My concerns are significant enough at this point to warrant an **Objection** to the proposal.

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Paul Jackson

From: Paul Jackson
Sent: 06 February 2017 16:44
To: 'planning@hambleton.gov.uk'
Subject: 16/02607/FUL: Demolition of existing dwelling and construction of replacement, Redwood, Brandsby

Importance: High

Following the posting of additional information in relation to this application, I have the following further comments to make:

1. For the sake of clarity, my principal concerns relate to the southern (side) elevation and the significant views of a square 3-storey structure built of non-vernacular materials that will be prominently seen by users of the B1363 for a significant number of years before any replanted woodland or landscaping grows to a sufficient height to screen it.
2. In order to accommodate the construction of the current dwelling and garden area at Redwood, a relatively flat platform was created by cutting into the natural slope of the land. As the topography here is in effect a small spur, the land slopes down both to the west (front elevation) and the south (side elevation). The result is that there is a significant 'lip' on the southern side of the garden, along which is positioned the current garden fence and some evergreen shrubs.
3. In order to construct the proposed dwelling, a significant amount of cutting into the topography will be required. The Landscape Visual Impact Assessment states, in para. 4.14, that *"Except for some minor ground works for the proposed patio and path areas only, the topography across the site would remain mainly largely unchanged."* This is clearly incorrect. The Levels Survey (Plan 7207/1), and Plans 53D, 54D and 55D, clearly show the significant amount of excavation work that will be required to make the proposed structure and new entrance driveway fit on the site. At the rear of the building, the current ground level is approximately 1.7m above proposed Ground Floor level (see Plan 55D), whilst the construction of the new driveway and Lower Ground Floor garage will necessitate the cutting of an approximately 4.19m deep slice out of the southern lip of the platform of the current plot. This cut would extend from the rear retaining wall to the roadside boundary, declining in severity with the natural fall of the land. The result would however present a significant 3-storey high elevation to passing traffic on the B1363.
4. The current dwelling is set some way back from the lip of the platform with the result that, even now with the woodland to the south felled, the gable end of the house is not particularly visible. The proposed new dwelling is square (not ridged like the current one), higher than the ridge of the current dwelling and (crucially) it extends right to the edge of the current platform of the plot. The mass and visual impact of a taller, square structure, built of modern non-vernacular materials, will be much more significant than the current smaller dwelling and would I believe create an unacceptably overpowering structure in this location.
5. The combination of points 3 and 4 above has been completely ignored in the Landscape Visual Impact Assessment's photo from Viewpoint F. Not only has the 3-4m high roadside hedge now been laid, but all the trees currently screening the existing dwelling will be removed (with the exception of one ash tree on the roadside). The outline of the proposed dwelling has not been superimposed on the photo from Viewpoint F, as it has been for other viewpoints, and the significant earth removal operations on the southern flank of the plot have not been factored-in either. Overall I find the assessment from this Viewpoint to be so flawed and out-of-date as to be completely unsound and of no use whatsoever in determining the potential visual impact of the development. An accurate photo, with the hedge shown as laid and a 3D representation of the side elevation superimposed, would I believe show a very contrasting picture to that currently presented.
6. In my view, taking into account the serious issues outlined above, the size of the proposed dwelling and the alignment of the proposed driveway are excessive for the plot. Notwithstanding that the replanted woodland, laid hedge and landscaping will grow up in due course, the sheer size and bulk of the proposed dwelling, and it's spilling out from the current plot platform, will have an unacceptably detrimental impact on the AONB landscape for a significant number of years. A house of similar design is currently being constructed in a small valley location within the AONB. Whilst very modern new houses within the AONB do

not necessarily need to be completely hidden, they do need to respect their situation and the nationally protected status of the AONB. I feel that this proposal does neither.

7. For the reasons outlined above, I maintain a strong **OBJECTION** to this proposal.

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Paul Jackson

From: Paul Jackson
Sent: 24 February 2017 12:54
To: 'Caroline Strudwick'
Subject: RE: 16/02607/FUL: Demolition of existing dwelling and construction of replacement, Redwood, Brandsby

Caroline

Having looked at the revised plans, and made another site visit, I have the following comments to make (in the order in which they fall in the letter from Brenden Harrison dated 16th February):

1. Policy context. I accept the analysis of the policy context but would also draw attention to Para 14 of the NPPF, together with its associated Footnote 9. This advises that, where a development plan is out of date (which the Agent may be intimating) planning permission should be granted “unless specific policies in the Framework indicate development should be restricted”. Footnote 9 includes AONBs as one of those areas covered by restrictive policies, which in theory may therefore carry greater weight in the planning balance than other policies combined.
2. Architectural style. As quoted, NPPF 60 says that “it is proper to seek to promote or reinforce local distinctiveness”. Given that the nearest properties are two substantial terraces of vernacular cottages built of local stone, and the streetscape of Brandsby overwhelmingly consists of traditional or traditionally-styled dwellings, then it is relevant for me to raise the issue of architectural style in relation to the AONB vernacular. Notwithstanding that, the recent rear extension to a house lower down the main street shows how modern architectural styles and materials can successfully complement vernacular buildings.
3. Retention of existing conifer garden shrubs. Although I can see how my wording can be interpreted as being critical that the existing garden shrubs are planned for removal, it was actually meant more as a statement of fact. When significant works are involved on a relatively small site, it's likely that the majority of the existing garden shrubs will need to be removed in order to make sufficient space for the works to be completed. Whilst the offer to retain as many of the shrubs as possible during the construction phase is accepted, I would not necessarily expect this to be a permanent measure. If it is adopted as an interim screening strategy, and new garden shrubs and trees are to be planted in due course, the species and planting stock size of these might be controlled by way of a Condition if consent is granted.
4. I'm afraid that if I've been misled by the “true orthographic” elevations presented, then it indicates that these on their own were not sufficient to enable either myself or potentially the LPA to gain a true understanding of what the proposal would finally look like in ‘everyday’ views. If some of the 3D graphics now produced had been part of the initial suite of application documents, or indeed presented in response to my initial concerns dated 12th January, then it might have saved the client, the LPA and myself some time and money...

In response to the suggested amendments, which I welcome:

- i. Retention of existing garden vegetation. Please see comments above.
- ii. Remodelling of the topography to the south of the dwelling plot. If carried out sensitively to integrate with the local topography (a Y-Y cross section at right angles to X-X would help visualise this), the proposal could substantially mitigate some of the impacts about which I was concerned previously. My understanding is that the raised area would form part of the woodland replanting scheme covered by the Forestry Commission Felling Licence, and hence new growth on the top of this would quickly begin to screen the new dwelling. My previous comments have been clear that my concerns relate to the views experienced by passing motorists during the 10-15 years that it would take for the replanted woodland area to reach a sufficient height to provide screening. Clearly in 25 years' time the new structure would be almost invisible due to the woodland regrowth. Should consent be granted, the re-modelling of the topography and replanting of the woodland area with the mix approved under FC Felling Licence 012/160/15-16 should be completed as early in the construction phase as possible, to allow the new woodland to start establishing. The re-modelling work would also need to follow best practice in terms of topsoil stripping, ground raising and topsoil replacement, given that subsoil from the house plot is the obvious material to use. Although the

woodland is not classified as Ancient Woodland its soils will have some woodland characteristics and it would not be acceptable to re-model the topography without reinstating the correct woodland soil horizons as the finished ground surface. If this is not completely properly then it risks the tree growth being adversely impacted, which would defeat the object of the exercise.

Given that I have now moved to a position where I feel that the proposed amendments would enable me to withdraw my previous Objection, there are several issues pertinent to light pollution and reflection that need to be raised for consideration. The visual impact of a dwelling at night is as important as that during the day, given that the proposal is on the periphery of a village without any streetlights and includes significant areas of glass from which there may be light spillage:

1. The southern elevations should use non-reflective glass. This has been used successfully in other south-facing schemes and reduces reflective glare that may potentially be visible from longer distances than just the B1363.
2. Interior measures to reduce light spillage from the extensive glass areas during darkness hours should be controlled by way of a Condition.
3. All external lighting should be PIR controlled and shrouded to minimise light-spill.
4. There should be no lighting along the driveway. I note that the driveway doesn't include gate piers, with electric gates or lighting, at its southern extent. These features would be incongruous at such a distance from the main dwelling.

I apologise if some of these comments seem excessively nit-picky, but the experience some years ago at the neighbouring property (now known as Newburgh House) was a graphic illustration of how difficult it can be to carry out building works sensitively in this specific vicinity, where extensive groundworks are often needed.

Paul

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From: Caroline Strudwick

Sent: 20 February 2017 15:37

To: Paul Jackson

Subject: RE: 16/02607/FUL: Demolition of existing dwelling and construction of replacement, Redwood, Brandsby

Paul,

I have received additional information from the agent regarding the impact of the scheme and landscaping. These are available on the public access portal.

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 16 January 2017 16:28
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/01975/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 4:27 PM on 16 Jan 2017 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/01975/FUL

Address: West Moor Farm Terrington Bank Terrington
YO60 6PD

Proposal: Change of use and alterations to agricultural buildings to form 1no. four-bedroom permanent residential dwelling and 1no. three-bedroom holiday cottage together with the erection of single storey extension to north elevation, porch to west elevation and detached triple garage/workshop to replace existing pole barn

Case Officer: Charlotte Cornforth

[Click for further information](#)

Comments Details

I have the following comments to make in respect of these proposals: 1) No objection to the principle of converting part of the former farm buildings to a holiday cottage. 2) No objection to the principle of converting the remaining part of the former farm buildings to residential use, although the Local Occupancy Restriction imposed on the dwelling should be monitored closely. A 4-bed dwelling of this size and in this location would be extremely attractive as open-market housing but may be less so with the restricted occupancy clause. 3) In general the conversion is

Comments: sympathetic and involves the removal of unsightly modern farm buildings to reveal the traditional buildings. For farm building conversions it is often appropriate to choose a window and door frame colour other than white, and there may be an existing farm colour scheme that could be followed. 4) I wasn't able to find mention of the materials for the proposed triple garage, but assume that this will be built of stone and pantile to match the existing buildings. 5) I have significant concerns about the proposed 2-storey porch extension on the western elevation. The size and scale of this, particularly with what I

assume will be glass walls, would in my view overpower the simplicity of the vernacular farm buildings. It would also be significantly visible in views from the adjacent public road and Public Bridleway, and would I believe create a negative visual impact. Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 17 January 2017 16:38
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/01975/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 4:38 PM on 17 Jan 2017 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/01975/FUL

Address: West Moor Farm Terrington Bank Terrington
YO60 6PD

Proposal: Change of use and alterations to agricultural buildings to form 1no. four-bedroom permanent residential dwelling and 1no. three-bedroom holiday cottage together with the erection of single storey extension to north elevation, porch to west elevation and detached triple garage/workshop to replace existing pole barn

Case Officer: Charlotte Cornforth

[Click for further information](#)

Comments Details

Comments: Further to my comments of 15th January I would wish to record a further significant concern in relation to the proposed western 'porch' extension. As the porch is glass-walled and 2 storeys in height, and is attached to one of the central living areas of the dwelling, there is scope for significant light pollution to be emitted. The porch would present an illuminated feature when viewed from the south and particularly from the adjacent public road. As the application site is within open countryside with very few other dwellings in the vicinity, this element of the design has the potential to cause significant light pollution in this part of the AONB. Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 23 February 2017 13:22
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/01975/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 1:22 PM on 23 Feb 2017 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/01975/FUL

Address: West Moor Farm Terrington Bank Terrington
YO60 6PD

Proposal: Change of use and alterations to agricultural buildings to form 1no. four-bedroom permanent residential dwelling and 1no. three-bedroom holiday cottage together with the erection of single storey extension to north elevation, porch to west elevation and detached triple garage/workshop to replace existing pole barn

Case Officer: Charlotte Cornforth

[Click for further information](#)

Comments Details

I have the following observations to make in respect of the revised plans: 1) My previous two-part comments relating to the proposed western porch extension raised concerns about size, scale and light pollution issues. Whilst the light pollution issue appears to have been addressed by changing some of the walls from glass to solid stone, the issue of size and scale in relation to the existing host buildings still remains. 2) Although not opposed in principle to a 2-storey porch on the western elevation, I still have significant concerns about its size and scale. The revised plans indicate that the ridgeline of the porch would be significantly higher than that of the attached single storey building - Section BB shows this particularly graphically. In addition, the second storey window of the proposed porch doesn't relate well to the line of the windows in the existing building. I think that this would exacerbate the feeling of an over-sized extension having been added to a currently relatively diminutive building. 3) I am unclear as to the detailing proposed for the northern elevation of the porch, as both the North drawing and Section CC show the porch as a greyed outline. Section

BB shows the southern side walls of the porch to be glass and it should be clearly shown whether this is also the intention for the northern side wall. 2) Please refer to my previous comment in relation to the colour scheme for window and door frames. Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 26 January 2017 11:11
To: 'dm@ryedale.gov.uk'
Subject: 16/02013/HOUSE: Erection of replacement porch, Pavilion House, Oswaldkirk

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

- Whilst I don't have any objection to the principle of replacing the current porch, I have significant concerns about increasing the size of it in the way proposed. Pavilion House is the only property on that section of The Terrace that has a porch. The current structure is of a conventional design and has a glazed window that is visible along the street, whereas the proposed structure would have doors that would be visible from both the eastern and western viewpoints. In my view the proposed porch would be out of character with the remainder of the properties on The Terrace, of a design that is not vernacular and which is out of proportion to the dwelling, and as a consequence would have a detrimental visual impact on the Oswaldkirk Conservation Area.

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Paul Jackson

From: dm@ryedale.gov.uk
Sent: 26 January 2017 12:12
To: Paul Jackson
Subject: Consultee Comments for Planning Application 16/02030/TELN56

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 12:11 PM on 26 Jan 2017 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 16/02030/TELN56

Address: Land At Waste Water Treatment Works Mill Lane
Ampleforth

Proposal: Erection of a 15 metre-high monopole to include
3no. antennas, 3no. RRUs and 2no. 300mm
transmission dishes together with associated
equipment cabinets and ancillary development
within a 2m high fenced compound

Case Officer: Charlotte Cornforth

[Click for further information](#)

Comments Details

Comments: I note from the Supporting Document that all
equipment - mast, antennae, dishes and cabinets
- will be coloured Olive Green (RAL 6003), as per
the pre-Application comments. This should
naturally be a matt finish and not a gloss one. I
have no other observations to make. Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 09 February 2017 15:54
To: 'dm@ryedale.gov.uk'
Cc:
Subject: 17/00126/AGNOT: Erection of an agricultural building, Grimston Manor Farm
Importance: High

I have the following comments to make on this proposal:

1. No objection to the principle or the siting of the proposed building.
2. In order to comply with the Adopted guidance on New Farm Buildings and Infrastructure in the Howardian Hills AONB then some amendments to colour of materials should however be sought:
 - The roof colour should be a dark grey, approximating to BS4800 10A11 Charcoal Grey. 'Natural Grey' roof sheets will appear very light against the dark back-drop of the coniferous woodland, making the building stand out rather than blending into the landscape.
 - Likewise, concrete grain wall panels have a very white appearance which, unlike concrete blockwork, does not appear to fade readily over time. In order to again avoid a stark contrast with the woodland behind, the southern and eastern (i.e. external) elevations should have a dark green finish extending down to ground level. This could be achieved either by painting the grain wall panels (as per some of the buildings at Blackdale Mill) or by extending the Olive Green profile sheeting to ground level (as adopted in the construction of the new grain store at Birch Farm, Oswaldkirk).

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Paul Jackson

From: dm@ryedale.gov.uk
Sent: 14 February 2017 16:26
To: Paul Jackson
Subject: Consultee Comments for Planning Application 17/00134/AGNOT

Mr Paul Jackson,

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

Comments were submitted at 4:25 PM on 14 Feb 2017 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 17/00134/AGNOT

Address: Land At Fryton West Wood Fryton Lane Slingsby
Malton

Proposal: Consolidation of approximately 1000m of
forestry track by resurfacing with sandstone

Case Officer: Charlotte Cornforth

[Click for further information](#)

Comments Details

I have the following comments to make in relation to this proposal: 1) The length of track in question is a Public Bridleway which is very boggy in places. The proposed work will improve the surface for pedestrian and cycle users, but the Highway Authority will need to be consulted on the change of surfacing to the Public Right of Way. 2) There are two Scheduled Monuments to the south of the track, which are in close proximity and may even be partly under the existing track. As there are several closely parallel tracks in this vicinity, and hence perhaps options on exact routing, the track should avoid damaging the Scheduled Monuments by erring to the north where possible. Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 21 February 2017 12:11
To: Paul Jackson
Subject: Consultee Comments for Planning Application 17/00063/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 12:10 PM on 21 Feb 2017 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 17/00063/FUL

Address: Barn West Of The Green Low Hutton Malton

Proposal: Erection of a four-bedroom detached dwelling following demolition of existing former agricultural buildings

Case Officer: Alan Hunter

[Click for further information](#)

Comments Details

Comments: I have the following comments to make on this proposal: 1) No objection to the demolition of the current buildings and construction of a dwelling as proposed. 2) Because the proposed dwelling is designed to give the impression of a converted traditional agricultural building I would prefer the window frame colour to reflect this heritage rather than being a standard 'house-type' colour. Many agricultural estates have their own colour schemes and it enhances vernacular detail if these can be carried through into conversions such as this. The prominent traditional buildings of Manor Farm overlooking the village green triangle exhibit a pale blue or grey colour scheme, which could be replicated in either hardwood or aluminium framing. 3) All flues should be anodised black rather than a stainless steel finish.
Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 30 March 2017 13:23
To: Paul Jackson
Subject: Consultee Comments for Planning Application 17/00063/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 1:22 PM on 30 Mar 2017 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 17/00063/FUL

Address: Barn West Of The Green Low Hutton Malton
Erection of a four-bedroom detached dwelling
Proposal: following demolition of existing former agricultural buildings

Case Officer: Alan Hunter

[Click for further information](#)

Comments Details

I have the following comments to make on the revised proposal: 1) Although not an element that I felt sufficiently strongly about in the first iteration of the plans, I support the fitting of double wooden gates to the gap in the surrounding stone wall. 2) I welcome the clarification on the retention of the surrounding stone wall at its current height. 3) No issues with the revised fenestration. 4) I would restate my previous comment in preferring the window frame colour to reflect the former agricultural heritage of the building rather than being a standard 'house-type' colour. Many agricultural estates have their own colour schemes and it enhances vernacular detail if these can be carried through into conversions such as this. The prominent traditional buildings of Manor Farm overlooking the village green triangle exhibit a pale blue or grey colour scheme, which could be replicated in either painted hardwood or aluminium framing.

Comments: Paul Jackson

17/00109/FUL | Erection of a 15m high telegraph pole style telecommunications mast, Land To The East Of Mowthorpe Lane, Terrington

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

- 1) The Howardian Hills AONB Management Plan seeks to support the roll - out of mobile telecommunications infrastructure, where this can be achieved without impacting on the defined Special Qualities of the AONB.
- 2) The relationship to other nearby masts, and the assessment process by which this site was chosen, is impossible to assess due to a cut-and-paste error on p1 of the Site Detail document. Locations D1 and D2 are near Scarborough, as is Spikers Hill Farm as referenced in relation to D3. D4 clearly refers to a topographical location that is not Terrington, and I'm not sure where Hawthorne Wood might be. No map has been provided to show the locations of these alternatives (unsurprisingly, as it would show that they're all relating to another mast site on the south western edge of Scarborough), so this section is of no use in evaluating any site assessment process used.
- 3) As alluded to in comments submitted by Terrington residents, Vodafone/O2 are consulting independently on a proposed mast site very close by on the Village Hall playing fields. Whilst this application needs to be judged on its own merits, without reference to what may or may not be proposed or permitted in the future, the current increased speed of rollout of new masts by the two parallel networks does potentially cause issues.
- 4) As both networks are known to be looking to install very similar masts only 150m apart, I think in this case it is material to consider potential alternatives such as mast or site sharing.
- 5) In my view, mast sharing in this vicinity would create a more significant visual impact, as the resultant mast would need to be taller in order to accommodate both sets of antennae.
- 6) I'm not able to find reliable information indicating minimum separation distances for 15m masts with the type of antennae proposed, but I do feel that in this instance, and given the local landscape features, site sharing should be considered as a possibility. I would expect the two networks to be discussing their respective plans for this area and developing a joint proposal if possible.
- 7) Whilst the proposed site does make some use of an adjacent hedgerow tree as an existing landscape feature, I have concerns about the open nature of the site. As plots haven't been provided I'm unable to assess whether a site nearer the lane, or to the west of it, is technically feasible. This would make use of more substantial landscape features to act as screening.

Cont'd...

- 8) Although the proposed monopole would be viewed against the sky from some viewpoints, it will also be seen in wider back-dropped views from other locations. In general I don't find that the galvanised steel finish is the most universally satisfactory, so if approved I would wish to see ALL equipment (including pole, shroud, microwave dishes and equipment cabinets) coloured to RAL 6003 in a matt finish.
- 9) The access track and vehicle parking area should be surfaced in a locally appropriate material such as limestone chippings.
- 10) Given the proximity of 11KV overhead power lines, I assume that a mains power supply will be connected. This would create a significant additional visual impact if it were to run overhead, so if Approved a Condition should be imposed to stipulate an underground power supply.

P B JACKSON
AONB MANAGER

Paul Jackson

From: Paul Jackson
Sent: 08 March 2017 16:54
To: 'Development Management'
Subject: 17/00175/AGNOT: Erection of replacement grain storage building, Losky Farm, Oswaldkirk

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

1. The proposed building is sited within an existing farmyard and is a replacement for an existing building. As such I therefore don't have any issue with the siting.
2. The footprint of the new building is however larger than that of the existing building and, as no elevation drawings have been submitted, it's unclear as to whether the orientation of the ridgeline in comparison to the existing building will therefore change.
3. The use of dark grey roof panels and dark green profile metal sheeting is acceptable. I would however prefer the sheeting on the south elevation (most visible from the adjacent public road) to come to ground level so as to mitigate the very white concrete wall panels on this elevation.

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Paul Jackson

From: Paul Jackson
Sent: 13 March 2017 10:16
To: 'dm@ryedale.gov.uk'
Subject: 17/00200/AMEND: Alteration to fenestration, Grange Cottage, Scackleton

I have the following comments to make on this application:

1. Whilst the bi-fold door on the southern elevation is larger than the existing door openings, I feel that it is relatively well-proportioned in relation to the other fenestration on that elevation.
2. I strongly support the change to a much simpler fenestration, using the existing openings and deleting the bay windows on the southern elevation and balcony on the northern elevation. I had concerns about the bay windows originally and feel that the proposed scheme will look more appropriate on this building in this location.

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2016/17 Junior Ranger Activities

The Junior Ranger sessions this year have been delivered with the Education Officer from The Yorkshire Arboretum at Howsham Mill and The Yorkshire Arboretum.

May/June Half Term 2016:

Ranger Day	Activities	No of children attending
Island Explorers Wednesday 31 st May Howsham Mill	Forest Schools shelter building Cooking over open fires (led by Forest Schools leader) Tansy Beetle activities (led by Tansy Beetle Officer) Waterwheels Otter masks Cut out beetles Stained glass dragonflies	31

October 2016:

Ranger Day	Activities	No of children attending
Amazing Autumn Wednesday 26 th October The Yorkshire Arboretum	Autumn leaf collecting Dissecting owl pellets Plaster of Paris animal prints Owls on a plate Owl biscuits Leaf printing Leaf bugs Minibeast hunting	27

December 2016:

Ranger Day	Activities	No of children attending
Winter Wonderland Wednesday 21 st December The Yorkshire Arboretum	Winter birds – birds watching, pine cone bird feeders to take home, bird feeder sets as a gift and flappy birds. Traditional decorations – gathering materials then making Yule Logs and stars. Constellation pictures – dark winter skies. Silhouette woodlands against winter sunsets.	26

February 2017:

Ranger Day	Activities	No of children attending
Winter Fun Wednesday 22 nd February The Yorkshire Arboretum	Activities based around the end of winter and first signs of spring. The Germination Game – what do plants need to germinate? Growing grass in CD cases (roots and shoots) and kite making (wind) Hedgehogs and the end of hibernation – clay hedgehogs, making hedgehog habitats and hedgehog pine cones.	20