

**HOWARDIAN HILLS
AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE
19 APRIL 2018**

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 8th November 2017 to 8th April 2018. 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 continued to be involved in a considerable number of conservation partnerships – the River Rye Group preparing the Stage 2 HLF bid for the Ryevitalise Project, River Derwent Catchment Partnership, the Scarborough, Ryedale & Howardian Hills LBAP, the North Yorkshire Local Geological Sites Panel, the Cornfield Flowers Project and the Turtle Doves project.
- 2.3 Countryside management work has been continuing, through the AONB Project Fund, with several significant roadside wall and hedge restoration projects completed. A programme of restoration and replacement of 13 village name signs in 7 villages has also been completed.
- 2.4 The Geodiversity Audit moved on with the sending out of access permission request paperwork to chase previous letters and also to contact owners of sites in residential gardens. Chaser letters for the second tranche of sites were then sent, followed by processing of all the landowner replies, briefing the surveyor and refining the survey forms after 11 initial site surveys had been completed.
- 2.5 Volunteer activity on practical work during the last six months has focused on carrying out scrub removal/management works, on Terrington Carr SINC, Peel Wood & Grasslands SINC, Littledale SINC, Amotherby Lane SINC and Cawton Fens SINC. The volunteer team was out almost every fortnight during the winter months, although there were some cancellations or switched tasks due to the occasionally severe weather.
- 2.6 Liz Bassindale has been working with the Community First Yorkshire Development Officer, supporting Ward mapping in Hovingham and Ampleforth Wards. Community conservation projects have also been supported at Hovingham Village Hall and Slingsby School. A full list of the work carried out by the CFY officer in the AONB is attached as part of Appendix 1.
- 2.7 The photographing of roadside Public Rights of Way fingerposts has been completed all bar c.3 signs. A second batch of 18 new or replacement signs has been identified and the signs ordered by NYCC.
- 2.8 February and Easter Junior Ranger Clubs were delivered. Full details of the activities and attendance for the 2017/18 activity sessions are shown in Appendix 4.

- 2.9 Copies of the 22 planning/agri-environment scheme consultation responses made since the last meeting of the JAC are attached for information as part of Appendix 3.
- 2.10 The Defra 25 Year Environment Plan and the 'Future for Food, Farming & the Environment in a Green Brexit' consultation paper have been scrutinised to help inform future AONB policy and the revision of the AONB Management Plan.
- 2.11 Forward planning of the Exmoor Ponies grazing project, Himalayan balsam control, AONB Volunteers Work Plan and Junior Ranger Club sessions has been completed.
- 2.12 NAAONB work has principally involved participating in on-line discussions, information-sharing and promotional work. Additional input has been made by Paul Jackson to joint NAAONB/Defra Working Groups on Performance Metrics and the future of agri-environment schemes. Staff also attended national NAAONB meetings including the national Chairmen and Lead Officers' seminar and AGM in November and a Lead Officers' meeting in February.
- 2.13 The Joint Advisory Committee's budget for 2017/18 is projected to be slightly underspent this year. This is principally the result of little work being carried out under the Monument Management Scheme, due to the failure of the 2016 bracken spraying on the sites we had hoped to work on this winter.
As a result the anticipated income wasn't received from Historic England and the small amount of work that was carried out was covered by HE Income in Advance brought forward from 2016/17. The balance of funds carried forward into 2018/19 is therefore predicted to drop quite substantially to approximately £62,800. £9,000 of the 'Reserve Funds' has been allocated within the 2018/19 budget.
- 2.14 A grant allocation proposal and draft work programme for 2018/19 was submitted to Defra in January. The interim claim for payment of the 2017/18 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

8th NOVEMBER 2017 – 11th APRIL 2018

Work during this period has principally consisted of:

- Planning application consultation scrutiny and responses.
- PRow Improvement Programme (joint project with NYCC Countryside Access Service) – photographing wording on roadside fingerposts and carrying out associated sign/stile clearance work; 18 replacement roadside fingerposts identified.
- Representing the AONB Family at meetings with Defra in London, on Key Performance Indicators and future agri-environment schemes.
- AONB Geodiversity Audit – sending out of access permission request paperwork to chase previous letters and also contact owners of sites in residential gardens; sending out chaser letters for second tranche of sites; processing landowner replies.
- Sick Leave and recuperation after hospital operation.
- Writing to Parish Councils and obtaining quotes to refurbish traditional village name signs.
- Preparation & submission of 2018/19 work programme and budget to Defra.
- Preparation and submission of interim Defra grant claim.
- Writing to farmers, landowners and Parish Councils to notify them about a potential Rural Watch scheme for the AONB
- Reading the Defra 25 Year Environment Plan.
- Preparation of workshop session at the NAAONB Lead Officers' meeting on metrics for monitoring AONB Family delivery against the Defra 25 Year Environment Plan.
- Starting to review the current text of the Management Plan topic chapters.

MEETINGS

- Castle Howard – discussion of project ideas
- North Yorkshire Police, re-organisation and possible funding for an HHAONB Rural Watch scheme
- November JAC meeting, Hovingham
- November Annual Action Programme Update meeting
- Ryevitalise – interim PAWS project update
- North Yorkshire Local Geological Sites Panel, County Hall
- Highways Heads of Service meeting, County Hall, to discuss HHAONB Design Guidance
- LNP Board Meeting, County Hall
- NYCC Management Plans catch-up/SEA scoping, County Hall
- Ryevitalise Lowland Farmer Champions Group, Nunnington
- February Annual Action Programme Update meeting
- NEY Geology Trust – progress with Geodiversity Audit
- NYMNP – Farmer Clusters & agri-environment catch-up
- March Core Partners Group meeting

Heritage Services Team meetings, County Hall

1:1 meetings with Liz Small

Team meetings

NAAONB

- Defra Metrics Group, London (supporting NAAONB)
- Chairmen's Conference & AGM, London
- Defra/NAAONB Agri-Environment meeting, London
- Assisting with participation in the Twitter #outstandinghour when available to do so
- Preparation of workshop session at the NAAONB Lead Officers' meeting on metrics for monitoring AONB Family delivery against the Defra 25 Year Environment Plan
- Lead Officers' Meeting, Birmingham

MEETINGS (FUTURE)

- April JAC, Hovingham
- Ryevitalise PAWS Restoration event, Hawnby
- Ryevitalise Steering Group meetings
- Procurement keeping-in-touch meeting, County Hall
- Rural Watch meeting, Hovingham

- NYMNPA – Farmer Clusters & agri-environment catch-up
- Rural Watch meeting, Hovingham Village Hall
- North & East Public Rights of Way Local Liaison Group, County Hall
- LNP Board meeting
- RIIO-ED1 Undergrounding Steering Group, York
- North Yorkshire Local Geological Sites Panel, County Hall
- Native Woodland Partnership, Helmsley

Heritage Services Team meetings, County Hall

1:1 meetings with Liz Small

NAAONB (FUTURE)

- Input to Agri-Environment Group
- Input to Defra Metrics Group
- Northern AONBs Group strategic meeting – Arnsdale & Silverdale AONB
- Northern AONBs Group demonstration day – Arnsdale & Silverdale AONB
- National AONBs Conference, Kent
- Northern AONBs Group strategic meeting – Howardian Hills AONB
- Northern AONBs Group demonstration day – Howardian Hills AONB

SITE VISITS

- PRoW fingerpost photos/cutting back vegetation – High Hutton, Crambe, Howsham, Welburn, Bulmer, Stittenham, Husthwaite, Coxwold, Ampleforth, Crayke, Oulston
- Derwent Villages Natural Flood Management project – scoping visits to Burnt Gill at Gilling
- Planning application site visits – High Stittenham, Terrington, Crayke, Oulston

SITE VISITS (FUTURE)

-

CONSULTATIONS

- SEE SEPARATE TABLE FOR FULL DETAILS OF CONSULTATIONS RECEIVED

PROJECTS

- Continuing implementation of partnership project with NYCC Countryside Access Service to deliver PRoW improvements in the AONB - photographing wording on roadside fingerposts and carrying out associated sign/stile clearance work; 18 replacement roadside fingerposts identified
- AONB Geodiversity Audit – sending out access permission request letters to second tranche of sites, and chaser letters for first tranche of sites; processing landowner replies; assessing initial site surveys / amendments to survey forms; briefing surveyor on main batch of surveys
- Supplying information and supporting preparation of Ryevitalise Phase 2 submission
- Preparation of December Core Partners Group papers
- Writing to Parish Councils, obtaining quotes and procuring refurbishment of traditional village name signs
- Preparation & submission of 2018/19 work programme and budget to Defra
- Preparation and submission of interim Defra grant claim
- Preparation and submission of Q3 MMS report and grant claim
- Writing to farmers, landowners and Parish Councils to notify them about a potential Rural Watch scheme for the AONB
- Reading the Defra 25 Year Environment Plan
- Starting to review the current text of the Management Plan topic chapters
- Preparation of April JAC reports
- Finalising the Year-end accounts
- Organising and publicising a meeting for farmers, landowners and Parish Councils to establish a Rural Watch scheme for the AONB

PROJECTS (FUTURE)

- Management Plan review (as per the agreed Review programme)
- AONB Geodiversity Audit – assessing site survey information and incorporating data into the new draft AONB Management Plan
- Installing refurbished traditional direction sign at Barton Hill, following junction improvements
- Preparation and submission of Q4 MMS report and grant claim
- Making contact with relevant landowners to discuss the River Derwent Villages

Natural Flood Management project

- AONB Geodiversity Audit – submitting sites to the Local Geological Sites Panel for assessment/potential non-Statutory designation

RECREATION/ACCESS

-

RECREATION/ACCESS (FUTURE)

-

COMMUNITIES

-

COMMUNITIES (FUTURE)

-

PROMOTION/PUBLICITY/ INTERPRETATION

- Tweets showcasing practical work undertaken by the AONB Team

PROMOTION/PUBLICITY/ INTERPRETATION (FUTURE)

- Tweets showcasing practical work undertaken by the AONB Team
- Press release on joint HHAONB/NYCC/NYMNP PRoW Improvement Project

TRAINING

- NYCC Dealing with Customer Feedback

TRAINING (FUTURE)

-

MISCELLANEOUS

- Mid-year Appraisals
- Christmas shut-down
- Sickness absence – hospital operation
- Annual Leave 3rd – 11th March
- Final Appraisals 2017/18
- Growth, Planning & Trading Standards Service Planning workshop, Northallerton

MISCELLANEOUS (FUTURE)

- Appraisal target-setting 2018/19
- NYCC Chief Executive's Managers Briefing event, Topcliffe

AONB OFFICER'S REPORT (Liz Bassindale)

2nd November 2017 - 11th April 2018

Work during this period has principally consisted of:

- Conservation initiatives - River Rye Group, River Derwent Partnership and Scarborough, Ryedale & Howardian Hills LBAP. The River Rye Group – contributing towards production of the LCAP and Project Proformas for the Ryevitalise project HLF Stage 2 bid.
- HLF Turtle Doves Project – sending out landowner access requests for surveys, producing survey packs, planning volunteer training evening, making connections with landowners, organising site meeting at Park House (Autism Plus) which has led to creation of a turtle dove friendly seeded area of land.
- Providing Project Fund applicants with application guidance, making grant offers and checking completed work. Chasing up end of financial year grant claims.
- Starting to plan the cutting of Himalayan balsam on five sites using the services of two contractors, Trust for Conservation Volunteers and the Moorswork and NYCC Countryside Volunteer Teams.
- Volunteers – planning and delivering autumn and winter tasks. Planning and starting to deliver spring and summer tasks. Supplying NYCC Countryside Volunteer Officer and Moorswork with task information and signing-in sheets. Over the winter the volunteers have worked on three SINCs and have been removing rhododendron from an area of deciduous woodland.
- Junior Rangers – planning and delivering activities February and Easter. The NYCC Rotters joined us in February and we worked with the Ryevitalise team to develop a rivers session in April.
- Communities – working with Community First Yorkshire Development Officer, particularly supporting Ward mapping.
- Communities – Grants offered to Hovingham Parish Council (wall repairs), Slingsby School (wildlife area) and Hovingham Action Group (sustainable living/recycling survey).
- Working with Francesca to support the elements of the AONB Work Programme that she is delivering.
- The Cornfield Flowers Project (CFP) Facilitation Fund bid was successful and we are starting to develop connections between CFP and Next Steps in Malton.

MEETINGS

- Yorkshire Derwent Partnership, Malton (x1), Howden (x1)
- Ryevitalise LCAP, Helmsley (x4)
- Ryevitalise Steering Group, Helmsley (x1), Malton (x1), Hawby (x1)
- Ryevitalise, The Paradise Initiative, Helmsley
- Turtle Dove Officer, survey area planning, Helmsley
- Turtle Dove Officer, volunteer project introduction meeting planning, Helmsley
- Turtle Dove Officer, finalising survey squares and update, Helmsley (x2)
- Turtle Dove Officer, planning volunteer survey training session planning, Helmsley
- Sustainable tourism and Dark Skies events, Helmsley
- North Yorkshire Police, discussing a Rural Watch for the AONB, Helmsley
- Joint Advisory Committee, Hovingham

- NYCC Countryside Volunteers Coordinator, AONB volunteering review and planning, Sutton Bank
- Yorkshire Exmoor Pony Trust, Northallerton, reviewing 2017 grazing issues and planning 2018
- Youth Engagement Officer, North York Moors National Park, connections with Ryevitalise and our Junior Rangers at 11+
- Ryevitalise and National Park Education Team, linking Rye project with existing work and identifying opportunities
- Exmoor Ponies, briefing National Park Farm Conservation Officer about our grazing programme
- Ryevitalise, Education proforma development, Helmsley
- NYCC Heritage Services meeting, Northallerton
- Moorswork, volunteering update and future tasks, Malton
- Moorswork, grant application to LNP fund for conservation mower, Helmsley (application was successful)

- Connecting for Nature (LBAP), Malton
- HLF workshop, Leeds
- Ampleforth Abbey HLF application focus group, Ampleforth
- Development Officers, Malton
- Action Programme meetings with PJ and FP (quarterly)
- Team updates with PJ and FP

NAAONB

- Participation on Twitter in #Outstandinghour on Wednesdays when possible to do so.

MEETINGS (FUTURE)

- Dark Skies debrief, venue tbc
- Turtle Dove Officer, final preparation and delivery of volunteer survey training, The Yorkshire Arboretum
- Connecting for Nature (LBAP), Scarborough
- Ryevitalise Steering Group, Malton (x1), Helmsley (x1)
- Derwent Catchment Partnership, York
- 1 to 1 meetings with PJ
- Heritage Services Meetings

NAAONB (FUTURE)

- Participation on Twitter in #Outstandinghour on Wednesdays when possible to do so.
- AONBs Northern Group, Arnside and Silverdale AONB

SITE VISITS

- Terrington with landowner, hedge planting project (x3)
- Terrington Carr SINC, checking scrub to plan volunteer input
- Coulton Moor, checking rhododendron to plan volunteer input
- Coulton, with landowner, hedge planting grant and historic building restoration
- Autism Plus, Gilling East, planning turtle dove seeded area and discussing volunteering and habitat improvement opportunities
- Grange Bogs SINC, Coulton Fen SINC and Bull Ings SINC, Exmoor pony site boundary checks
- Cawton Fen SINC, with Natural England and Farm Manager, conservation scrub clearance from fen
- Dutch House, Crayke, potential grants and volunteer projects to increase wildlife value

SITE VISITS (FUTURE)

-

CONSULTATIONS

- SEE SEPARATE TABLE FOR FULL DETAILS OF CONSULTATIONS RECEIVED

PROJECTS

- Site visit with landowner re. walling grant, Grimston
- Update from surveyor re. progress with Flora of the Howardian Hills, Helmsley
- 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)

- Turtle Dove Officer, preparing survey packs, Helmsley

RECREATION/ACCESS

- Site visit with PROW, bridge widening and access improvements, Birkdale/Littledale near Terrington

RECREATION/ACCESS (FUTURE)

- Birkdale/Littledale, visit volunteers at end of 2nd day on site to assess progress

COMMUNITIES

- Junior Rangers planning meeting, Sheriff Hutton
- February Junior Rangers activities – complete preparation and deliver session
- Easter Junior Rangers activities – complete preparation and deliver session
- Ryevitalise consultation event, Nunnington
- Headteacher, Hovingham Primary School, Ryevitalise involvement
- Head of Science, Terrington Hall School, Ryevitalise involvement
- Headteacher and Class 1 teacher, Slingsby Primary School, Ryevitalise involvement and Wildlife Area grant ideas
- Teaching Assistant, Terrington Primary School, Ryevitalise involvement

- Teaching Assistant, Foston Primary School, wildlife area improvement (same meeting as above – TA covers both schools)
- Community First Yorkshire, ward mapping, Ampleforth/Gilling East Ward
- Community First Yorkshire Development Officer, update and planning, Pickering

COMMUNITIES (FUTURE)

- Cornfield Flowers Project and mental wellbeing (HLF bid), Next Steps, Norton
- Foston School, wildlife area planning site visit
- Ryevitalise school taster session (to support HLF bid), Hovingham

PROMOTION/PUBLICITY/ INTERPRETATION

- Dark Skies evening, The Yorkshire Arboretum
- Ryedale Show – agreeing which partners are joining us on the stand and their contributions
- Production of hedgelaying information sign for landowner, Coulton
- Ryevitalise Interpretation Workshop, Hawnby
- Ryedale Show, agree stand content with partner organisations and prepare AONB content
- Tweets showcasing various aspects of work undertaken by the AONB Team

PROMOTION/PUBLICITY/ INTERPRETATION (FUTURE)

- Ryevitalise stand at Countryside Day, Duncombe Park
- Ryedale Show, Welburn Hall, Kirkbymoorside
- Tweets showcasing different aspects of work undertaken by the AONB Team

TRAINING

- MapInfo, Turtle Dove maps, with Paul
- Smartphone handover, Malton

TRAINING (FUTURE)

-

MISCELLANEOUS

- Appraisal

MISCELLANEOUS (FUTURE)

- One week on leave (May half term)

AONB OFFICER'S REPORT (Francesca Pert)

2nd November 2017 - 11th April 2018

Work during this period has principally consisted of:

- Providing Project Fund applicants with application guidance, making grant offers and checking completed work. Chasing up end of financial year grant claims.
- Volunteers – planning and delivering three autumn and winter tasks at Peel Wood SINC to remove scrub. Supplying NYCC Countryside Volunteer Officer and Moorswork with task information and signing-in sheets
- Junior Rangers – Supporting LB in the planning and delivery of activities in February and Easter.
- Leaflet Distribution – investigating alternative methods of distributing our main Rides and Rambles leaflet to local accommodation providers. Compiled a list of accommodation providers in and close to the AONB and sent out leaflets with assistance from North York Moors National Park admin staff.
- Exmoor Pony Grazing landowner liaison – issued letters to landowners regarding the 2018 conservation pony grazing schedule.
- Future event planning – booking a stand for the AONB at Ryedale Show and booking a marquee.
- HHAONB Website – keeping the website up to date with news posts and promotion of AONB activities including Junior Rangers.
- Starting to plan the cutting of Himalayan balsam on Wath Beck using a contractor.
- Conservation initiatives - River Rye Group – contributing in meetings and towards production of Project Proformas for the Stage 2 bid.

MEETINGS

- Ryevitalise Steering Group, Malton
- Action Programme meetings with PJ and FP (quarterly)
- Team updates with PJ and LB

NAAONB

- Participation on Twitter in #Outstandinghour on Wednesdays when possible to do so.

MEETINGS (FUTURE)

- 1 to 1 meetings with PJ
- Team update meetings with PJ & LB
- Heritage Services Meetings when in Helmsley

NAAONB (FUTURE)

- Participation on Twitter in #Outstandinghour on Wednesdays when possible to do so
- AONBs Northern Group, Arnside and Silverdale AONB

SITE VISITS

- Ganthorpe woodland planting initial site visit

- Harome Sidings site visit with Ryevitalise Officer and Head of Natural Environment from NYMNP
- Cawton Pond and green improvements initial site visit with residents
- Peel Wood SINC post-scrub removal site visit

SITE VISITS (FUTURE)

- Bulmer – final hedge planting inspection
- Ganthorpe – woodland planting inspection
- Sproxtton – tree planting beat-up inspection

CONSULTATIONS

- SEE SEPARATE TABLE FOR FULL DETAILS OF CONSULTATIONS RECEIVED

PROJECTS

- Ganthorpe woodland planting project.
- Bulmer phase 3 of hedge planting scheme
- Chasing up tree planting beat-up work left over from 2016/17
- Considering the need for pond restoration work at Harome Sidings
- Scrub removal at Peel Wood SINC

| |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Annual Special Interest Verge cut organised with contractor • Cawton Pond and Green – meeting with residents to discuss possible improvements • Liaising with partners (Environment Agency, York City Council and NYCC Ecologist) about possible project to improve water quality at Oulston Reservoir and create a Crayfish ARC site in the Upper Foss • Repairs to fencing at Terrington Moor SINC, organising contractor to complete • Assisting Liz 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) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Oulston Reservoir SINC scrub control • Updating and compiling the Evidence Base for 2019-2024 Management Plan |

| RECREATION/ACCESS |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Created new separate drop-down menu on HHAONB website for accessible trails and transferred Easy Countryside Trails information to there • Rides and Rambles leaflet distributed to local accommodation providers |

| RECREATION/ACCESS (FUTURE) |
|-----------------------------------------------------|
| <ul style="list-style-type: none"> • |

| COMMUNITIES |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • February Junior Rangers activities – complete preparation and deliver session • Easter Junior Rangers activities – complete preparation and deliver session |

| COMMUNITIES (FUTURE) |
|---------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • May Junior Rangers promotion & prep |

| PROMOTION/PUBLICITY/ INTERPRETATION |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Tweets showcasing various aspects of work undertaken by the AONB Team • Booked AONB newsletter Royal Mail Door to Door drop • Accommodation provider leaflet distribution address list compiled & efficient mail out system devised with NYMNPA admin team |

| PROMOTION/PUBLICITY/ INTERPRETATION (FUTURE) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Tweets showcasing different aspects of work undertaken by the AONB Team • Website posts promoting AONB events and activities • Ensuring an 'idiots guide' to the HHAONB website editing suite is up to date • Ryedale Show – Helping LB with any necessary preparation e.g. with quiz and displays • Work with PJ on obtaining STEAM data cut to AONB boundaries |

| TRAINING |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Wordpress.org: 6 session website editing training, York • Smartphone handover, Northallerton |

| TRAINING (FUTURE) |
|---------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Northern Group AONB meeting |

| MISCELLANEOUS |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Appraisal • Christmas Closedown leave 27th December • FP photo taken for website |

| MISCELLANEOUS (FUTURE) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • PJ and LB need photos to be taken for website • One week on leave (2nd week in May) • Maternity Leave starting early July |

Report to Howardian Hills AONB Committee
1 November 2017 to 31 March 2018

Going Wild in Amotherby

- Three information boards were produced as part of the project. One is displayed in Amotherby Church; another has been presented to Amotherby School by Nigella Ballard, Chair of Amotherby Conservation Churchyard group; the other one will be displayed at shows and events.

Hovingham Ward Planning

- All assets and facilities within the Ward have been recorded and passed to RDC to be digitally mapped.
- Following a meeting of the four parishes (Hovingham, Terrington, Barton-le-Street and Slingsby) it was decided that regular meetings were not necessary. Contact with the parishes has been maintained by contact with the clerks, either by e-mail, telephone or face to face.
- I attended the Hovingham Annual Parish Meeting and Parish Council meeting on 14 March 2018.
- The Parishes have been encouraged to do Emergency Plans if they don't already have one, supported by Grace Lawes from NYCC.
- Hayley Johnson, Community-Led Housing Officer from Community First Yorkshire, was invited to attend a meeting of Slingsby PC to explain about the Community-Led Housing project.

Ampleforth Ward

- Asset mapping has also been carried out during March 2018, in the villages of Ampleforth, Gilling East, Oswaldkirk, Wass and Cawton.
- It is planned to do Sheriff Hutton Ward next.

Other Activities

- Continue to have regular meetings with Liz Bassindale.
- Continue to work with Sarah Robinson (NYCC Stronger Communities) to identify HHAONB communities who would qualify and benefit from support & funding.
- Working with Faye Snowden, Ryedale Community Officer, for Amotherby, Hovingham, Ampleforth and Sheriff Hutton Wards.
- Attending Ryedale Development Officer meetings and RDC Parish Liaison meetings.
- Supporting Ryevitalise Project by supplying information and attending event on 6 November at NYMNPA in Helmsley.
- Supported Turtle Doves project.
- Responded to e-mails/telephone calls from residents/PCs/community groups in AONB as required.

AONB PROJECTS 2017/2018

1st April 2017 – 31st March 2018

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 |
|----------------------------|--------------------------|----------------------------------------------------------------|---------------------|-----------|---------------------|-------------------------------|
| Ryevitalise Partnership | Ryevitalise HLF bid area | Contribution to Project Development phase | - | NE9.1 | £56,333 (Year 1) | (Year 1 £1,500 paid in 16/17) |
| J Pilling | Grimston | Stabilisation & repair of 274m of roadside wall | Zone 1 Landscape | AG2.2 | £27,669 | £5,535 (20%) |
| Mrs Staples | Bulmer | Planting 377m of new field hedge and 4 in-field/boundary trees | Zone 3B Landscape | AG2.2 | £5,461 | £2,308 (50%) |
| A Ogden | Coulton | Laying 100m of hedge | Zone 6 Landscape | AG2.2 | £1,150 | £690 |
| A Ogden | Coulton | Planting-up 43m of hedge gaps | Zone 6 Landscape | AG2.2 | £248 | £140 |
| R Laverick | Grimston | Restoration of 50m of roadside wall | Zone 1 Landscape | AG2.2 | £4,900 | £3,250 (66%) |
| Mrs W Watson | Ganthorpe | Planting 1 copse (250 trees & shrubs) | Zone 3B/6 Landscape | AG2.2 | £1,725 | £860 (50%) |
| Bulmer PC | Bulmer | Tree surgery to avenue of 37 semi-mature trees | Zone 3B Landscape | NE3.4 | £1,080 | £350 |
| N Burrows | Coulton | Planting 80m of new hedge | Zone 6 Landscape | AG2.2 | £900 | £480 |

| APPLICANT/ (CONTRACTOR) | LOCATION | PROJECT | LOCAL PRIORITY | OBJECTIVE | SCHEME COST | JAC ASSISTANCE |
|-----------------------------|------------|--------------------------------------|-------------------|--------------|----------------|-------------------|
| Terrington Hall School | Terrington | Timber for bird boxes and bird table | - | NE5.1 | £850 | £100 |
| Carstairs Countryside Trust | Various | Cornfield Flowers Project | - | NE3.4, NE4.2 | £2,623 | £500 |

| | | | | | | |
|-----------------------------------------------------------|------------------------------------|-----------------------------------------------------------------|------------------------------|-------|------------------|-------------------------------|
| (AONB Unit – Moorswork + Volunteers) | Husthwaite | Grassland management | - | NE4.2 | £740 | £240 |
| (AONB Unit – Yorkshire Exmoor Pony Trust) | Cawton (2), Terrington (2) | Conservation grazing of 4 SINCs or other important sites | Sites 1.41, 1.47, 1.66, 1.20 | NE3.1 | £694 | £267 |
| Turtle Doves Project | Turtle Doves HLF project area | Contribution to Project | - | NE4.3 | £5,000 (Year 1) | (Year 1 £1,000 paid in 16/17) |
| North East Yorkshire Geology Trust | AONB | Geodiversity Audit | - | NE7.1 | £15,750 (Year 1) | £13,050 |
| (AONB Unit – Moorswork) | Yearsley Moor Woodlands SINC | Cutting bracken on semi-improved grassland site (June & August) | Site 1.5 | NE3.3 | £120 | £120 |
| (AONB Unit – 4Nature) | Mugdale & Barker Woods SINC | Cutting/pulling Himalayan balsam | Site 1.58 | NE6.2 | £600 | £600 |
| (AONB Unit – The Conservation Volunteers) | Jeffry Bog SINC | Cutting/pulling Himalayan balsam | Site 1.74 | NE6.2 | £1,050 | £1,050 |
| (AONB Unit – The Conservation Volunteers) | River Derwent SSSI | Cutting/pulling Himalayan balsam | Site 1.73 | NE6.2 | £700 | £700 |
| (AONB Unit – Moorswork + Volunteers) + village volunteers | River Derwent SSSI | Cutting/pulling Himalayan balsam | Site 1.73 | NE6.2 | £940 | £240 |
| (AONB Unit – 4Nature) | River Derwent SSSI | Cutting/pulling Himalayan balsam | Site 1.73 | NE6.2 | £900 | £900 |
| (AONB Unit – Moorswork + Volunteers) | Fairy Dell SINC | Cutting/pulling Himalayan balsam | Site 1.17 | NE6.2 | £840 | £240 |
| (AONB Unit – DMD Contracting) | Wath Beck | Cutting/pulling Himalayan balsam | Inc. Sites 1.33 & 1.65 | NE6.2 | £900 | £900 |
| (AONB Unit – Moorswork + Volunteers) | Appleton-le-Street Churchyard SINC | Grassland management | - | NE3.1 | £710 | £240 |
| (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 | £240 | £120 (25%) |
| (AONB Unit – Moorswork + Volunteers) | Terrington Carr SINC | Birch management | Site 1.67 | NE3.1 | £420 | £120 |
| (AONB Unit – J R Clifford & Sons) | Various | Management of 45 Special Interest Road Verges | - | NE3.1 | c.£1,200 | c.£1,200 |
| (AONB Unit – Moorswork + Volunteers) | Coulton Moor | Rhododendron control | Zone 1 landscape | NE3.3, NE6.2 | £1,110 | £360 |
| (AONB Unit – Moorswork + Volunteers) | Littledale SINC | Scrub & rush management, and fencing repairs | Site 1.20 | NE3.1 | £1,164 | £264 |
| (AONB Unit – Castle Howard Estate) | Various | Beat-up failed trees and repair tree guards | - | NE8.2 | c.£100 | c.£100 |
| (AONB Unit – Moorswork + Volunteers) | Peel Wood & Grassland SINC | Scrub management | Site 1.11 | NE3.1 | £2,010 | £360 |
| (AONB Unit – Moorswork + Volunteers) | Cawton Fens SINC | Scrub management | Site 1.47 | NE3.1 | £420 | £120 |
| (AONB Unit – P & A Gospel Landscapes) | Grange Bogs, Bull Ings & Cawton Fens (pt) SINC | Repairs to fencing, to enable continued grazing by Exmoor ponies | Sites 1.59, 1.60 & 1.47 | NE3.1 | £800 | £800 |

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 | £210 | £210 |
| (AONB Unit – P & A Gospel Landscapes) | Mileposts | Regular maintenance | Site 2.63 | HE2.5, RT4.5 | £168 | £168 |
| The Yorkshire Arboretum | Yorkshire Arboretum | Restoration of parkland lake | Site 2.74 | HE2.5, NE3.3 | £11,418 | £3,540 |

| | | | | | | |
|-------------------------------------------|-------------|----------------------------------------------------------------------------------|---|--------------|--------|--------|
| (AONB Unit – Cleveland Corrosion Control) | Coneystorpe | Fabrication of 1 modern replica village name sign | - | HE2.5, LC1.4 | £1,090 | £1,090 |
| (AONB Unit – Cleveland Corrosion Control) | Coulton | Restoration of 1 traditional village name sign; fabrication of 1 modern replica | - | HE2.5, LC1.4 | £1,930 | £1,930 |
| (AONB Unit – Cleveland Corrosion Control) | Welburn | Fabrication of 2 replica village name signs | - | HE2.5, LC1.4 | £2,180 | £2,180 |
| (AONB Unit – Cleveland Corrosion Control) | Brandsby | Restoration of 3 traditional village name signs; fabrication of 1 modern replica | - | HE2.5, LC1.4 | £4,020 | £4,020 |
| (AONB Unit – Cleveland Corrosion Control) | Stearsby | Restoration of 1 traditional village name sign | - | HE2.5, LC1.4 | £840 | £840 |
| (AONB Unit – Cleveland Corrosion Control) | Dalby | Fabrication of 1 replica village name sign | - | HE2.5, LC1.4 | £1,090 | £1,090 |
| (AONB Unit – Cleveland Corrosion Control) | Skewsby | Restoration of 2 traditional village name signs | - | HE2.5, LC1.4 | £1,680 | £1,680 |
| | | | | | | |

MONUMENT MANAGEMENT SCHEME

| | | | | | | |
|---------------------------------------|------------|-----------------------------------------------------------------------|----------------------------------------------------------|-------|------|------|
| <u>Historic England funded</u> | | | | | | |
| (AONB Unit – Moorswork + Volunteers) | Scackleton | Burning brash after clearance on 1 Scheduled Monument | Site 2.84 | HE2.3 | £270 | £120 |
| | | | | | | |
| <u>AONB funded</u> | | | | | | |
| (AONB Unit – Moorswork) | Hovingham | Re-seeding on 1 Scheduled Monument | Site 2.35 | HE2.3 | £238 | £238 |
| (AONB Unit – 4Nature) | Various | Spraying bracken on 14 Scheduled Monuments; evaluating stump regrowth | Sites 2.3, 2.4, 2.11, 2.24, 2.36, 2.37, 2.39, 2.68, 2.69 | HE2.3 | £820 | £820 |

| | | | | | | |
|-----------------------------------|-------------------|-------------------------------------------|-----------------------|-------|------|----|
| (AONB Unit – Forestry Commission) | Oulston, Grimston | Spraying bracken on 3 Scheduled Monuments | Sites 2.4, 2.12, 2.20 | HE2.3 | £250 | £0 |
|-----------------------------------|-------------------|-------------------------------------------|-----------------------|-------|------|----|

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 | £13,636 | £5,750 (42%) |
| Sight Support Ryedale | AONB | Support to walking group to visit the AONB at least 4 times | - | RA2.2 | £1,461 | £1,070 |
| Hovingham Parish Council | Hovingham | Repair to 30m of stone wall at Village Hall | - | LC1.4 | £6,720 | £2,610 |
| Slingsby May Day Committee | Slingsby | May Day and community events resources | - | LC1.4 | £500 | £185 |
| Swinton Community Group | Swinton | Printing of Parish Plan | - | LC1.4 | £347 | £167 |
| Amotherby Churchyard Conservation Group | Amotherby | Plant & bird surveys; bird boxes & feeders; minibeast hotel; display panel (phase 2) | - | NE5.1 | £1,483 | £200 |
| Slingsby School | Slingsby | Wildlife area (phase 1) | - | NE5.1 | £1,000 | £1,000 |
| | | | | | | |
| <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 | £756 | £756 |
| (AONB Unit/NYCC Countryside Access Service) | AONB | PRoW Improvement Project – 24 replacement roadside fingerposts (installation) | - | RA3.1 | £1,660 | £220 |
| (AONB Unit/NYCC Countryside Access Service) | Bulmer, Welburn, Crambe | PRoW Improvement Project – kissing gate refurbishment, waymarking, minor vegetation clearance, etc. (delivered by NYMNPA Modern Apprentices Team) | - | RA3.1 | c.£13,250 | £3,000 |

| | | | | | | |
|-------------------------------------------------------|------|-------------------------------------------------------------------------|---------|---------|----------|----|
| (AONB Unit/NYCC Countryside Access Service) | AONB | PRoW Improvement Project – 18 replacement roadside fingerposts (supply) | - | RA3.1 | c.£1,225 | £0 |
| | | | | | | |
| <u>Promotion/Rural Economy</u> | | | | | | |
| | | | | | | |
| <u>Volunteering</u> | | | | | | |
| (AONB Volunteers) | Misc | Volunteer input – shows, Junior Ranger Club, etc | Various | Various | £1,550 | - |
| (Yorkshire Wildlife Trust Tomorrow's Natural Leaders) | Misc | Junior Ranger Club | - | AP2.3 | £1,400 | - |

Young People's activities

| APPLICANT | LOCATION | PROJECT | LOCAL PRIORITY | OBJECTIVE | SCHEME COST | JAC ASSISTANCE |
|-------------|-----------|------------------------|----------------|-----------|-------------|----------------|
| (AONB Unit) | Arboretum | Junior Ranger Club x 4 | - | AP2.3 | £782 | £182 |
| | | | | | | |

AONB CONSULTATIONS (SPECIFIC DEVELOPMENT PROPOSALS) 2017/2018

1st April 2017 – 31st March 2018

| CONSULTING ORGANISATION | LOCATION | PROJECT | SITE VISIT | COMMENTS | DECISION |
|------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------|------------------------------------------|
| Ryedale District Council | Various | Weekly Lists of Planning Applications and Decisions | - | - | - |
| Hambleton District Council | Various | Weekly Lists of Planning Applications and Decisions | - | - | - |
| North Yorkshire County Council | Various | Weekly list of Planning Applications | - | - | - |
| North York Moors National Park Authority | Various | Weekly Lists of Planning Applications and Decisions | - | - | - |
| Forestry Commission | Various | Grants & Licences Public Register | - | - | - |
| Ryedale District Council | Terrington | Planning application (Erection of 15m mobile phone mast) | (Previously) | None | (Granted) |
| Hambleton District Council | Brandsby | Planning application (Erection of replacement dwelling – further information) | (Previously) | Materials and colour of finishes | Granted |
| Ryedale District Council | Gilling | Planning application (Erection of garage with storage above) | Yes | Concerns – relationship to main dwelling, loss of views | Granted |
| Ryedale District Council | Terrington | Planning application (Formation of all-weather sports pitch) | (Previously) | Not in a suitable location if floodlights planned in future | Granted, with Condition re floodlighting |
| Hambleton District Council | Newburgh | Listed Building Consent (Demolition of remainder and re-building of garden wall after storm damage) | No | None | - |
| Hambleton District Council | Newburgh | Listed Building Consent (Replacement flashings and guttering, demolition of outbuildings) | No | Support | Granted |
| Ryedale District Council | Terrington | Planning application (Erection of single storey extension) | No | None | - |

| CONSULTING ORGANISATION | LOCATION | PROJECT | SITE VISIT | COMMENTS | DECISION |
|------------------------------------------|-------------------|-----------------------------------------------------------------------------------|--------------|----------------------------------------------------------------------------------|-------------------------|
| Hambleton District Council | Skewsby | Planning application (Erection of single storey extension) | No | None | - |
| Hambleton District Council | Stearsby | Planning application (Change of annex to separate dwelling) | No | None | - |
| Ryedale District Council | Barton-le-Willows | Planning application (Erection of single storey extension) | No | None | - |
| Ryedale District Council | Nunnington | Planning application (Conversion of stables to holiday cottages) | No | None | - |
| Ryedale District Council | Crambeck | Planning application (Erection of garage) | Yes | Concerns about siting and design | (See below) |
| Hambleton District Council | Crayke | Planning application (Demolition of garage and erection of 2-storey extension) | No | None | - |
| Ryedale District Council | Stonegrave | Planning application (Erection of 2- storey extension) | Yes | Concerns about design | Withdrawn |
| Hambleton District Council | Brandsby | Planning application (Erection of replacement dwelling – revised drawings) | (Previously) | None | Granted |
| Ryedale District Council | East Newton | Planning application (Demolition of stone buildings and erection of pig building) | Yes | Dark roof sheets to be used; no damage to earthworks of DMV by disposal of spoil | Granted, with Condition |
| Ryedale District Council | Ampleforth | Planning application (Erection of single storey extension) | Yes | None | Granted |
| Ryedale District Council | Terrington | Planning application (Erection of 15m mobile phone mast - revised) | (Previously) | None | (Granted) |
| Ryedale District Council | Grimston | Planning application (Erection of 2-storey extensions and new buildings) | Yes | Additional landscaping needed to north | Granted, with Condition |
| Ryedale District Council | Crambeck | Planning application (Erection of garage - revised) | (Previously) | Concerns remaining about design | Granted |
| Ryedale District Council | Ampleforth | Planning application (Erection of dwelling) | No | None | - |
| North York Moors National Park Authority | Ampleforth | Planning application (Alterations to barn erected contrary to approved plans) | No | Support | - |

| CONSULTING ORGANISATION | LOCATION | PROJECT | SITE VISIT | COMMENTS | DECISION |
|----------------------------|--------------------|-----------------------------------------------------------------------------------------------------|--------------|-----------------------------------------|---------------------------------------------|
| Ryedale District Council | Appleton-le-Street | Planning application (Erection of 15m mobile phone mast) | (In passing) | None | (Granted) |
| Ryedale District Council | Swinton | Planning application (Demolition of outbuildings and erection of buildings for veterinary practice) | (Previously) | None | - |
| Ryedale District Council | Swinton | Planning application (Discharge of Conditions for erection of new livestock building) | (Previously) | None | - |
| Hambleton District Council | Yearsley | Planning application (Erection of single and 2-storey extensions – revision to approved scheme) | (Previously) | None | - |
| Ryedale District Council | Coulton | Planning application (Erection of single storey extensions and raising of roof level) | Yes | None | - |
| Ryedale District Council | Hovingham | Planning application (Erection of 2-storey extensions – revision to approved scheme) | (Previously) | None | - |
| Ryedale District Council | Oswaldkirk | Planning application (In-filling of swimming pool and erection of greenhouse) | No | None | - |
| Hambleton District Council | Dalby | Planning application (Demolition and re-construction of leaning wall) | No | None | - |
| Ryedale District Council | Bulmer | Planning application (Erection of single storey extension) | No | None | - |
| Ryedale District Council | Bulmer | Planning application (Erection of farm building) | (Previously) | Colour of roof sheets to be Conditioned | Granted |
| Ryedale District Council | Ampleforth | Planning application (Conversion of greenhouse to dwelling – re-submission) | No | None | (Refused – light pollution, non-vernacular) |
| Ryedale District Council | Grimston | Planning application (Conversion of barn to apartment) | No | None | - |
| Ryedale District Council | Stonegrave | Planning application (Erection of single and 2-storey extensions and widening of entrance) | Yes | Concerns about design | Granted (no significant changes) |

| CONSULTING ORGANISATION | LOCATION | PROJECT | SITE VISIT | COMMENTS | DECISION |
|----------------------------|------------|------------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------|-------------------------------------|
| Hambleton District Council | Yearsley | Planning application (Erection of 2-storey extension and outbuilding) | Yes | Relationship of outbuilding to Public Footpath | Outbuilding deleted from scheme |
| Ryedale District Council | Hovingham | Planning application (Erection of 2-storey extensions and linking roof) | No | None | - |
| Ryedale District Council | West Ness | Planning application (Erection of single storey extension) | No | None | - |
| Ryedale District Council | Gilling | Planning application (Erection of single storey extension and porch) | (In passing) | None | - |
| Ryedale District Council | Nunnington | Planning application (Erection of single storey extension) | No | None | - |
| Ryedale District Council | Fryton | Planning application (Formation of riding arena) | (In passing) | Minor | - |
| Hambleton District Council | Dalby | Agricultural Prior Notification (Erection of cattle shed) | No | Colour of roof sheets; landscaping needed | (Refused; <400m from nearest house) |
| Forestry Commission | Kirkham | Woodland management proposals (Felling & natural regeneration of 3.0ha of SSSI broadleaved woodland) | No | None | - |
| Ryedale District Council | Stonegrave | Planning application (Erection of 2-storey extensions) | Yes | Concerns about design and extent of increase in scale | Withdrawn |
| Ryedale District Council | Terrington | Planning application (Amendment of wording of Local Occupancy Condition) | No | Concerns about extent of wider area and time limits proposed | Withdrawn |
| Ryedale District Council | Nunnington | Planning application (Erection of porch) | (In passing) | Concerns about size | (see below) |
| Ryedale District Council | Terrington | Planning application (Replacement of flat roof) | No | None | - |
| Ryedale District Council | Terrington | Planning application (Replacement dormer window and insertion of roof lights) | No | None | - |
| Ryedale District Council | Stonegrave | Planning application (Erection of 3 banks of ground-mounted solar panels) | No | None | - |
| Hambleton District Council | Coxwold | Planning application (Demolition of dwelling and erection of replacement) | No | None | - |

| CONSULTING ORGANISATION | LOCATION | PROJECT | SITE VISIT | COMMENTS | DECISION |
|----------------------------|---------------|-------------------------------------------------------------------------------------------|--------------|----------------------------------------------------------------------------|-----------------------------------|
| Hambleton District Council | Brandsby | Planning application (Creation of wildlife pond) | No | None | - |
| Hambleton District Council | Husthwaite | Planning application (Change of use of kennels to dog breeding business) | No | None | - |
| Ryedale District Council | Crambe | Planning application (Demolition of barns, conversion of barns and erection of extension) | (Previously) | Consistent roof materials; Colour of roof sheets | Granted |
| Ryedale District Council | Coulton | Planning application (Conversion of outbuildings - amended) | No | None | - |
| Hambleton District Council | Crayke | Planning application (Change of use of agricultural building to caravan storage) | No | No caravans to be stored outside; no security lighting | Granted, with relevant Conditions |
| Forestry Commission | Welburn | Woodland management proposals (1.5ha conifer PAWS to broadleaves) | No | None | - |
| Forestry Commission | Castle Howard | Woodland management proposals (1ha conifers to broadleaves) | No | None | - |
| Ryedale District Council | Nunnington | Planning application (Erection of porch - amended) | (Previously) | None | - |
| Forestry Commission | Bulmer | Woodland management proposals (0.5ha conifer PAWS to native broadleaves) | No | None | - |
| Hambleton District Council | Crayke | Planning application (Erection of linking extension) | No | None | - |
| Ryedale District Council | Nunnington | Planning application (Conversion of stables to holiday cottage) | No | Colour of boiler flue | Granted |
| Hambleton District Council | Brandsby | Planning Appeal (Erection of 3 dwellings) | (Previously) | Clarifications on Management Plan policies quoted by appellant | Pending |
| Hambleton District Council | Brandsby | Planning application (Conversion of outbuildings to flat, dwelling & office) | No | None | - |
| Ryedale District Council | Swinton | Planning application (Erection of 4 business units) | No | No details of colour of render and timber cladding, or landscaping species | Granted, with Conditions |

| CONSULTING ORGANISATION | LOCATION | PROJECT | SITE VISIT | COMMENTS | DECISION |
|--------------------------------|-------------------|----------------------------------------------------------------------------------|-------------------|--------------------------------------------------------------------------------------|--------------------------------------------------|
| Ryedale District Council | Thornton-le-Clay | Planning application (Installation of floodlights on riding arena) | No | None | Refused (Light pollution impact on AONB) |
| Ryedale District Council | Terrington | Planning application (Alterations & erection of Manager's house) | No | No details given of Manager's house – impact on Listed Building & Conservation Area? | Granted, following submission of design of house |
| Ryedale District Council | Firby | Planning application (Erection of replacement wall & gates) | No | None | (Refused) |
| Ryedale District Council | Terrington | Planning application (Erection of extension & car barn) | No | None | - |
| Ryedale District Council | Nunnington | Planning application (Erection of link extension) | No | None | - |
| Hambleton District Council | Yearsley | Planning application (Erection of extension) | No | None | - |
| Hambleton District Council | Yearsley | Planning application (Conversion of barns to 2 holiday cottages) | No | Amenity area and parking spaces not shown – proximity to Foss Way walk | Granted – amended plans submitted |
| Ryedale District Council | Oswaldkirk | Planning application (Replacement of 2-storey extension with single storey) | No | None | - |
| Hambleton District Council | Yearsley | Planning application (Extension of outbuilding to form kennels) | No | Colour of roof sheets and render finish | Granted |
| Hambleton District Council | Crayke | Planning application (Erection of additional accommodation and holiday unit) | No | Minor | Granted |
| Ryedale District Council | Musley Bank | Planning application (Erection of dwelling - revised) | Previously | Object | Pending |
| Ryedale District Council | Little Terrington | Planning application (Erection of extension) | No | Object (excessive height and size) | Pending |
| Hambleton District Council | Husthwaite | Planning application (Change of use for internal & external mobile home storage) | Yes | Minor, re landscaping | Granted |

| CONSULTING ORGANISATION | LOCATION | PROJECT | SITE VISIT | COMMENTS | DECISION |
|-----------------------------------------------------|------------|---------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------------|-------------------------------------------------------|
| Hambleton District Council | Oulston | Planning application (Erection of two storey extension) | Previously | Object (excessive size and scale, impact on Listed Building & Conservation Area) | Refused |
| Hambleton District Council | Crayke | Planning application (Removal of time limit restriction on agricultural buildings) | Previously | Object (adequate time allowed to develop business) | Withdrawn (see below) |
| Ryedale District Council | Grimston | Planning application (Erection of replacement dwelling - revised) | No | None | - |
| North Yorkshire County Council – Thirsk Area Office | Oulston | Highway works – formation of soakaway on road verge | No | Minor | - |
| Ryedale District Council | Gilling | Planning application (Erection of extensions) | No | Significant concerns (hipped roof line) | Granted |
| Ryedale District Council | Gilling | Planning application (Erection of verandah) | No | None | - |
| Ryedale District Council | Swinton | Planning application (Erection of farm building) | No | None | - |
| Hambleton District Council | Dalby | Planning application (Erection of cattle shed) | Previously | Minor, re landscaping & colour of roof sheets | Granted, with Conditions re landscaping & roof colour |
| Ryedale District Council | Broughton | Agricultural Prior Notification (Erection of pig building) | No | Colour of roof sheets | Granted, with advisory re roof colour |
| Ryedale District Council | Stonegrave | Planning application (Erection of 2-storey extensions - revised) | Previously | Significant concerns (size and scale of proposed western wing) | Amended (see below) |
| Ryedale District Council | Bulmer | Planning application (Erection of extension) | No | None | - |
| Ryedale District Council | Terrington | Planning application (Amendment of wording of Local Occupancy Condition) | No | None | - |
| Hambleton District Council | Yearsley | Planning application (Conversion of farm buildings into 3 dwellings) | No | Must be linked to conservation of Grade I Listed Building | Pending |
| Hambleton District Council | Crayke | Planning application (Erection of extension, new stables, horse walker; new entrance) | No | None | - |

| CONSULTING ORGANISATION | LOCATION | PROJECT | SITE VISIT | COMMENTS | DECISION |
|----------------------------|-------------------|------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------------------|-----------------------------------------|
| Ryedale District Council | High Stittenham | Planning application (Erection of extensions) | Yes | Object (excessive size and scale, impact on non-designated heritage asset) | Pending |
| Hambleton District Council | Yearsley | Agricultural Prior Notification (Widening of forest road) | No | None | - |
| Ryedale District Council | Stonegrave | Planning application (Erection of 2-storey extensions – re-revised) | Previously | None | (Refused) |
| Ryedale District Council | Terrington | Planning application (Erection of extension & garage; formation of parking area) | Yes | Significant concerns (roller shutter door; impact of front parking area on Conservation Area) | Granted (garage & parking area deleted) |
| Hambleton District Council | Crayke | Planning application (Erection of farm building) | Yes | Concerns (size, landscaping needed) | Pending |
| Hambleton District Council | Oulston | Planning application (Outline application for up to 9 dwellings) | Yes | Object (size of proposed development area) | Pending |
| Fountain Forestry | Brandsby | Certification of Brandsby Woodlands | No | Minor | - |
| Forestry Commission | Oulston & Coulton | Woodland management proposals | No | Minor | - |
| Hambleton District Council | Oulston | Agricultural Prior Notification (Widening of forest road) | No | None | - |
| Ryedale District Council | Swinton | Planning application (Erection of extension, & garage; re-routing of access track) | No | None | - |
| Ryedale District Council | Low Hutton | Planning application (Erection of outbuilding) | No | None | - |
| Hambleton District Council | Crayke | Planning application (Permanent retention of agricultural buildings) | Previously | Object (no control over use if not agricultural) | Pending |
| Ryedale District Council | South Holme | Planning application (Erection of broiler house) | No | None | - |

AONB CONSULTATIONS & NOTIFICATIONS (STRATEGIES, ETC) 2017/2018

1st April 2017 – 31st March 2018

| ORGANISATION | AREA | DOCUMENT | COMMENTS | OUTCOME |
|--------------------------------|--------------------|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------|
| Hambleton District Council | Hambleton District | Local Plan – Easingwold Area Plan: Alternative sites | None | |
| Hambleton District Council | Hambleton District | Local Plan – Local Green Spaces | Support inclusion of proposed sites in Husthwaite | |
| North Yorkshire County Council | North Yorkshire | Minerals & Waste Joint Plan Addendum of Proposed Changes | None – all amendments suggested in December 2016 have been incorporated in full | |
| Ryedale District Council | Ryedale District | Local Plan Strategy – Local Sites consultation | Concerns re Housing Allocation site at Amotherby; minor observations re boundary mapping errors (NYCC) | |
| Heritage Lottery Fund | England | New Strategic Plan | Stress the importance of landscape heritage and landscape-scale working | |

Paul Jackson

From: Paul Jackson
Sent: 16 October 2017 12:51
To: 'planning@hambleton.gov.uk'
Subject: 17/02014/FUL: Change of use of barn to caravan storage; Providence Farm, Crayke

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

1. No storage of caravans or motor homes to be permitted other than within the enclosed building which is the subject of this application (i.e. no external storage within open yard areas).
2. No additional security lighting to be installed without prior approval, so as to limit any potential increase in light pollution emanating from the site.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775

Mob: 07715 009426

W: www.howardianhills.org.uk

T: @Howardian_Hills



Paul Jackson

From: Paul Jackson
Sent: 23 October 2017 15:27
To: 'dm@ryedale.gov.uk'
Subject: 17/01091/FUL: Demolition & conversion of farm buildings, erection of extension;
Beck Farm, Crambe

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

1. I note that the design of the proposed two storey extension has been modified to take account of the concerns expressed by myself and Ryedale DC Officers at the pre-application stage. I feel that the revised design is much more sympathetic to the setting of the farmstead and village, and that it reflects vernacular (modern) farm building design much better now.
2. I noted that Drawing PR/08 specifies that the NW roofslope of the two storey extension will be clad with a standing seam zinc roof, whilst Drawing PR/10 shows the SE roofslope to be clad in metal or fibre cement corrugated sheet. Given that the roofs of the other 'farm' buildings are due to be clad in corrugated sheet, I feel that for consistency of visual appearance the two storey extension should be roofed in a uniform corrugated sheet finish.
3. The colour of the roof sheeting should be a dark grey, approximating to BS4800 10A11 Charcoal Grey.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775

Mob: 07715 009426

W: www.howardianhills.org.uk

T: @Howardian_Hills



Hazel Stanmore-Richards
The Planning Inspectorate
Kite N, Temple Quay House
2 The Square
Bristol
BS1 6PN

Contact: Paul Jackson

My Reference:

Date: 15 November 2017

Dear Ms Stanmore-Richards

APP/G2713/W/17/3184103: Construction of 3 houses, Cherry Hill, Brandsby

I have the following comments to make in addition to my previous consultation response. These relate to statements made in the Appellant's Statement of Case as they pertain principally to the AONB Management Plan, its Objectives, Local or National planning policy, where I believe that any of these have been mis-represented or mis-interpreted.

Although not a qualified Planning Officer, I have been the AONB Manager since February 2002 and have dealt with every strategic planning and development management consultation since that date. I'm therefore able to give a relevant local perspective, bringing experience gained over many years of working within the AONB.

Sustainable Development, Para 8.14

One part of this case hinges on whether the development is located on a site that could be considered to be sustainable. The Statement of Case (SoC) contends that Crayke village is 2.8km distant and that residents of these houses would be able to walk there. Crayke doesn't have any shop facilities and the road leading from Brandsby to Crayke is particularly busy in a Howardian Hills context, being the route from the southern part of the AONB to Easingwold. The road has blind bends, there is no footway and the grass verges are minimal. To expect that owners of £500k+ executive houses with 4 parking spaces will choose to walk to Crayke is far-fetched to say the least. It is also somewhat disingenuous to imply that walking along that road is commonplace. In over 15 years of working in the AONB I have never seen a pedestrian on this stretch of road, and your site visit will confirm the dangers anyone attempting to walk along this stretch of road would face.

Local vernacular design

The SoC indicates that the design of the individual dwellings would be vernacular but fails to address whether the location or layout is vernacular in a wider context. The settlement pattern of the AONB is strongly nucleated, with the large majority of dwellings being within villages or hamlets. Development in the open countryside is almost entirely restricted to individual farms, or dwellings such as lodge houses that were part of designed landscapes. Brandsby is one of the very few villages that extends over a number of adjacent 'sub-settlements', for example as at Rectory Corner and to a much lesser extent Cherry Hill. However, all of this modern housing was developed prior to AONB designation in 1987, under very different policy objectives, and a similar pattern of development would be highly unlikely to be permitted today. Seeking to justify modern development on the grounds of perpetuating a pattern of development that would not be permitted by the current policy framework is not a valid approach.

Cont'd...

Compliance with the NPPF

Whilst the SoC correctly identifies Paras 14 and 115 as being pertinent in this case, it skirts around the direct link between them and their hierarchical relationship.

Para 14 indicates that sustainable proposals should be approved “unless specific policies in this Framework indicate that development should be restricted”. Footnote 9 of Para 14 indicates that AONBs are one area to which this restriction applies. Para 115 states that “Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.” The wording of NPPF clearly intends that if the requirements of Para 115 are not met then this overrides the general presumption in favour contained in Para 14.

As indicated below, I do not believe that this proposal would “conserve the landscape or scenic beauty” of the AONB, so therefore it cannot be considered to be compliant with NPPF. If the location is adjudged not to be sustainable then Refusal Reason 1 is clearly upheld.

Hambleton Local Plan Policy CP4 ii

I find the SoC somewhat disingenuous in its dealing with this important Local Plan policy. The full correct wording of the sub-clause of the Policy is: [Developments in settlements or the countryside will only be supported when an exceptional case can be made in terms of Policies CP1 and CP2 and where]... “*It is necessary* to secure a significant improvement to the environment or the conservation of a feature of acknowledged importance” (my italicisation). This policy is quite clearly designed to be an ‘enabling’ one and I do not find it to be misleading. It potentially allows development of a site where permission would not normally be granted, and where it is considered justifiable in order to improve an existing eyesore or conserve/enhance (for example) a heritage asset. The policy wording quite clearly sets an initial bar, in that the development must be considered “necessary” in order to achieve significant improvement of another specified objective. I have never considered the Cherry Hill nursery site to be an eyesore, even when it was a working business. I therefore do not feel that this proposal passes the test of being “necessary”, and the LPA were clearly of the same opinion. On the contrary, I believe that it would have a detrimental impact on the AONB landscape.

I therefore find that Refusal Reasons 1–3 are upheld.

AONB Management Plan Objectives and Refusal Reason 4

- Objectives in the AONB Management Plan legally apply to the AONB and any development that may affect its setting – the site’s proximity to the AONB boundary is entirely irrelevant.
- Para 8.40 of the SoC is factually incorrect. Although the Officer’s Report refers to Objective LC1 (for reasons about which I too am unclear) the Decision Notice itself simply refers to “the AONB Management Plan” *without specifying any particular Objective*. This is in contrast to Refusal Reasons 1–3, which mirror the Officer’s Report and specify the individual Policies which the LPA believes the proposal does not meet. As written in the Decision Notice therefore, the proposal must be adjudged against the whole Management Plan and all its Objectives.
- In response to the analysis and claimed compliance with the Objectives highlighted in the SoC I would make the following observations:
 - i. D1 – I don’t believe that the site is in a sustainable location;
 - ii. D2 – This is an outline application so compliance with this Objective cannot be assessed at this point in time;
 - iii. D3 – I do not, and have never, considered the nursery site to be an intrusive feature in the AONB landscape. Actions D3.2 and 3.3 indicate intrusive features that we are particularly interested in addressing; others we have looked at over the years include sewage works and large agricultural buildings. The proposal might actually be considered contrary to Action D3.4, in that it could significantly increase light pollution in an area where there is currently very little.
- As the author of the current and all previous Statutory AONB Management Plans I can categorically say that para 8.45 of the SoC interprets the Key Vision Aim of achieving a more diverse mix of housing units/tenures in completely the wrong way. The Vision Aim clearly needs to be referenced to the only policy in the Management Plan that relates directly to housing, i.e. Objective D8. This encourages the increased provision of local-needs/affordable housing in the AONB.

Cont’d...

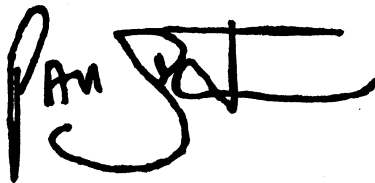
It is also pertinent to refer to the Evidence Base which underpins the Management Plan and from which the Management Plan Objectives are shaped (http://www.howardianhills.org.uk/wp-content/uploads/2015/08/Howardian-Hills-AONB-Management-Plan-Evidence-Base_Feb-20141.pdf). On p26 this indicates that (using 2011 statistics supplied by Defra) the Average House Price of all dwelling types in the Howardian Hills AONB was £315,000, in comparison to £155,000 for Yorkshire & the Humber (Y&H) as a whole. The Howardian Hills also had an Average House Price/Average Income Ratio of 8.8, in comparison to 5.0 for Y&H Overall and 5.7 for Y&H Rural.

A development of 3 executive houses clearly does not comply with our Key Vision Aim of achieving a more diverse mix of housing units and tenures.

- In conclusion I find that the proposal is contrary to the aims and specific Objectives of the statutory AONB Management Plan, therefore Refusal Reason 4 *as it is written in the Decision Notice* is upheld.

In conclusion, I believe that the proposal has been correctly adjudged by the LPA to be contrary to NPPF, Local Plan and AONB Management Plan policies and that this Appeal should therefore be Dismissed.

Yours sincerely

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

Paul Jackson
AONB MANAGER
On behalf of the Howardian Hills AONB Joint Advisory Committee

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 15 November 2017 17:30
To: Paul Jackson
Subject: Consultee Comments for Planning Application 17/01216/MREM

Mr Paul Jackson,

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

Comments were submitted at 5:30 PM on 15 Nov 2017 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

Application Summary

Reference: 17/01216/MREM

Address: The Courtyard Swinton Lane Swinton Malton
North Yorkshire

Proposal: Erection of 4no. business units (Use Class B1) -
outline approval 13/01469/MOUT dated
31.03.2014 refers

Case Officer: Niamh Bonner

[Click for further information](#)

Comments Details

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

- Comments:**
- 1) The units that will be most visible in the AONB landscape or close-up from Swinton Lane are Units 1 - 3.
 - 2) I wasn't able to find a colour specified for the render finish - this should be of an applicable colour to match other buildings on the site, which are largely of limestone construction.
 - 3) I wasn't able to find a colour specified for the timber cladding - if the colour drawings are accurate I am taking this to be larch, which will weather to a silvery grey.
 - 4) I wasn't able to find a species mix for any of the proposed hedge or shrub screening areas - this should use native species as far as is practicable, but acknowledging that this will be in heavy shade under the existing tree canopy.

Paul Jackson

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

This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly. If this Email has been misdirected, please notify the author immediately.

Paul Jackson

From: Paul Jackson
Sent: 11 December 2017 16:05
To: 'planning@hambleton.gov.uk'
Subject: 17/02368/FUL: conversion of barns to two holiday cottages

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

1. The popular Foss Walk route uses the Public Footpath which runs along the farm track immediately to the south of the two barns proposed for conversion. Works should not interfere with the Public Right of Way.
2. The plan doesn't appear to show an area allocated for parking in association with the proposed holiday units. I would assume that this will be within the yard area to the north (as the access doors are in that elevation) but this should be clarified in order to ensure that there isn't any impact on the Public Footpath to the south, or that the parking area isn't in a location that could cause an adverse visual impact on the AONB.
3. No external amenity space is shown and again this should be clarified as necessary to ensure that there aren't any adverse impacts on the Public Footpath to the south.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775
Mob: 07715 009426
W: www.howardianhills.org.uk
T: @Howardian_Hills



Paul Jackson

From: Paul Jackson
Sent: 18 December 2017 16:39
To: 'planning@hambleton.gov.uk'
Subject: 17/02455/FUL: Additional domestic rooms and holiday letting facility; Providence Farm, Crayke

I have the following observations to make on this proposal:

1. The application site is adjacent to the AONB, with the boundary being the road, and hence potential impact on the AONB and its setting needs to be considered.
2. The proposed extension is large in comparison to the host building, but the farmhouse itself is of a modern design and does not therefore exhibit any local vernacular features.
3. As the extension is designed to look like an agricultural building, set against the backdrop of other agricultural buildings, on balance I feel that the size and scale proposed can be accommodated without causing undue visual impact on the AONB or its setting.
4. The roof sheets should be of a dark grey colour, approximating to BS4800 10A11 Anthracite Grey, so as to harmonise with the roofs of the existing buildings.
5. The flue and cowl of the woodburning stove should have a black anodised rather than stainless steel finish, in order to minimise flicker reflections.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775

Mob: 07715 009426

W: www.howardianhills.org.uk

T: @Howardian_Hills



Paul Jackson

From: Paul Jackson
Sent: 18 December 2017 16:14
To: 'planning@hambleton.gov.uk'
Subject: 17/02062/FUL: Conversion & extension of outbuilding, Redcar Farm, Gilling

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

1. There didn't appear to be a colour specified for the render on the walls of the building – this should be of a cream colour to complement the natural stone of the farmhouse.
2. There didn't appear to be a colour specified for the roof sheets – these should be of a dark grey colour, approximating to BS4800 10A11 Charcoal Grey.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775

Mob: 07715 009426

W: www.howardianhills.org.uk

T: @Howardian_Hills



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

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

Contact: Paul Jackson

My Reference:

Date: 4 January 2017

Dear Sirs

17/01417/FUL: Erection of detached 5 bedroom dwelling, Musley Bank, Malton

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

1. The application proposes the construction of an additional house within the grounds of the existing Musley Bank House, which is itself within a small hamlet of residential and commercial properties. A similar application for this site (15/01027/FUL) was submitted in 2015 and Refused. The analysis provided below indicates that the Reasons for Refusal given in Decemkber 2015 are still valid.
2. The existing Musley Bank House sits within parkland-style landscaped surroundings, such that it can be considered to comprise one of the significant number of both large and much smaller 'country houses with associated designed parkland' found in the AONB. This remarkable concentration of country houses and designed parkland is one of the specific Special Qualities which led to the Howardian Hills being designated as an AONB. It is accepted that the parkland hasn't been formally designed and isn't of any historic value, but this mirrors the character of the AONB whereby even small country houses (e.g. Dalby Hall, Brandsby Lodge) are set within very modest grounds incorporating features found in much larger parklands.
3. Musley Bank House has been accepted within the supporting documentation as a 'non-designated heritage asset' and therefore the impact of the proposed development on the existing house and its 'modern' parkland needs to be carefully considered.
4. I believe that the principal and significant adverse impacts on the AONB landscape would be:
 - a) The three large expanses of glass are not vernacular features typical of the locality or the wider Howardian Hills area and they would be significant visual features in their own right. Experience of similar designs shows that significant glare can be created from such expanses of glass, particularly when they are south-facing, which draws attention to buildings that might otherwise be less easy to see.

Cont'd...

- b) I believe that the size of the proposed dwelling, non-vernacular design features and location within the parkland curtilage of the existing Musley Bank House would be so significant and visually dominant as to effectively ‘take over’ the parkland that currently complements the original House. This would adversely affect the setting of Musley Bank House and the visual effect experienced by users of the Public Bridleway to the south would be that the parkland and hence the setting of the House had been compromised. This would be to the detriment of the local landscape character and one of the Special Qualities for which the AONB was designated.
5. Paragraph 55 of the NPPF states that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances, one of which is defined as: *“The exceptional quality or innovative nature of the design of the dwelling. Such a design should:*
- *be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
 - *reflect the highest standards in architecture;*
 - *significantly enhance its immediate setting; and*
 - *be sensitive to the defining characteristics of the local area.”*
- The inclusion of the word “and” at the end of the third bullet point indicates that any proposal should meet **all** of these requirements.
6. For the reasons detailed in Paragraph 4 above I believe that this proposal fails the test of the last two criteria. It would have a significant adverse visual impact on its immediate setting (the non-designated heritage asset of Musley Bank House and its parkland), and its design isn’t sensitive to the defining characteristics of the local area. Bullet point three of NPPF Paragraph 55 is very clear – designs must not simply have a neutral effect on their immediate setting but must enhance them significantly. I believe that this proposal conspicuously fails that test.
7. Paragraph 14 of the NPPF indicates that there should be a *“presumption in favour of sustainable development ... unless ... specific policies in this Framework indicate that development should be restricted.”* Footnote 9 to Para. 14 specifies that the NPPF policies relating to AONBs fall into this category.
8. Paragraph 115 of the NPPF states that *“Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas.”* This Paragraph carries considerable weight in the planning balance and is the policy articulation of the Statutory Duty imposed on all Public Bodies by Section 85 of the Countryside & Rights of Way Act (2000) to have regard to the purposes of AONB designation.
9. The Ryedale Local Plan Strategy was prepared and Adopted after the publication of the NPPF and has been subject to scrutiny at Public Inquiry. Its policies therefore provide the local context and interpretation for the NPPF, as required by Paragraph 12 of NPPF – *“This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. ...”*

Cont’d ...

10. No reference has been made in the supporting documentation to Policy SP2 of the Ryedale Local Plan Strategy, which states that *“The sources of new housing that will contribute to the supply of new homes across the District are as follows:*

Wider Countryside locations:

- *New build dwellings necessary to support the land-based economy where an essential need for residential development in that location can be justified.*
- *Conversion of redundant or disused traditional rural buildings and where this would lead to an enhancement to the immediate setting for Local Needs Occupancy.*
- *Change of use of tourist accommodation (not including caravans, cabins or chalets) where appropriate and restricted to Local Needs Occupancy.*
- *Replacement dwellings.”*

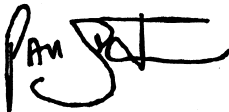
The proposal doesn't appear to comply with any of the exceptions contained in Policy SP2.

11. Evidence has been put forward in the supporting documentation relating to a purportedly similar development at Ruswarp. This is not in fact similar at all – that proposal was not within an AONB or National Park (and hence the restrictive nature of NPPF Paragraphs 14 (+ Footnote 9) and 115 did not apply), and neither did the Local Planning Authority have an Adopted and up-to-date (NPPF-compliant) Local Plan that specified a detailed settlement hierarchy.

In conclusion, I would **OBJECT** to the proposal on the following grounds:

1. The development would have a demonstrable adverse visual impact on the Special Qualities of the AONB by reason of its size, scale, design and location.
2. The development isn't in my view compliant with Paragraph 55 of the NPPF, which in these particular circumstances is also over-ridden by Paragraphs 14, 115 and 12 of the NPPF.
3. The development doesn't meet any of the exception criteria contained in the relevant section of Policy SP2 of the Adopted Ryedale Local Plan Strategy.

Yours sincerely



P B JACKSON
AONB MANAGER

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 10 January 2018 13:04
To: Paul Jackson
Subject: Consultee Comments for Planning Application 17/01448/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 1:04 PM on 10 Jan 2018 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

Application Summary

Reference: 17/01448/HOUSE

Address: Almond Cottage Flat Top Farm Road Terrington
Malton YO60 6PA

Proposal: Erection of first floor extension to the rear elevation including additional domestic accommodation at second floor level with Juliet balcony.

Case Officer: Joshua Murphy

[Click for further information](#)

Comments Details

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

- 1) The proposal is almost identical to a plan submitted for the adjacent Deep Dene in 2015 (see 15/01171/HOUSE). The initial plan submitted as part of that application was amended in order to address issues of size and scale in relation to the host dwelling, with the final approved design having a ridge line corresponding to that of the existing rear extensions on the two adjacent cottages (one of which is Almond Cottage).
- 2) I don't have an objection in principle to raising the current rear extension to two storeys, but the proposed ridge height is excessively high and would create an extension that would not appear subservient to its host building. The row of cottages is easily visible from the adjacent public road and an extension of this height would demonstrably upset the visual balance of the row.
- 3) The proposal would also create a large blank brick facade easily visible from the public road, the visual impact of which would be exacerbated by the fact that the adjacent cottage to the west (Rosedene) is set at a lower level. An extension of this size, scale and design would have a negative visual impact on the vernacular row of cottages,

and hence by definition on the AONB landscape.
4) I therefore wish to OBJECT to the proposal in its current form, due to the size, scale and design of the proposed extension and its negative visual impact on the Special Qualities of the AONB.
Paul Jackson

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

This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately. Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. All GCSx traffic may be subject to recording and / or monitoring in accordance with relevant legislation.

As a public body, the Council may be required to disclose this e-mail (or any response to it) under the Freedom of Information Act 2000, unless the information in it is covered by one of the exemptions in the Act.

Paul Jackson

From: Paul Jackson
Sent: 24 January 2018 17:37
To: 'planning@hambleton.gov.uk'
Subject: 17/02679/FUL: Alterations to form en-suite and new rear extension: Gardeners Cottage, Oulston

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

1. No objection to the formation of the en-suite bathroom.
2. I do however wish to object to the proposed rear extension. I note that the applicants appear to be different to the ones who submitted application 16/01126/FUL, in which a two-storey extension was comprehensively rejected by myself, the Parish Council, local residents and the LPA. A revised design for a more sympathetic single-storey extension was submitted and subsequently Approved.
3. The points made in relation to the initial design proposed in 2016 are exactly the same as the grounds on which I object to the current proposal, namely:
 - The proposed extension is of a size, scale, design and materials such that it would have a significant adverse visual impact on the Listed Building, the setting of the Listed Building, the Oulston Conservation Area and thereby on the AONB landscape.
 - The extension would be significantly visible from the adjacent public road and would appear as a large and incongruous structure poorly related in scale and design to the buildings around it.
 - As such the proposal is I feel contrary to both local and national planning policy and should therefore be rejected.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775
Mob: 07715 009426
W: www.howardianhills.org.uk
T: @Howardian_Hills



Paul Jackson

From: Paul Jackson
Sent: 24 January 2018 17:02
To: 'planning@hambleton.gov.uk'
Subject: 17/02700/FUL: Change of use of land and buildings to permit caravan storage; Sunley Woods Farm, Husthwaite

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

1. In responses to the previous applications for storage and repair of caravans and log cabins at this farm, I indicated that I would wish to see a more appropriate landscaping scheme proposed but that I didn't have an objection in principle.
2. This proposal differs however in that no repair activity is proposed – the permission sought is solely for storage and it must therefore be considered whether it is appropriate for a simple storage activity to be carried out in the AONB (rather than outside the AONB in a more accessible industrial estate-type location).
3. I note that landscaping proposed as part of the previous application has been planted around the perimeter of the current (unauthorised) caravan storage area and that this appears to have taken well. The caravans are tightly packed within the yard area, which to some extent creates a roofscape that mirrors that of the existing farm buildings, but with the lighter-coloured caravans standing out more during these winter months when the tree screening is bare.
4. In relation to the current proposals, I don't feel that the proposed outdoor storage areas would have a detrimental visual impact on the AONB landscape. The indoor storage obviously doesn't alter the current visual picture as the grain store building is already present.
5. With respect to the landscaping proposals for the area between the farm and the road, the overhead electricity lines will limit the height of any tree planting along the existing hedge that the powerlines straddle. The taller trees may therefore need to be planted in the hedge on the north east corner of the plan, so as to provide effective screening when approaching from the Coxwold direction. The hedge immediately north of the main outdoor storage area is also quite thin at the base, particularly during the winter, and this would benefit from a row of holly bushes planted along the inside.
6. As the proposal is now for storage only, it could be expected that vehicle movements might be fewer in comparison to a repair business. It is assumed that caravans will generally be moved in after harvest and stay there until the following spring. This would minimise any traffic movements associated with the change of use.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775
Mob: 07715 009426
W: www.howardianhills.org.uk
T: @Howardian_Hills



Paul Jackson

From: Paul Jackson
Sent: 31 January 2018 13:41
To: 'planning@hambleton.gov.uk'
Subject: 18/00002/MRC: Removal of Condition 1, OS Field 2064, Crayke Lane, Crayke

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

1. This site has always been contentious as it's isolated in open countryside, within the AONB, and involved the erection of unauthorised structures initially. As such the LPA would have been fully justified in Refusing consent and taking Enforcement Action to ensure their removal. It however followed a well-established protocol of permitting temporary planning permission for two years, in order to give the applicant an opportunity to develop an agricultural smallholding and legitimise the use of the site. Unfortunately the applicant does not appear to have made use of this time to develop the business, and hence provide adequate evidence that would support an application for more permanent retention.
2. Evidence of the intended operation of a small new agricultural 'business' was submitted to support the original planning application, and this played a significant part in the granting of the temporary permission. Notwithstanding the existence of the time limit Condition, it doesn't appear that the applicant has developed the smallholding business as he indicated that he would, and hence the justification for the initial grant of consent no longer applies.
3. The Decision Notice is quite clear in granting temporary permission for the buildings for two years. An Appeal mechanism is available to challenge all Conditions attached to a grant of Planning Consent. If the applicant failed to fully read the Decision Notice at the time, which appears to be the case, then that isn't the fault of the LPA nor a valid reason for removing the Condition.
4. Whilst I didn't consider originally that the structures had a significant detrimental impact on the AONB landscape, and that opinion hasn't changed, I feel that the applicant has been allowed a sufficient period of time to develop their business and legitimise the use of this site. That opportunity appears to have been missed and the Condition imposed by the original Consent should remain in force.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775

Mob: 07715 009426

W: www.howardianhills.org.uk

T: @Howardian_Hills



Paul Jackson

From: Paul Jackson
Sent: 26 March 2018 16:26
To: 'GEN - Planning Emails'
Subject: 18/00304/FUL: Permanent retention of timber barn & stables: OS Field 2064, Crayke

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

1. As I've indicated in the past, the buildings on this site are relatively unobtrusive and don't impact significantly on the AONB landscape.
2. They were however put up without planning consent, for equestrian use and in a location that wouldn't normally be permitted in an AONB. A reasonable attempt by the LPA to allow the applicant time to develop an agricultural business (and thus help support an application for permanent retention) doesn't seem to have been successful.
3. My concern is that, if this application is permitted, then the LPA will have little or no control over the use of the buildings. Non-agricultural buildings would not normally be permitted here, and there is no guarantee that the future use would be agricultural (bearing in mind that no new business has been developed in the last 2 years). If the buildings aren't going to be used for agriculture, or that use can't be guaranteed, then they have no legitimate purpose and should be removed.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775

Mob: 07715 009426

W: www.howardianhills.org.uk

T: @Howardian_Hills



Paul Jackson

From: Paul Jackson
Sent: 09 February 2018 17:05
To: 'dm@ryedale.gov.uk'
Subject: 17/01483/HOUSE: Erection of extension, 2 Main Street, Gilling East

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

- 1) Although Gilling isn't a Conservation Area, and none of the 7 former Estate properties along this stretch of the Main Street are Listed, the 6 semi-detached houses in particular form a very strong vernacular feature and to a large extent uniquely define the character of the centre of Gilling village. As such I consider them to constitute 'non-designated heritage assets'.
- 2) Many of the cottages have been altered to some extent, with extended porches (both vertically and horizontally) and rear extensions.
- 3) I have no objection to the rearward extension, linking the dwelling to the outhouse.
- 4) I have no objection to extending the porch both horizontally and vertically, as these modifications have already been carried out on Nos. 3 and 4 respectively and they have not significantly adversely impacted on the very strong symmetrical rooflines of the 3 blocks of cottages.
- 5) I have significant concerns however about the proposed hipped roof. I believe that this will break the current symmetry displayed by the 3 blocks of cottages and adversely affect the sense of proportion and separation space between them. This would adversely affect their heritage value and setting right in the centre of Gilling village. The Fairfax Arms is an extremely popular pub and the extended roofline would be visible to significant numbers of static receptors (people sitting in the pub garden and the new orangery restaurant area).
- 6) A porch extended horizontally and vertically as per No. 4 Main Street, with the same sloping roof profile, would in my view be an appropriate compromise that would not adversely affect the current strong symmetry of the rooflines.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775

Mob: 07715 009426

W: www.howardianhills.org.uk

T: @Howardian_Hills



Paul Jackson

From: Paul Jackson
Sent: 13 February 2018 10:55
To: 'planning@hambleton.gov.uk'
Subject: 17/02595/FUL: Construction of agricultural building, Cliff Field House, Dalby

I have the following comments to make on this proposal:

1. The farm has been considering the erection of a building to house cattle over the winter for quite a number of years. A planning application for an alternative site near Dalby Hall was Refused some years ago and I advised that a site near the existing grain store would be preferable. I therefore have no objections to the proposed siting of the building.
2. The plans indicate that Anthracite Grey roof sheets will be used. As this can be quite a generic term, with the actual shade varying considerably, the sheets should be of a colour approximating to BS4800 10A11 Charcoal Grey.
3. The new building will be visible from the public road on the higher ground near the City of Troy turf maze to the west – the maze is a very popular place with both residents and tourists alike. The building will be edge-on to this view, but in order to break-up the outline from this viewpoint a strip of medium-sized native species trees and shrubs (e.g. hawthorn, field maple, crab apple, hazel) should be planted along the western side of the proposed new building.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775

Mob: 07715 009426

W: www.howardianhills.org.uk

T: @Howardian_Hills



Paul Jackson

From: dm@ryedale.gov.uk
Sent: 19 February 2018 15:45
To: Paul Jackson
Subject: Consultee Comments for Planning Application 18/00038/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 3:46 PM on 19 Feb 2018 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

Application Summary

Reference: 18/00038/HOUSE

Address: Lodge House Spring Hill Stonegrave
Helmsley YO62 4LL

Proposal: Erection of two storey extension to east elevation and part two storey/part single storey extension to west elevation

Case Officer: Alan Hunter

[Click for further information](#)

Comments Details

I have the following comments to make in relation to this revised scheme:

1) I note that the revised scheme has been submitted without the benefit of the PREAPP advice that was requested. My response therefore mirrors the comments I submitted in relation to the PREAPP:

a) No objection to the principle of creating additional domestic accommodation to cater for the care needs of the applicants' son.
b) No objection to the 'cross-wing' proposed for the eastern end of the existing dwelling, as this would be largely screened by existing vegetation and landform.

Comments: c) No objection to raising the height of the existing single storey rear extension to two storeys.

d) I still have significant concerns however about the 'cross-wing' extension proposed for the western elevation. The principal purpose of the second storey of this extension appears to be the creation of a significantly large master bedroom suite that occupies approximately one third of the total second storey floor area. Whilst I don't have any objection to creating a larger principal bedroom the extent proposed strikes me as excessive, particularly as it

plays no part in supporting the rationale of such a significant increase in the footprint of the building, i.e. to provide accommodation and care facilities for the applicants' son. It also completely alters the facade presented to the public highway when viewed from the west. Currently this is a gable end, and in my view any extension proposed for this elevation of the dwelling should retain the gable-end design rather than presenting what will appear almost like a new dwelling. A two storey in-line extension would minimise the visual impact whilst still providing the ground floor accommodation required by the applicants' son. It would also allow the creation of a new master bedroom suite, albeit slightly smaller than planned, but the proposed increase in floor space of the property as a whole is already significant and I feel that some compromises will need to be made if the property is to be extended in a way that doesn't cause unacceptable visual harm to the AONB landscape.

Paul Jackson



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

This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately. Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. All GCSx traffic may be subject to recording and / or monitoring in accordance with relevant legislation.

As a public body, the Council may be required to disclose this e-mail (or any response to it) under the Freedom of Information Act 2000, unless the information in it is covered by one of the exemptions in the Act.

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 13 March 2018 16:37
To: Paul Jackson
Subject: Consultee Comments for Planning Application 18/00038/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 4:36 PM on 13 Mar 2018 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

Application Summary

Reference: 18/00038/HOUSE

Address: Lodge House Spring Hill Stonegrave
Helmsley YO62 4LL

Proposal: Erection of two storey extension to east elevation and part two storey/part single storey extension to west elevation

Case Officer: Alan Hunter

[Click for further information](#)

Comments Details

I have the following comments to make in relation to the amended plans:

1) I feel that the revised design for the western elevation will make that element much less conspicuous when viewed from the public road, and hence this has addressed the concerns expressed in my

Comments: previous response.

2) A point I've made previously has related to selecting an appropriate colour of render finish for the dwelling, as this will be applied to all elevations. A cream stone-colour to match the local stone used in other nearby buildings would be the most appropriate.

Paul Jackson



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

This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately. Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain

Paul Jackson

From: Paul Jackson
Sent: 26 February 2018 16:31
To: 'planning@hambleton.gov.uk'
Subject: 18/00097/OUT: Conversion of agricultural buildings to up to 3 dwellings

I have the following comments to make on this proposal:

1. A Public Footpath runs through the development site and the route of this would need to remain unobstructed at all times, or be formally diverted.
2. In terms of the visual aspect of the proposed conversions I don't feel that they would have an adverse visual impact on the AONB landscape. The Registered Park & Garden of Newburgh Priory wouldn't be affected, nor I feel its setting.
3. In terms of policy, these open-market dwellings would be in a location that would normally be considered unsustainable and contrary to the Local Plan's Settlement Hierarchy. The part that this development plays in the implementation of the Newburgh Priory Estate Plan, with its long term goal of providing revenue to maintain the Grade I Listed Buildings, is however important.
4. The principle of Enabling Development is one that all the large Estates in the AONB will be considering, to address the significant conservation deficits that exist for the repair and maintenance of their Grade I Listed buildings and parklands. These buildings and parklands form one of the most visible Special Qualities for which the Howardian Hills AONB was designated.
5. As such I would not wish to object to the proposal, as long as it is absolutely tied by legal agreement to the Affordable Housing being proposed in Coxwold, and the repair and maintenance of the heritage assets of Newburgh Priory.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775
Mob: 07715 009426
W: www.howardianhills.org.uk
T: @Howardian_Hills



Paul Jackson

From: dm@ryedale.gov.uk
Sent: 01 March 2018 11:49
To: Paul Jackson
Subject: Consultee Comments for Planning Application 18/00088/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 11:47 AM on 01 Mar 2018 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

Application Summary

Reference: 18/00088/HOUSE

Address: 2 Woodend Cottages Ashbank Lane High Stittenham Malton YO60 7TW

Proposal: Erection of a two storey side and rear extension following demolition of existing attached garage together with erection of a detached double garage with workshop

Case Officer: Niamh Bonner

[Click for further information](#)

Comments Details

I have the following comments to make on these proposals:

1. No objection to the erection of the timber garage/workshop building.
2. No objection to the principle of extending the dwelling to provide additional domestic accommodation.
3. I do however wish to lodge an Objection to the size and scale of the proposed extensions. The two semi-detached cottages at High Stittenham are set in open countryside, demonstrate a very strong local vernacular architecture and are largely unaltered. Both the front and rear elevations of the cottages are highly visible from the adjacent Public Right of Way, and they form a very distinctive local feature. As such I would consider them, as a pair, to be a non-designated heritage asset in the context of the AONB.
4. The existing small garage extension on 2 Woodend Cottages does not significantly detract from the vernacular character and indicates that an appropriately sized single-storey extension could potentially be incorporated successfully. The proposed design however, with new cross-wing

extensions and gable-ends, completely destroys the southern, northern and eastern elevations of the pair of cottages, which must be looked at as a whole design. The new 2-storey extension would introduce new gable ends to the front and rear elevations, whilst the proposed eastern elevation would change the character of the cottages entirely, destroying the very strong design form of the three tall chimney stacks.

5. I also don't believe that the use of timber boarding is appropriate in this context. None of the examples illustrated in the Design & Access Statement are comparable with the situation at Woodend Cottages. The 2-storey extension is to a modern non-vernacular house; Welburn Village Hall is a modern design new-build; and the single storey extension (in Strensall) is designed to look like an attached barn. Other approved extensions in the AONB where timber cladding has been used have been to create extensions that were purposely designed to look like 'converted barns'. That is not the case here – the extensions are clearly part of the 'domestic dwelling' in design terms – and the timber cladding doesn't make the unacceptable size and scale of the proposed extensions any more acceptable.

6. I believe that a modest 2-storey extension to the rear cross-wing, together with a single-storey wrap-around extension to the eastern and northern elevations would be a much more appropriate proposal.
Paul Jackson



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

This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately. Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. All GCSx traffic may be subject to recording and / or monitoring in accordance with relevant legislation.

As a public body, the Council may be required to disclose this e-mail (or any response to it) under the Freedom of Information Act 2000, unless the information in it is covered by one of the exemptions in the Act.

Paul Jackson

From: Paul Jackson
Sent: 22 March 2018 14:34
To: 'dm@ryedale.gov.uk'
Cc: 'Emma Woodland'
Subject: Sideways, Terrington

Importance: High

I have the following comments to make on these proposals:

- 1) No objections to the single storey extension or the re-building of the former cowshed.
- 2) I don't feel that a roller shutter door on the northern (road frontage) elevation of the garage is appropriate. In order to harmonise with existing outbuildings in this context within the Terrington Conservation Area I feel that a timber door would be more appropriate.
- 3) It appears that the property currently has two (albeit tight) off-road parking spaces off North Back Lane. It's unclear why there is a need to in effect create a total of 4-5 parking spaces (2 off the village green, 1 in the garage and 1-2 between the garage and the back lane). Fernie Cottage to the east is one of very few on this side of the Main Street that has parking within its curtilage, and to the front of the property. I don't believe that this provides a sufficient justification for creating a new parking area in front of Sideways.
- 4) I am significantly concerned that this proposal would result in a considerable erosion of the strong façade along the north side of Main Street, and that this would have a negative visual impact on the Terrington Conservation Area. Construction would involve the loss of approximately 65% of a traditional dry-stone wall frontage (which probably pre-dates the construction of both Sideways and Fernie Cottage). Although car parking along the Main Street inevitably detracts from the appearance of the Conservation Area, the houses on both sides of the road are at an elevated level and therefore the height and distance separation still allows appreciation of the vernacular buildings. Creating parking areas for vehicles immediately in front of the dwellings brings them much more into visual conflict and would negatively impact on the perception of the vernacular buildings on either side. I also feel that the proposed resin-bonded gravel finish would be too formal in this setting and therefore not appropriate. Limestone chippings would be the local vernacular material.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775

Mob: 07715 009426

W: www.howardianhills.org.uk

T: @Howardian_Hills



Paul Jackson

From: Paul Jackson
Sent: 22 March 2018 16:20
To: 'GEN - Planning Emails'
Subject: 18/00359/FUL: Construction of agricultural building; Water Hall Farm, Crayke

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

1. Water Hall Farm has developed its stock of farm buildings over a number of years, with relatively low-height buildings with dark-stained Yorkshire boarded walls and dark grey roof sheets. This has created a relatively compact, uniform and unobtrusive range of buildings.
2. Whilst I don't have an objection to the principle of constructing an additional building, the one now proposed is considerably bigger and taller than the existing ones on the site. The nearest buildings to the south are approximately 4.9m high at the ridge, according to the originally Approved plans, whereas this one is proposed as over 8.1m. I am concerned that this will fundamentally alter the visual perception of the farm steading within the landscape.
3. Should the LPA be minded to approve the application, a Condition should be imposed in relation to the colour of the roof sheets. The shade of 'Anthracite Grey' can vary between manufacturers, and therefore the roof sheets should be Conditioned to ensure that the colour approximates to BS4800 10A11 Charcoal Grey. If the application is approved, it will be vital to ensure that the roof sheets are indeed a dark grey colour.
4. Should the application be approved then a suitable landscaping scheme would also be required. The building will be significantly visible from the Public Footpath to the north and west, and a belt of hedgerow-species shrubs might therefore be applicable for the north and west sides. On the east side the existing hedgerow could be allowed to grow taller, hence providing enhanced screening from the Brandsby to Crayke road.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775

Mob: 07715 009426

W: www.howardianhills.org.uk

T: @Howardian_Hills



Paul Jackson

From: Paul Jackson
Sent: 22 March 2018 13:25
To: 'GEN - Planning Emails'
Subject: 18/00144/OUT: Outline application for erection of up to 9 residential dwellings; Oulston Hall Farm, Oulston

I have the following comments to make on this proposal:

- 1) No objection to the principle of using the area of the farm buildings and part of the associated yard for new housing.
- 2) The design concept of creating a 'farmhouse' with 'former farm buildings' would be an appropriate approach in this location.
- 3) I do however wish to Object to the extent of the proposed development (i.e. the Red Line area). The eastern edge of Oulston village is very sharply defined by the curtilages of the houses along the main street, and when viewed from the Public Rights of Way network to the east (including the Foss Way Regional Walk), the village has a very pronounced 'development limit'. In addition, the eastern side of the village has good remaining evidence of the strip-farming field system that would have been common in the area.
- 4) In my view the boundary of the development, including domestic curtilages and any ancillary outbuildings, should therefore broadly follow the very defined line of the curtilages to the north and south of the site. This would ensure that development does not encroach out into the open countryside, which would have a negative visual impact on the AONB landscape, compromise the setting of the Oulston Conservation Area, and compromise the settings of the non-designated heritage assets of both Oulston Hall and the remnant strip-field farming pattern adjacent to the Hall.

Paul Jackson
AONB Manager
Howardian Hills AONB
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 0845 034 9495 (01609 536778) / NYCC ext 6775
Mob: 07715 009426
W: www.howardianhills.org.uk
T: @Howardian_Hills



2017/18 Junior Ranger Activities

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

Easter 2017:

| Ranger Day | Activities | No of children |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Springtime Activities Wednesday 12 th April The Yorkshire Arboretum | Frog lifecycles – lifecycle dials and lifecycle models in a shoe box habitat Pond dipping Decorated egg cups – spring illustrations Spring bookmarks Forest schools – fire lighting and cooking over the fire | 22 |

May half-term 2017:

| Ranger Day | Activities | No of children |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Summer Fun Wednesday 31 st May The Yorkshire Arboretum | Story sticks Sketching in the meadow area Butterflies - spotting/ID, lifecycles and associated crafts Dragonflies - prints and suncatchers | 22 |

October 2017:

| Ranger Day | Activities | No of children |
|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Amazing Autumn Wednesday 25 th October The Yorkshire Arboretum | Walk – to collect items for crafts and complete colour palettes Leaf rainbows Wool spider webs and wool autumn leaves Leaf rubbing pictures. Bark rubbing and apple print apple trees Autumn window laminated pictures Conker run | 24 |

February 2018:

| Ranger Day | Activities | No of children |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Wonderful Winter Wednesday 14 th February The Yorkshire Arboretum | Visit by Yorkshire Rotters to teach the children about composting and reducing food waste. The smoothie bike was very popular and the children made wormeries to take home. Hawfinch-themed crafts. Winter trees – outdoors looking at shapes and indoors Klimt-style art and bubble wrap trees Dark skies themed activities | 26 |