

**HOWARDIAN HILLS  
AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE  
8 APRIL 2021**

**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 that has been carried out by the AONB Manager and AONB Officers in the period 30<sup>th</sup> October 2020 to 26<sup>th</sup> March 2021. 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 Countryside management work has been continuing, through the AONB Project Fund, with roadside wall and hedge restoration projects completed. A programme of inspection and scrub management works on old limekilns has also been completed.
- 2.3 The Monument Management Scheme has now formally ended, although activity on managing Scheduled Monuments will still continue. 74 of the AONB's 79 Scheduled Monuments were surveyed during the autumn, and the Final Report and Grant Claim have been submitted to Historic England. A small amount of bramble control work was also completed on 3 monuments in March.
- 2.4 Work on delivery of the Ryevitalise Landscape Partnership has inevitably been impacted by the Covid-19 pandemic but the following activities have been carried out – inputting into Steering Groups, planning 2021 INNS control work, supporting the local history elements of the project, site visits in the Ampleforth area (access, outreach and land management) and having a coordinating role in the Evaluation and Monitoring Group. Francesca Pert has been working with the Ryevitalise team and the National Trust to develop the 'Cause and Effect' themed river art exhibition planned for Nunnington Hall.
- 2.5 A project to manage plastic tree protection waste has continued, with links being established with other groups, suppliers and interested bodies such as the North York Moors National Park. A trial to remove PVC tree spirals from a newly planted hedge was planned for January but has been postponed until April due to the Covid-19 pandemic.
- 2.6 The Environmental Land Management scheme Advocacy Project has been delivered on our behalf by an external contractor. 165 land managers have been contacted and advice given to farmers at Yearsley, Hovingham x 3, Coxwold, Ampleforth, Barton-le-Street, Cawton, Crayke, Wiganthorpe, Terrington, Stittenham, Gilling and Welburn.

- 2.7 Very little practical work by our Volunteers has been able to take place during the last six months, due to the Covid-19 pandemic, but preparations are being made to start tasks again in the spring.
- 2.8 Liz Bassindale has been working with the Community First Yorkshire Development Officer and a full list of the work carried out by the CFY officer in the AONB is attached as part of Appendix 1.
- 2.9 The Public Rights of Way Improvement Project, in partnership with NYCC's Countryside Access Service, has still been moving slowly due to the Covid-19 pandemic. Some work has however been possible – a set of steps at Stonegrave has been repaired, 2 stiles replaced with kissing gates at Hovingham, 3 stiles replaced with kissing gates at Oulston and the route of a path cleared at Newburgh.
- 2.10 Unfortunately no Junior Ranger Club activity sessions could be held at either Christmas or in the February half-term, due to the Covid-19 pandemic.
- 2.11 Copies of the 19 planning responses made since the last meeting of the JAC are attached for information as part of Appendix 3.
- 2.12 Forward planning of the Turtle Doves survey work, Exmoor Ponies grazing project, Monument Management Scheme bracken control works, Himalayan balsam control and AONB Volunteers Work Plan has been carried out, subject to the Covid-19 lockdown restrictions continuing to ease in line with the Roadmap. Ryedale Show has been cancelled and Junior Ranger Club sessions, or similar family activities, are unlikely to re-start until at least the autumn.
- 2.13 NAAONB work has principally involved participating in on-line discussions on policy matters, information-sharing and promotional work. This has focused mainly on the Protected Landscapes Review (National Landscapes Service) and design of the Farming in Protected Landscapes programme.
- 2.14 The Joint Advisory Committee's budget for 2020/21 is projected to show an underspend of approximately £2,300 for the year. This is principally due to a number of projects not being completed during the last quarter of the year, primarily Volunteer tasks. Covid-19 restrictions have also impacted on several other areas of work. An unexpected repayment of a £10,000 grant from 2010/11, together with increased income from Historic England due to the extension of the Monument Management Scheme, mean that the balance of funds carried forward into 2021/22 is predicted to be approximately £72,000. A small amount of the 'Reserve Fund' has been allocated for use within the 2021/22 budget.
- 2.15 A grant allocation proposal and the agreed work programme for 2021/22 is expected to be submitted to Defra in April, once a formal grant offer letter has been received. The final claim for payment of the 2020/21 grant was submitted on schedule in early March.

### **3.0 RECOMMENDATION**

That the report be received for information.

AONB MANAGER'S REPORT  
Paul Jackson

NOVEMBER 2020 – MARCH 2021

Work during this period has principally consisted of:

- Planning application consultations scrutiny and responses
- Monitoring developments in the COVID-19 pandemic, restrictions, etc and the impacts on service delivery
- Keeping up-to-date with the latest developments in the Agriculture Transition Plan, Environment Bill and Glover Review of Protected Landscapes – in particular the Farming in Protected Landscapes programme
- Participating in AONB Network discussions about the proposed National Landscapes Service
- Delivery of Farmer Cluster/ELM Advocacy project funded as a one-off by Defra
- Preparation and submission of Final MMS grant claim to HE
- Preparation and submission of MMS Final Report to HE
- Condition Assessments of selected Local Geological Sites, old limekilns and other Historic Environment Priority Sites contained in the Management Plan
- Starting preparation of our Nature Recovery Plan map

Other work:

- Farmer Clusters & agri-environment schemes – regular catch-ups with NYMNPA staff
- Regular catch-ups with the JAC Chairman
- Maintaining up-to-date messaging on the AONB website for visitors in relation to COVID-19 restrictions
- Preparation and submission of Defra Claim 2
- Completing MMS surveys on selected Scheduled Monuments
- Delivering restoration projects for traditional village name signs
- Submission of the 2020 State Aids return

MARCH – SEPTEMBER 2021

Work during this period will principally consist of:

- Planning application consultations scrutiny and responses
- Keeping up-to-date with the latest developments in the Agriculture Transition Plan, Environment Bill and Glover Review of Protected Landscapes
- Preparation and submission of the 2021/22 Grant Allocation proposal and Action Programme to Defra, which may include additional staff resources to run the Farming in Protected Landscapes programme
- Participating in AONB Network discussions about the proposed National Landscapes Service
- Making preparations to hand over the AONB Manager role to a new person when I retire in the summer – writing comprehensive hand-over notes
- Completing preparation of our Nature Recovery Plan map
- Condition Assessments of selected Local Geological Sites, old limekilns and other Historic Environment Priority Sites contained in the Management Plan
- Developing template letters for the formal designation of Local Geological Sites

Other work:

- Farmer Clusters & agri-environment schemes – regular catch-ups with NYMNPA staff
- Regular catch-ups with the JAC Chairman
- Delivering restoration projects for traditional village name signs and traditional direction signs
- Preparing the 2020/21 Annual Report
- Writing copy for the 2021 AONB Newsletter
- Carrying out management works on selected Scheduled Monuments
- Supporting development of outreach activities to under-served communities that might use the AONB more

# AONB OFFICER'S REPORT

## Liz Bassindale

### NOVEMBER 2020 - APRIL 2021

Work during this period has principally consisted of:

- Providing Project Fund applicants with application guidance, making grant offers, checking completed projects and making grant payments
- Ryevitalise – inputting into Steering Groups, planning INNS work, supporting local history elements of the project, site visits in the Ampleforth area (access, outreach and land management) and having a coordinating role in the Evaluation and Monitoring Group
- Monitoring developments in the COVID-19 pandemic, restrictions, etc and relating them to the AONB Volunteer activities. Setting up new Health and Safety procedures and identifying task sites suitable for socially distanced working. Organising some tasks prior to the latest lockdown. Starting to plan summer activities, intending to re-start the group late-April
- MMS – completing MMS surveys, uploading and cataloguing photos, gathering surveys from volunteers and AONB staff team and entering information into the Scheduled Monuments database
- Autism Plus –offering grants for conservation area cutting and a composting toilet. Grant offered for 2021/22 for a bird hide. Management advice for conservation plots including Turtle Dove area
- Turtle Dove Project – providing information for final NLHF report, inputting into Steering Group meetings, starting preparation of survey packs, liaising with landowners to agree access.
- Working with communities – working with NYCC Public Rights of Way on improvements to Love Lane in Crayke and have received very positive feedback from the Parish Council about the improvement this has brought for the residents. Supporting Terrington Primary School with ideas to improve their schools grounds for wildlife and vegetable growing (to be followed-up by a site visit to offer more detailed advice mid-April). Initial discussions with Hovingham and St Hilda's Primary Schools about our Project Fund. Grant offered to Community First Yorkshire to promote "Making Every Contact Count" in the AONB and neighbouring market towns and future possible work identified as a result.

Other work:

- AONB Newsletter – planning distribution dates and starting to decide on the content. Earlier distribution this year
- Conservation projects – advice re tree planting and pond restoration (including in relation to planning permissions and EIA), meeting with Environmental Smart about community tree planting, Himalayan balsam control and eDNA monitoring of watercourses. Attending River Derwent Catchment Partnership and LNP meetings
- Inputting into Cornfield Flowers Project Steering Groups and linking the Project Officer with communities and individuals interested in becoming involved. Starting a bid to GRCF to build on the success of the current project
- Northern Group AONB Volunteer Officers working group video calls – working our way through the rules, regulations and public perceptions together
- NAAONB workshops and online discussions - ELM and AONB/NP Management Plans, ELM Advocacy Project and Widening Diversity workshops

- Re-starting discussions with one landowner about pond restoration, links with Ryevitalise and access routes. Linked to Fraser Hugill for advice on national grants.
- Keeping in touch with delivery of the ELM Advocacy Project
- Early conversations with the Forest School and Community Project Leader at Gilling Castle about possible outreach/education and community activities
- Attending Ryedale area Communities, Volunteering and VCSE monthly meetings
- Assisting with finalising the 'Outdoors Guide' and 'Sit Back and Enjoy the Ride' leaflet
- Attending NAAONB Lead Officers' meeting

## APRIL 2021 – NOVEMBER 2021

Work during this period will principally consist of:

- Providing Project Fund applicants with application guidance, making grant offers, checking completed projects and making grant payments
- Maintaining contact with Community First Yorkshire about future community projects in the AONB. Investigating whether there is potential for a project linked to rural isolation
- Ongoing work with Gilling Castle relating to outreach work and establishing a Forest School
- Organising Turtle Dove surveys – finalising survey packs, running a volunteers evening (online), supporting volunteers through the survey season, feeding results back to the landowners who have requested them
- Re-starting the volunteers again when it becomes possible to do so and continuing to identify suitable tasks. Work likely to include tree shelter collection, Himalayan balsam clearance, conservation churchyard raking and then moving on to scrub management in the autumn
- Communication with St Benedict's and Terrington Primary Schools about enhancing their outdoor learning spaces.
- Organising Himalayan balsam control on SINC and SSSI sites ideally using a combination of local contractors and our volunteer team. Liaise with Ryevitalise to avoid issues relating to contractor availability
- Developing an eDNA citizen science project – watercourse monitoring with local volunteers to provide an open source data resource
- Ensuring a smooth transition when Paul retires in the summer

Other work:

- Ongoing work with Ampleforth Estate about involvement with Ryevitalise and walking routes.
- Supporting the Ryevitalise Team when required including coordinating the Evaluation and Monitoring Group
- Possible re-start for Junior Rangers depending on COVID-19 situation or investigating other options for engaging with families once outdoor events are possible again
- Supporting the preparation of the HHAONB Nature Recovery Plan
- Keeping up to date with the evolving Farming in Protected Landscapes information
- Attend NAAONB Advocacy/ELM webinar
- Attend LNP, Cornfield Flowers Project and River Derwent Partnership meetings
- Communities, Volunteering and VCSE meetings - monthly
- Possibly start to develop links with urban areas and/or Hovingham Primary School in Leeds depending on the COVID-19 situation

# AONB OFFICER'S REPORT

## Francesca Pert

### NOVEMBER 2020 – APRIL 2021

#### **Work during this period has principally consisted of:**

- Providing Project Fund applicants with application guidance, making grant offers, checking completed projects and making grant payments.
- Developing the strategy for reducing the amount of plastic tree protection waste in the HHAONB including collaborating with potential industry partners, considering volunteer task involvement and organising a trial spiral removal day with partners.
- Working with Ryevitalise & the National Trust (NT) to develop the 'Cause and Effect' themed river art exhibition planned for Nunnington Hall. Including: conducting a virtual tour of the River Rye for the artists and NT project manager; collaborating the planning of site visits; outlining the HHAONB's potential contributions and aspirations for the exhibition for the draft project brief.
- Providing 2 hour 'Basics of Fluvial Geomorphology' training to the Ryevitalise Project Team and the AONB Team via Microsoft Teams.
- Conducting MMS surveys.
- Attending regular NAAONB Comms Leads video calls, and reporting back to the team on national developments.

#### **Other work:**

- Booking the contractor to cut special interest road verges in the AONB.
- Invoicing landowners for summer 2020 Exmoor Pony Grazing.
- Writing up a brief for the NAAONB on the art project idea 'Sounds in the City'.
- Planning with LB and PJ new dates and content for the 2021 AONB Newsletter
- Updating the HHAONB website to ensure it is correct and up to date.
- Attending the NAAONB Art in the Landscape Training.
- Meetings with PJ and LB to discuss team tasks and new staffing.

### APRIL – NOVEMBER 2021

#### **Work during this period will principally consist of:**

- Continuing to develop a strategy for reducing the amount of plastic tree protection waste in the HHAONB including producing a new information leaflet and investigating a simple AONB-wide collection and recycling system.
- Developing thinking around linking with urban areas and outreach to under-served audiences.
- Providing Project Fund applicants with application guidance, making grant offers, checking completed projects and making grant payments.
- Organising Himalayan balsam control.
- Organising Exmoor Pony conservation grazing.
- Contributing to the writing and preparation of the AONB Newsletter.
- Assisting LB with organising volunteer tasks.
- Investigating updates required to the AONB website.
- Continuing to participate in the NAAONB comms' meetings.
- Assisting the new AONB manager where necessary.

## **Community First Yorkshire Report to Howardian Hills AONB Committee**

**1<sup>st</sup> October 2020 to 31<sup>st</sup> March 2021**

- Attended Ryedale Charter group meeting remotely and provided support and information
- Attended Ryedale Development Officer meetings
- Represented Community First Yorkshire on Ryevitalise Board and on Evaluation and Monitoring Group
- Helped Jan Hagen (Tees University) to promote and engage residents in the Rye Reflections project
- Continued to update Asset Mapping information in AONB
- Attended weekly meetings (on-line) with RDC Community Support & Civil Enforcement Team
- Worked on a Community Engagement Toolkit that will be available shortly on-line for groups to use and with information to download
- Information and a survey via Survey Monkey e-mailed out to all Ryedale Parishes and HHAONB parishes in Hambleton regarding Parish Planning and Community engagement
- Assisted Colleen Allwood with on-line workshops for the Loneliness Project Toolkit and the Make Every Contact Count project (MECC). Continuing to support promotion on this
- Continued to have regular meetings with Liz Bassindale
- Explored ideas for events, workshops, face to face meetings etc when Covid-19 restrictions are lifted
- Continued to work with other NYCC Stronger Communities staff to help to identify HHAONB communities who would qualify and benefit from support & funding
- Responded to e-mails/telephone calls from residents/PCs/community groups in AONB as required



## AONB PROJECTS 2020/2021

1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021

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

### AONB Enhancement – Natural Environment

APPLICANT/ (CONTRACTOR)	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME VALUE	JAC ASSISTANCE
<b>Ryevitalise Partnership</b>	<b>Ryevitalise HLF bid area</b>	<b>Contribution to Project Implementation phase</b>	-	<b>NE3.5</b>	<b>c.£60,000</b>	<b>£7,500</b>
Local Nature Partnership	York, North Yorkshire	Contribution to continuation of Co-ordinator post – 18 months		NE9.1	c.£11,500	£3,000
<b>S Hemingway</b>	<b>High Stittenham</b>	<b>Restoration of 1 pond</b>	-	<b>AG2.2, NE8.3</b>	<b>£3,620</b>	<b>£1,810</b>
J Pilling	Grimston	Repair of 18m of roadside wall	Zone 1 Landscape	AG2.2	£2,880	£1,900
Castle Howard Estate Ltd	Coneysthorpe	Planting 12 individual in-field trees	Zone 5 Landscape	NE3.4	£2,500	£1,875 (75%)
J Martin	Terrington	Planting 212m of new hedge and 6 hedgerow trees	Zone 5 Landscape	AG2.2, NE3.4	£2,992	£1,764

APPLICANT/ (CONTRACTOR)	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME VALUE	JAC ASSISTANCE
<b>(AONB Unit – P &amp; A Gospel Landscapes)</b>	<b>Husthwaite</b>	<b>Grassland management – 3 cuts</b>	-	<b>NE3.1</b>	<b>£550</b>	<b>£450</b>

(AONB Unit – Yorkshire Exmoor Pony Trust)	Cawton (2), Terrington (2), Coulton (2)	Conservation grazing of 6 SINC's or other important sites	Sites 1.41, 1.47, 1.66, 1.20, 1.59	NE3.1	£942	£522
(AONB Unit – P & A Gospel Landscapes)	Littledale SINC	Clearance of fallen tree across PRoW to enable pony access to site	Site 1.20	NE3.1	£100	£100
(AONB Unit – P & A Gospel Landscapes)	Cawton (2), Terrington (2), Coulton (2)	Checking fencing on conservation grazing sites and repairing as necessary	Sites 1.41, 1.47, 1.66, 1.20, 1.59	NE3.1	£430	£430
(AONB Unit – 4Nature)	Pretty Wood SINC	Cutting/pulling Himalayan balsam	Site 1.52	NE6.2	£660	£660
(AONB Unit – 4Nature)	Mugdale & Barker Woods SINC	Cutting/pulling Himalayan balsam	Site 1.58	NE6.2	£495	£495
(AONB Unit – 4Nature)	River Derwent SSSI, Crambeck	Cutting/pulling Himalayan balsam	Site 1.73	NE3.1, NE6.2	£825	£825
(AONB Unit – village volunteers)	River Derwent SSSI, Crambeck	Cutting/pulling Himalayan balsam	Site 1.73	NE3.1, NE6.2	£100	£0
(AONB Unit – The Conservation Vounteers)	Jeffry Bog SINC	Cutting/pulling Himalayan balsam	Sites 1.70 & 1.73	NE3.1, NE6.2	£1,200	£1,200
(AONB Unit – M Aconley)	River Derwent SSSI; Kirkham	Cutting/pulling Himalayan balsam	Site 1.73	NE3.1, NE6.2	£450	£450
(AONB Unit – P & A Gospel Landscapes & DMD Contracting)	Wath Beck	Cutting/pulling Himalayan balsam	Inc. Sites 1.33 & 1.65	NE3.1, NE6.2	£1,520	£1,520
(AONB Unit – 4Nature, P & A Gospel Landscapes + Volunteers)	Appleton-le-Street Churchyard SINC	Grassland management	-	NE3.1	£800	£650

<b>Amotherby Churchyard Conservation Group</b>	<b>Amotherby Churchyard</b>	<b>Habitat management</b>	-	<b>NE5.1</b>	<b>£180</b>	<b>£130</b>
<b>(AONB Unit – 4Nature + Volunteers)</b>	<b>Coulton Fen SINC</b>	<b>Coppicing/scrub clearance</b>	<b>Site 1.61</b>	<b>NE3.1</b>	<b>£755</b>	<b>£330</b>
<b>(AONB Unit – 4Nature + Volunteers)</b>	<b>Bulmer</b>	<b>Scrub management on semi-improved grassland</b>	-	<b>NE3.3, NE8.3</b>	<b>£1,120</b>	<b>£670</b>
(AONB Unit – P & A Gospel Landscapes)	Slingsby Quarry LGS	Clearance of scrub from rock faces	Site 1.88	NE7.2, NE8.3	c.£700	c.£700
(AONB Unit – J R Clifford & Sons)	Various	Management of 45 Special Interest Road Verges	-	NE3.1	c.£2,500	c.£2,500
Eaton & Hugill	River Rye SINC, Sproxtton	Coppicing bankside alder trees	Site 1.16	NE3.1, NE8.3	£850	£600
Castle Howard Estate Ltd	Castle Howard	Erection of 50 swift boxes	-	NE5.1	£2,530	£1,250
Autism Plus	Gilling	Meadow management after Covid-19 shutdown	-	NE3.4	£894	£444
(AONB Unit – 4Nature + Volunteers)	Littledale SINC	Scrub management	Site 1.20	NE3.1	£1,085	£835
<b>(AONB Unit – P &amp; A Gospel Landscapes)</b>	<b>Littledale SINC</b>	<b>Fencing repairs and bridge modifications</b>	<b>Site 1.20</b>	<b>NE3.1</b>	<b>£170</b>	<b>£170</b>
AONB Unit – Eaton & Hugill	AONB	ELM and Farmer Clusters Advocacy Project	-	NE3.5, NE8.1, AG1.1	£7,202	£7,202
<b>Castle Howard Estate Ltd</b>	<b>Fryton/ Coneysthorpe</b>	<b>Re-cultivating 3 x Turtle Dove seed plots (2.25ha)</b>	-	<b>NE4.2, NE4.3</b>	<b>£1,150</b>	<b>£1,150</b>
Castle Howard Estate Ltd	Fryton/ Coneysthorpe	Turtle Dove seed plots – monitoring and advice	-	NE4.2, NE4.3	£385	£385
<b>(Volunteers)</b>	<b>AONB</b>	<b>New equipment, including COVID-19 PPE</b>	<b>Misc</b>	<b>IM1.3</b>	<b>£971</b>	<b>£971</b>

## AONB Enhancement - Historic Environment

APPLICANT	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME VALUE	JAC ASSISTANCE
(AONB Unit – P & A Gospel Landscapes)	City of Troy Maze, Dalby	Regular maintenance	Site 2.25	HE2.8	£300	£300
(AONB Unit – P & A Gospel Landscapes)	Mileposts	Regular maintenance	Site 2.63	HE2.8, RT4.5	£200	£200
Castle Howard Estate Ltd	Castle Howard	Reinstatement of 125m of parkland fencing	Zone 5 Landscape, Site 2.74	HE2.8	£25,000	£1,750
(AONB Unit – P & A Gospel Landscapes)	Maidensworth	Remove scrub from limekiln	Site 2.88	HE2.8	c.£75	c.£75
(AONB Unit – P & A Gospel Landscapes)	Cawton	Remove scrub from limekiln	Site 2.53	HE2.8	c.£150	c.£150
(AONB Unit – Cleveland Corrosion Control)	Gilling & Grimston	Restoration of 1 village name sign; recreation of 2 village name signs	-	HE2.8, LC1.4	£3,250	£3,250
(AONB Unit – Cleveland Corrosion Control)	Foston	Recreation of 1 village name sign	-	LC1.4	£1,000	£665
(AONB Unit – Cleveland Corrosion Control)	Gilling	Recreation of 2 village name signs	-	HE2.8, LC1.4	£3,300	£3,300
N Burrows	Coulton Mill	Repair of retaining walls, installation of French drain and repointing	Site 2.111	HE2.8	£11,643	£4,000

MONUMENT MANAGEMENT SCHEME						
<u>Historic England funded</u>						

<b><u>AONB funded</u></b>						
(AONB Unit – 4Nature)	Hovingham	Re-seeding part of 1 Scheduled Monument	Site 2.36	HE2.4	£295	£295
(AONB Unit – Mark Aconley)	Hovingham, Coneysthorpe	Spraying bramble on 4 Scheduled Monuments	Sites 2.36, 2.37, 2.40	HE2.4	£225	£225
AONB Unit	Maidensworth, Brandsby, Fryton	Crushing bracken on 3 Scheduled Monuments	Sites 2.3, 2.4, 2.39	HE2.4	-	-
(AONB Unit – TCV)	Oulston	Crushing bracken on 1 Scheduled Monument	Site 2.12	HE2.4	£800	£800
(AONB Unit – Mark Aconley)	Hovingham, Fryton, Coneysthorpe, Castle Howard, Stearsby	Spraying bramble on 10 Scheduled Monuments and bracken on 3 Scheduled Monuments	Sites 2.24, 2.36, 2.37, 2.39, 2.40, 2.69,	HE2.4	£860	£860
(AONB Unit – P & A Gospel Landscapes)	Hovingham	Re-treating stump regrowth on 1 Scheduled Monument; bramble removal by hand	Site 2.36	HE2.4	c.£75	c.£75
(AONB Unit – Mark Aconley)	Hovingham	Removing fallen tree from 1 Scheduled Monument; moving brash from 1 Scheduled Monument; bramble removal by hand	Sites 2.36, 2.37	HE2.4	£660	£660

### **AONB Enhancement – Sustainable Development & Rural Economy**

<b>APPLICANT</b>	<b>LOCATION</b>	<b>PROJECT</b>	<b>LOCAL PRIORITY</b>	<b>OBJECTIVE</b>	<b>SCHEME VALUE</b>	<b>JAC ASSISTANCE</b>
Rural Action Yorkshire	AONB	Sustainable Rural Communities project, working with communities on community planning	-	LC1.3, LC1.4	£18,788	£5,000

Scarborough BC	AONB, NYMNP, Vale of Pickering, Scarborough Borough	'Sit back and enjoy the ride' leaflet (walking routes accessed by bus)	-	RAT5.1	£6,135	£500
Castle Howard Estate Ltd	Castle Howard Estate	Natural Capital baseline evidence	-	NCES1.1	£17,625	£2,000
Castle Howard Estate Ltd	Coneysthorpe	New birdsmouth fencing to protect village green	-	HE2.8, LC1.5	£4,500	£1,000
H Mahoney	Welburn	Temporary Covid-19 outdoor arts exhibition	-	LC1.5	£1,602	£200
NYCC	Crayke	Surface improvements to Love Lane and PROW circular route	-	LC2.1, RAT3.3	£4,355	£1,428
Autism Plus	Gilling	Installation of 2 composting toilets	-	RAT2.2	£7,047	£2,547
Community First Yorkshire	AONB-wide	Community Connectors scheme	-	LC1.3	£1,500	£750
Hovingham Playground	Hovingham	Essential maintenance to enable facility to stay open	-	LC1.5	£4,085	£750
<b><u>Recreation</u></b>						
(AONB Unit – P Gospel)	Gateway signs	Strimming	-	AP1.1	£650	£650
(AONB Unit/NYCC Countryside Access Service)	AONB	PRoW Improvement Project – 29 replacement roadside fingerposts (Installation)	-	RAT3.1	£1,595	£0
(AONB Unit/NYCC Countryside Access Service)	Hovingham	PRoW Improvement Project – replacing 1 stile with a kissing gate; improving 2 kissing gates	-	RAT3.1	£1,500	£1,500
(AONB Unit – P & A Gospel Landscapes)	Stonegrave	Repairs to steps into churchyard	-	RAT3.1	£100	£100
(AONB Unit/NYCC Countryside Access Service)	Oulston/Crayke	PRoW Improvement Project – replacing 3 stiles with kissing gates	-	RAT3.1	£750	£300

(AONB Unit/NYCC Countryside Access Service)	Newburgh	PRoW Improvement Project – reinstating line of path to enable installation of kissing gate	-	RAT3.1	£100	£100
<b><u>Promotion/Rural Economy</u></b>						
(Scarborough BC)	AONB/National Park	Contribution to Outdoors Guide reprint	-	AP2.1, RAT2.1	£5,000	£1,000
<b><u>Volunteering</u></b>						
(AONB Volunteers)	Misc	Volunteer input – shows, Junior Ranger Club, etc	Various	Various	£0	-
(Yorkshire Wildlife Trust Tomorrow's Natural Leaders)	Misc	Junior Ranger Club	-	AP2.3	£0	-

### **Young People's activities**

APPLICANT	LOCATION	PROJECT	LOCAL PRIORITY	OBJECTIVE	SCHEME VALUE	JAC ASSISTANCE
(AONB Unit)	Arboretum,	Junior Ranger Club x 2	-	AP2.3	£0	£0

## **AONB CONSULTATIONS (SPECIFIC DEVELOPMENT PROPOSALS) 2020/2021**

1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021

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	Bulmer	Planning Application (Erection of extension and triple garage - revised)	(Previously)	None	Granted
Ryedale District Council	Crambeck	Planning Application (Erection of replacement extension)	No	None	-
Ryedale District Council	Hildenley	Agricultural Prior Notification (Erection of roof over muck store)	No	Roof sheets to be dark grey	Granted (Revised)
Forestry Commission	Newburgh	Woodland management proposals (4.29ha: 0.8ha conifer to mixed; 0.65 BL to NBL)	Yes	Include Open Ground on substitute re-stock site	-
Ryedale District Council	Low Hutton	Planning Application (Raising of roof height to create work room above garage)	Yes	Concern at visual impact on streetscene; delete big dormer and cupola	Refused
Ryedale District Council	Nunnington	Planning Application (Erection of extension)	No	Concern at porch extension	Refused



CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	DECISION
Hambleton District Council	Yearsley	Planning application (Conversion of stableblock to annex)	Yes	Condition restricting separate sale	Granted (Condition attached)
Ryedale District Council	Low Hutton	Planning Application (Erection of replacement extensions)	Yes	Object (Height of proposed extension, extensive first floor glazing)	Withdrawn
Ryedale District Council	Firby	Planning Application (Erection of glasshouse)	No	None	-
Hambleton District Council	Yearsley	Planning application (Conversion of barns to holiday cottages - revised)	No	None	-
Ryedale District Council	Scackleton	Planning Application (Erection of garage with annexe - revised)	(Previously)	None	Granted
Ryedale District Council	Ampleforth	Planning application (Erection of agricultural storage building - revised)	(Previously)	Significant concerns (raised ground levels; correction of factual errors; colour of roof sheets; lighting)	Granted (Conditions x 2 attached)
Hambleton District Council	Crayke	Planning application (Demolition of garages and erection of dwelling)	No	None	-
Hambleton District Council	Brandsby	Agricultural Prior Notification (Erection of roof over straw store)	No	None	-
Hambleton District Council	Husthwaite	Planning Application (Erection of orangery and boot room)	No	None	-
Ryedale District Council	Malton	Planning Application (Erection of industrial unit)	No	None	-
Hambleton District Council	Skewsby	Planning Application (Erection of log store – revised design)	No	None	-
Hambleton District Council	Oulston	Planning Application (Change of use of agricultural buildings to dog boarding kennels)	No	None	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	DECISION
Ryedale District Council	Ampleforth	Planning Application (Erection of extension and garage)	Yes	Render colour and external lighting to be covered by Condition	Granted (Conditions attached)
Ryedale District Council	Cawton	Planning Application (Conversion of garage/store to residential annexe)	No	Condition restricting separate sale	Granted (Condition attached)
Hambleton District Council	Crayke	Planning Application (Siting of mobile home for two years)	No	Object	Refused
Ryedale District Council	Swinton	Planning Application (Reserved Matters – construction of an agricultural workers dwelling)	(Previously)	None	-
Ryedale District Council	Terrington	Planning Application (Erection of summerhouse)	No	None	-
Ryedale District Council	Swinton	Planning Application (Erection of two storey extension and double garage)	No	None	-
Ryedale District Council	Howsham	Planning Application (Erection of care annexe - revised)	No	None	-
Hambleton District Council	Crayke	Agricultural Prior Notification (Erection of barn)	No	None	-
Ryedale District Council	Terrington	Planning Application (Conversion of outbuildings to holiday let)	No	None	-
Hambleton District Council	Brandsby	Discharge of Conditions (Rebuilding of drystone wall)	Yes	None	-
Woodland Trust	Brandsby	Consultation (2ha native broadleaves new planting)	No	Leave space around veteran and semi-mature oaks	Incorporated into CS agreement
Ryedale District Council	Castle Howard	Planning Application (Extension of water source heating system)	No	None	-
North York Moors National Park Authority	Oswaldkirk	Planning Application (Erection of extension and garden room; extension of terrace)	Yes	Concerns (decking area, extent of glass, raised steps, render colour, lighting)	Amended (See below)

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	DECISION
Hambleton District Council	Skewsby	Planning Application (Installation of solar PV array)	Yes	None	-
Ryedale District Council	Nunnington	Planning Application (Erection of extension - revised)	No	None	-
Ryedale District Council	High Stittenham	Planning Application (Relocation and re-design of proposed garage)	(Previously)	None	-
Ryedale District Council	Malton	Planning Application (Erection of building containing 4 start-up business units)	No	Colour of roof sheets	Granted (Proposal amended)
Ryedale District Council	Malton	Planning Application (Erection of building containing 3 start-up business units)	No	Colour of roof sheets	Granted (Proposal amended)
Hambleton District Council	Crayke	Agricultural Prior Notification (Erection of barn)	No	Concerns on siting	Withdrawn
Soil Association	Brandsby	Renewal of UKWAS Certification of woodlands	No	None	-
Ryedale District Council	Cawton	Planning Application (Change of use of paddock to domestic, erection of garage and construction of outdoor swimming pool)	Yes	None	-
Ryedale District Council	Low Hutton	Planning Application (Erection of extension and 4-bay garage)	No	None	-
Ryedale District Council	Terrington	Planning Application (Erection of extension)	No	None	-
Ryedale District Council	Ampleforth	Planning Application (Erection of dwelling and change of use of agricultural barn – Para 79 house)	Yes	Doesn't meet criteria of significantly enhancing vicinity	Granted
North York Moors National Park Authority	Oswaldkirk	Planning Application (Erection of extension and garden room; extension of terrace - revised)	(Previously)	None	Granted (Condition attached)
Ryedale District Council	Sheriff Hutton	Planning Application (Erection of 16 holiday lodges)	No	None	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	DECISION
Hambleton District Council	Crayke	Planning Application (Replacing boiler and oil tank with air source heat pump)	No	None	-
Hambleton District Council	Stearsby	Planning Application (Insertion of gateway in garden wall)	No	None	-
Ryedale District Council	Howsham	Planning Application (Erection of link extension and conversion of outbuildings)	No	None	-
Forestry Commission	Coneysthorpe	Woodland management proposals (0.05ha)	No	None	-
Ryedale District Council	Terrington	Planning Application (Erection of extensions and conversion of outbuildings)	No	Object (Front extension inappropriate)	Partially Granted (front extension Refused)
Ryedale District Council	Terrington	Planning Application (Erection of extension)	No	None	-
Ryedale District Council	Ampleforth	Planning application (Erection of replacement dwelling)	(Previously)	Type of stone to be used; protection of existing trees; external lighting	Granted (3 x Conditions attached)
Hambleton District Council	Skewsby	Planning Application (Erection of extension)	No	None	-
Ryedale District Council	Terrington	Planning Application (Erection of extension)	No	None	-
Ryedale District Council	East Ness	Agricultural Prior Notification (Erection of barn)	No	None	-
Ryedale District Council	Bulmer	Planning Application (Erection of extension)	No	None	-
Ryedale District Council	Welburn	Planning Application (Conversion of industrial buildings to 8 dwellings)	No	None	-
Ryedale District Council	Oswaldkirk	Planning Application (Erection of side porch)	No	None	-
Environment Agency	Gilling	Renewal of Abstraction Licence (Taking of water from the Holbeck and Gilling Fishponds for agricultural irrigation)	No	Alder carr needs to be protected from low water levels	Granted (Conditions attached)
Ryedale District Council	Low Hutton	Planning Application (Erection of extension and 4-bay garage - revised)	No	None	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	DECISION
Hambleton District Council	Oulston	Planning Application (Erection of 9 dwellings – revised)	(Previously)	Restoration of hardstanding to pasture and rigg-and-furrow	Pending
Hambleton District Council	Brandsby	Planning Application (Erection of garden shed)	No	None	-
Forestry Commission	Brandsby	Consultation (2ha native broadleaves new planting)	No	(Previously)	-
Hambleton District Council	Crayke	Planning Application (Erection of replacement lean-to extension and garage)	No	None	-
Ryedale District Council	Gilling	Planning Application (Extension to Golf Club car park)	Yes	Object – impact on Registered Park & Garden	Amended (See below)
Ryedale District Council	Appleton-le-Street	Agricultural Prior Notification (Erection of farm building)	No	None	-
Ryedale District Council	Oswaldkirk	Planning Application (Demolition of barn and erection of dwelling)	Yes	Object – increased height, non-vernacular design	Amended (See below)
Ryedale District Council	Swinton	Discharge of Conditions (Conversion of farm buildings to dwellings)	No	Concerns – level of façade lighting proposed; species mix of hedges	Granted (amended)
Hambleton District Council	Brandsby	Planning Application (Erection of new section of wall)	No	None	-
Ryedale District Council	Sproxton	Planning Application (Change of use of farm buildings to wedding venue)	Yes	Landscaping scheme needed for parking field	Amended (See below)
Ryedale District Council	Swinton	Planning Application (Erection of agricultural building)	No	Concerns – excessive size in relation to agricultural area	Approved (reduced height)
North York Moors National Park Authority	Ampleforth	Planning Application (Removal of 5 timber chalets and replacement with 10)	No	Lighting scheme to be strictly controlled	Granted (Conditions attached)

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	DECISION
Hambleton District Council	Brandsby	Planning Application (Erection of garden shed)	No	None	-
Ryedale District Council	Nunnington	Planning Application (Erection of three dwellings)	No	Tree protection measures; Materials	Pending
FWAG	Oswaldkirk	Woodland planting proposals	No	Minor, re species	-
Ryedale District Council	Stittenham	Planning Application (Change of use of holiday let to domestic)	No	None	-
Ryedale District Council	Bulmer	Planning Application (Installation of dormer)	No	None	-
Ryedale District Council	Terrington	Planning Application (Erection of extensions)	No	None	-
Ryedale District Council	Oswaldkirk	Planning Application (Demolition of barn and erection of dwelling - revised)	(Previously)	Object – increased height, non-vernacular design	Withdrawn
Ryedale District Council	High Hutton	Planning Application (Erection of extensions and dormer roof extension)	No	Object – over-development of site; inappropriate design	Amended (See below)
Ryedale District Council	Kirkham	Planning Application (Erection of glass roof and walls over pub terrace)	No	None	-
Forestry Commission	Howsham	Felling Licence (3.9ha Chalara-infected ash to native broadleaves)	No	None	-
Ryedale District Council	High Hutton	Planning Application (Erection of extensions and dormer roof extension - revised)	No	Significant concerns – ground floor extension	Amended (See below)
Ryedale District Council	Ampleforth	Planning Application (Erection of extensions)	No	None	-
Hambleton District Council	Crayke	Planning Application (Erection of extension)	No	None	-
Ryedale District Council	Hovingham	Agricultural Prior Notification (Erection of farm building)	No	Roof sheets to be dark grey	Prior Approval required
Ryedale District Council	Low Hutton	Planning Application (Raising of roof height)	No	Object – excessive height in relation to surrounding buildings	Amended (See below)
Ryedale District Council	Ampleforth	Planning Application (Erection of extension)	No	None	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	DECISION
Ryedale District Council	Bulmer	Agricultural Prior Notification (Erection of farm building)	No	Roof sheets to be dark grey	Prior Approval required
Ryedale District Council	Yorkshire Arboretum	Planning Application (Revised layout plans and landscaping)	No	None	-
FWAG	Oswaldkirk	Woodland Management Plan	No	Minor, re pond restoration	-
Ryedale District Council	High Hutton	Planning Application (Erection of extensions and dormer roof extension – revised + formation of parking area)	Yes	Significant concerns – ground floor extension; landscaping of parking area	Granted (Conditions attached)
Ryedale District Council	Gilling	Planning Application (Construction of 2 irrigation reservoirs)	No	None	-
Ryedale District Council	Bulmer	Planning Application (Variation of Approved plans)	No	None	-
Hambleton District Council	Brandsby	Planning Application (Erection of orangery)	No	None	-
Hambleton District Council	Brandsby	Planning Application (Erection of extensions)	Yes	Object – size, scale and design of side extension	Withdrawn (prior to submission of comments)
Dunnewoods	Brandsby	Woodland Management Plan – Peel Wood SINC	No	Minor, re species	-
Hambleton District Council	Stearsby	Planning Application (Conversion of barns to dwelling)	No	Roof sheets to be dark grey; flue to be black	Pending
Forestry Commission	Oswaldkirk	Woodland planting proposals	No	(Previously)	-
Ryedale District Council	Ampleforth	Planning Application (Erection of 3 camping pods)	No	Condition required re lighting	Pending
Ryedale District Council	Terrington	Planning Application (Erection of agricultural building)	No	None	-

CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	DECISION
Ryedale District Council	Oswalkdirk	Planning Application (Conversion of swimming pool to holiday let; erection of a garage)	No	None	-
Hambleton District Council	Crayke	Planning Application (Erection of extension)	No	None	-
Ryedale District Council	Gilling	Planning Application (Extension to Golf Club car park - revised)	(Previously)	New area to be 'Overflow Only'	Pending
Ryedale District Council	Malton	Planning Application (Erection of raw materials and finished products buildings)	Yes	Significant concerns – height of buildings	Pending
Ryedale District Council	Gilling	Planning Application (Erection of extensions)	No	None	-
Ryedale District Council	Swinton	Planning Application (Erection of replacement dwelling)	No	(Previously, at PREAPP)	-
Ryedale District Council	Terrington	Planning Application (Erection of dwelling)	No	None	-
Hambleton District Council	Skewsby	Planning Application (Erection of extension)	No	None	-
Ryedale District Council	Ampleforth	Agricultural Prior Notification (Construction of a pond)	No	None	-
Ryedale District Council	Wiganthorpe	Planning Application (Erection of extension)	No	None	-
Ryedale District Council	Hovingham	Planning Application (Erection replacement workshop and garage)	No	None	-
Ryedale District Council	Welburn	Planning Application (Erection of and raising of garage roof height)	Yes	None	-
Ryedale District Council	Hovingham	Planning Application (Erection of extensions to Lodges)	No	None	-
Ryedale District Council	Ampleforth	Planning Application (Erection of extension)	No	None	-
Ryedale District Council	Ampleforth	Planning Application (Erection of extension - revised)	No	None	-
Ryedale District Council	Sproxton	Planning Application (Change of use of farm buildings to wedding venue – additional information)	(Previously)	None	Pending
Hambleton District Council	Brandsby	Planning Application (Erection of extensions - revised)	(Previously)	None	-
Ryedale District Council	Oswaldkirk	Planning Application (Erection of extension)	No	None	-



CONSULTING ORGANISATION	LOCATION	PROJECT	SITE VISIT	COMMENTS	DECISION
Ryedale District Council	Oswaldkirk	Planning Application (Erection of replacement outbuilding)	No	None	-
Hambleton District Council	Crayke	Planning Application (Formation of parking area)	Yes	None	-
Hambleton District Council	Crayke	Planning Application (Erection of extension)	Yes	None	-
Hambleton District Council	Crayke	Planning Application (Erection of agricultural building)	No	None	-
Hambleton District Council	Crayke	Planning Application (Erection of extension)	Yes	None	-
Ryedale District Council	Swinton	Planning Application (Conversion of 8 grain silos to dwelling)	(Previously, at PREAPP)	Minor	-
Ryedale District Council	Terrington	Planning Application (Sale of building as separate dwelling)	No	Local Needs Occupancy Condition to be imposed	Pending
Ryedale District Council	Scackleton	Agricultural Prior Notification (Erection of farm building)	No	None	-
Ryedale District Council	Low Hutton	Planning Application (Raising of roof height - revised)	No	None	-
Ryedale District Council	Welburn	Planning Application (Erection of greenhouse)	No	None	-
Ryedale District Council	Hildenley	Agricultural Prior Notification (Erection of farm building)	No	?	?
North York Moors National Park Authority	Oswaldkirk	Planning Application (Formation of roof terrace)	Yes	None	-
Ryedale District Council	Gilling	Planning Application (Erection of potato store)	No	Minor	-
Ryedale District Council	Hovingham	Planning Application (Alterations to garage)	No	None	-
Ryedale District Council	Terrington	Planning Application (Erection of manager's dwelling)	No	None?	-

## AONB CONSULTATIONS & NOTIFICATIONS (STRATEGIES, ETC) 2020/2021

1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021

ORGANISATION	AREA	DOCUMENT	COMMENTS	OUTCOME
Defra	England	Environmental Land Management Policy Discussion document	Hedge restoration to be included in Tier 1	Included
Defra	England	England Tree Strategy	Funding for lower density woodland within other habitat/land management types	Wood pasture option included in CS
MHCLG	England	Planning for the Future	Three Zone system too simplistic; Calculation of housing targets; public engagement compromised	Three Zone system dropped

## Paul Jackson

---

**From:** dm@ryedale.gov.uk  
**Sent:** 13 October 2020 11:27  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 20/00688/FUL

Mr Paul Jackson,

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

Comments were submitted at 11:26 AM on 13 Oct 2020 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

**Reference:** 20/00688/FUL  
**Address:** St Gregorys Barn Main Street Oswaldkirk Helmsley YO62 5XT  
**Proposal:** Erection of 1no. four bedroom dwelling following demolition of existing barn with associated parking and landscaping  
**Case Officer:** Alan Goforth  
[Click for further information](#)

### Comments Details

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

- 1) The currently Approved application for the conversion of the barn utilises the existing single storey vernacular building; this revised application involves the removal of that building and it's replacement with a considerably taller two storey structure.
- 2) The proposed design uses an 'Identikit' package of barn-type features, in a random pattern that has no local historical context but which is presented as 'vernacular'. The local vernacular for outbuildings on the southern side of the Main Street in Oswaldkirk is stone-built and generally single storey, as can be seen from a number of other examples visible from the public highway.
- 3) I therefore OBJECT to these proposals, which represent an unsympathetic over-development of the site using non-vernacular fenestration and materials, and which would have a detrimental visual impact on the Oswaldkirk Conservation area and Howardian Hills AONB.

Paul Jackson



This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.com)

## Paul Jackson

---

**From:** dm@ryedale.gov.uk  
**Sent:** 12 November 2020 15:26  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 20/00688/FUL

Mr Paul Jackson,

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

Comments were submitted at 3:25 PM on 12 Nov 2020 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

**Reference:** 20/00688/FUL

**Address:** St Gregorys Barn Main Street Oswaldkirk Helmsley YO62 5XT

**Proposal:** Erection of 1no. three bedroom dwelling following demolition of existing barn with associated parking and landscaping

**Case Officer:** Alan Goforth

[Click for further information](#)

### Comments Details

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

1) Whilst the Structural Survey confirms that the existing building has defects and will require major dismantling and re-building to meet modern Building Regulations standards, this is hardly a surprise. It is clearly evident to anyone with even a modicum of building knowledge that significant work will be necessary to convert the building into a habitable dwelling.

2) Whilst the Structural Survey provides evidence of the condition of the building, and points to demolition and re-building as the most cost effective option, it does not provide any justification for the rebuilding as a significantly taller structure, with a random mix of 'barn-type' features. I would contend that the Structural Survey equally supports the correct approach of rebuilding the barn in it's exact current format, using reclaimed materials where feasible and matching new materials where necessary.

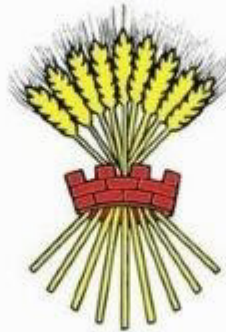
**Comments:** 3) I therefore wish to maintain my OBJECTION to the revised scheme on the grounds laid out in my previous response, namely adverse impact on the historic environment and visual amenity of the Oswaldkirk Conservation Area and Howardian Hills AONB.  
4) During my previous site visit I noted that Application 19/00095/FUL, relating to the redevelopment of St Gregorys, has not been implemented in accordance with Approved Drawing 101/01 REV C and is therefore in contravention of that planning approval. The approved

drawing clearly shows 3 off-road parking spaces. None of these has been formed and brought into use, due to the significant and unauthorised extension of the decking area to the rear of the single storey cottage. The significantly extended decking area has an adverse visual impact on the Oswaldkirk Conservation Area, as does the on-street parking caused by the failure to form the parking areas in compliance with the Planning Approval issued. This issue should be the subject of Enforcement action to bring the development into line with the Approved plans.  
Paul Jackson



This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.com)

RYEDALE  
DISTRICT  
COUNCIL



Access your council services online, 24 hours a day, 7 days a week at [www.ryedale.gov.uk](http://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 GCs 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 October 2020 11:52  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 20/00821/COND

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 11:51 AM on 13 Oct 2020 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

**Reference:** 20/00821/COND  
**Address:** Home Farm Braygate Street Swinton Malton YO17 6QT  
**Proposal:** Discharge of Conditions 07, 08, 09, 11 and 18 of approval 19/01550/MFUL dated 09.10.2019  
**Case Officer:** Alan Goforth  
[Click for further information](#)

### Comments Details

**Comments:** I have the following comments to make in relation to the details submitted for the discharge of the relevant Conditions:

- 1) In relation to Condition 9, I would prefer the hawthorn hedging to be more mixed in character, with additional hazel and field maple to reflect the local vernacular. As the hedges in many instances form the boundaries of the domestic curtilages, I wouldn't recommend blackthorn due to its suckering nature.
- 2) In relation to Condition 11, I have significant concerns as to the level of general facade lighting proposed. In my view the number of wall lights is excessive, as are the soffit downlighters. Home Farm is situated in an open country location and the proposed lighting scheme will in effect floodlight the facades of all the buildings. This would create an unacceptable pool of light pollution in this location. Lighting should be restricted to over doorways and to light access routes, rather than 'floodlighting' the whole complex as currently proposed.  
Paul Jackson



This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.com)

## Paul Jackson

---

**From:** dm@ryedale.gov.uk  
**Sent:** 26 October 2020 16:19  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 20/00695/FUL

Mr Paul Jackson,

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

Comments were submitted at 4:19 PM on 26 Oct 2020 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

**Reference:** 20/00695/FUL

**Address:** Sproxton Hall Farm Main Street Sproxton Helmsley YO62 5EQ

**Proposal:** Change of use and alteration of farm buildings to form a mixed use events and venue barn ( wedding ceremonies and reception and small conferences etc..) with associated facilities, landscaping and parking

**Case Officer:** Alan Goforth

[Click for further information](#)

### Comments Details

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

1) The alterations appear to be respecting and conserving the character of the Listed Buildings, and the LPA's Building Conservation Officer will be able to provide further assessment as to any impact on the designated heritage assets of both the farm buildings and Sproxton Hall itself.

**Comments:** 2) Accommodating the number of cars likely to be visiting such a venue is always a challenge. In terms of the visual impact of a significant number of parked cars on the AONB landscape, from both close-range views from the Public Right of Way and also longer range views, I would have preferred the car parking area to be on the north side of the proposed wedding venue. I accept however that this venture is proposed to run alongside the main farming enterprise and therefore keeping the two operations separate is important. I note that a geogrid ground reinforcement system is proposed for the parking area, which in my view will be essential for at least the main access routes within the parking area. The system chosen should be one that maximises the area sown with grass and minimises the visual impact of the reinforcement grid. The immediate visual impact of the parking area could also be mitigated via a landscaping scheme involving full restoration of the drystone wall along the side of the track, together with supplementary

planting of oak trees on both the eastern field boundary and within the field to the east. These measures would reinforce landscape character and improve the setting of the Hall and farm buildings and could be implemented via a Condition.

3) Although the location is separated from the main part of the village, noise is likely to travel readily in the quiet rural environment of Sproxton. An Approved application for a similar proposal at Howsham Hall contained detailed Conditions relating to noise levels, amplified music, cut-off hours and ancillary activities such as firework displays, etc. I would expect a similarly detailed set of Conditions to be developed should this application be Approved.

4) A significant number of respondents have commented on the unsuitability of the public highway access road and the traffic issues that this proposal might create. Given the situation of Sproxton and its facilities in relation to off-road parking and access to the Public Rights of Way network, I don't feel that the proposal would cause a significant adverse impact for visiting recreational users. For path users from the village itself, the impact is likely to be periodic (coinciding with access and egress 'tides') but nonetheless significant, whilst the length of path affected is relatively short (although again the impact during 'tidal' periods would be high). The impact of increased traffic flows on the public highway network will be a matter for North Yorkshire County Council to assess, and the LPA should assess this factor in relation to its policies on residential amenity.

5) I note that minimal lighting is proposed but would still wish to see a Condition imposed on any Approval, preventing the installation of any external lighting (particularly in the car parking area) without a further planning application being submitted.

Paul Jackson



This email has been checked for viruses by AVG antivirus software.

[www.avg.com](http://www.avg.com)



## Paul Jackson

---

**To:** dm@ryedale.gov.uk  
**Subject:** 20/00695/FUL: Change of use and alteration of farm buildings to form a mixed use events and venue barn: Sproxton Hall

I've been reviewing my list of pending Planning Application decisions and, on checking the latest documentation relating to this proposal, have noted that the car parking area now appears to be located one field to the east of where I understood it to have been proposed originally.

In some senses this may draw it further back from the Public Right of Way, towards the mature trees as a backdrop, and increase the opportunity for landscaping.

My revised comments in relation to the parking area would therefore be:

1. All existing trees to be protected from damage during both construction and operational phases.
2. A scheme of landscaping for the two fields to the south side of the development (i.e. the proposed parking area and the paddock to the immediate west) to be required via Condition.
3. Any scheme of external lighting, on either the buildings and/or the parking area, to be subject to a separate application, secured via Condition.

Paul Jackson  
Howardian Hills AONB Manager  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP  
Office: 01609 536778  
Mob: 07715 009426



## Paul Jackson

---

**From:** dm@ryedale.gov.uk  
**Sent:** 27 October 2020 11:16  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 20/00858/FUL

Mr Paul Jackson,

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

Comments were submitted at 11:16 AM on 27 Oct 2020 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

**Reference:** 20/00858/FUL  
**Address:** Trigger Castle Braygate Street Swinton Malton YO17 6QT  
**Proposal:** Erection of an agricultural building for the storage of agricultural produce and machinery in relation to the 8.9ha (22acres) of agricultural land  
**Case Officer:** Alan Goforth

[Click for further information](#)

### Comments Details

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

- 1) No objection to the principle of erecting a storage building for crops and machinery.
- 2) The colours of the wall and roof materials are acceptable and conform to the AONB New Farm Building & Infrastructure Design Guide principles.
- 3) I do however feel that the size of the building is excessive in relation to the area of agricultural land that it serves. A reduction in width would lead to a reduction in height, whilst a shorter building would be more proportionate to the existing buildings on the site and the area of agricultural land served. Assuming that the principal crop from the land will be grass haylage and the building would be used for storing bales, I feel that it has been designed for over-capacity rather than for a more normal year and that a smaller building, with associated outdoor storage used in bumper crop years, would be more acceptable in the AONB landscape.

Paul Jackson



This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.com)

## Paul Jackson

---

**From:** dm@ryedale.gov.uk  
**Sent:** 16 November 2020 16:08  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 20/01059/FUL

Mr Paul Jackson,

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

Comments were submitted at 4:07 PM on 16 Nov 2020 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

**Reference:** 20/01059/FUL

**Address:** Stone Trough Inn Badger Bank Road Westow Malton  
YO60 7JS

**Proposal:** The erection of a canopy on the south side of the Inn with a retractable roof and glazed side panels that open

**Case Officer:** Ellie Thompson

[Click for further information](#)

### Comments Details

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

- 1) The proposed canopy is on the front elevation of the building and is also south-facing, making it more visible from the public road and potentially increasing reflections on sunny days. The site is not significantly overlooked however, even in longer distance views, and when the weather is good it would be expected that the canopy will be retracted, thereby minimising reflections.
- 2) There is also the potential for an increase in light pollution during the winter, but given that the terrace is still effectively 'outside' I would not necessarily expect significant use during winter evenings. The LPA may however wish to control this by way of a Condition.
- 3) Maintaining the viability of vulnerable village services is also an Objective of the AONB Management Plan and therefore on balance I have no objection to the proposal.

Paul Jackson



This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.com)



## Paul Jackson

---

**From:** dm@ryedale.gov.uk  
**Sent:** 17 November 2020 17:49  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 20/00967/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 5:49 PM on 17 Nov 2020 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

**Reference:** 20/00967/HOUSE  
**Address:** 5 Wold View Village Street High Hutton Malton YO60 7HL  
**Proposal:** Erection of part two storey/part single storey rear and side flat roofed extensions and formation of a flat roofed rear dormer at attic floor level to allow conversion to a bedroom  
**Case Officer:** Ellie Thompson  
[Click for further information](#)

### Comments Details

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

- 1) Numbers 1-4 Wold View had two-storey extensions added in probably the 1970s, so it would be reasonable to allow a modest extension to Number 5 as it didn't benefit from these retro-fits.
- 2) Wold View is however visually prominent in the landscape, mainly in views from the lower ground to the north, including the public road from Low Hutton to the A64.
- 3) The proposed extensions are I feel a significant over-development of the site and should be much reduced in extent.
- 4) I would have no objection to the principle of a two-storey rear extension much as proposed, incorporating a modest single storey extension to the side elevation. The proposed single storey extension is however excessive in size and sits poorly with the proposed two storey extension to the rear.
- 5) The proposed roof dormer is of an incongruous and unsympathetic design and would be significantly visually intrusive in the AONB landscape. I therefore Object to this element of the scheme.
- 6) Although it will be for the Local Highway Authority to advise on this matter, I believe that the increase from 3 bedrooms to 4 bedrooms will require the formation of a third parking space. The property has two spaces available but no scope to be able to create a third one; this would lead to additional on-street parking in a

location where the roads are narrow and on-street provision is already limited.

Paul Jackson



This email has been checked for viruses by AVG antivirus software.

[www.avg.com](http://www.avg.com)



RYEDALE  
DISTRICT  
COUNCIL

The logo for Ryedale District Council features the name in a blue, sans-serif font. To the right of the text is a heraldic crest depicting a red castle tower with a crenellated top, from which several golden wheat stalks with green heads emerge.

Access your council services online, 24 hours a day, 7 days a week at [www.ryedale.gov.uk](http://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:** 11 December 2020 17:22  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 20/00967/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 5:22 PM on 11 Dec 2020 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

**Reference:** 20/00967/HOUSE  
**Address:** 5 Wold View Village Street High Hutton Malton YO60 7HL  
**Proposal:** Erection of part two storey/part single storey rear and side extension.  
**Case Officer:** Ellie Thompson  
[Click for further information](#)

### Comments Details

I have the following comments to make on the revised proposals:

1) The proposed rear two storey extension, with a hipped roof, is a significant improvement on the previous layout of flat roofs and a dormer.

2) Although the shape of the ground floor extension on the western elevation has been changed, it's impact is in fact more significant when viewed from the north due to the fact that the wall façade now extends further into the garden than in the original design. When combined with the parapet wall feature, this creates a ground floor extension which is significant in terms of both extent and height.

3) In my view the extent and height of the proposed ground floor extension have not been reduced sufficiently to mitigate the adverse visual impact on the AONB landscape that would be presented by this proposal. Although an improvement, the revised design does not in my view adequately address points 3 and 4 of my previous response and I therefore continue to have Significant Concerns about the visual impact of the proposal.

Paul Jackson



This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.com)

## Paul Jackson

---

**From:** Paul Jackson  
**Sent:** 11 January 2021 15:23  
**To:** 'dm@ryedale.gov.uk'  
**Subject:** Planning Application 20/00967/HOUSE: 5 Wold View, High Hutton

I had the opportunity to visit the site today and have the following further comments to make in relation to the parking area:

- No objection to the principle of forming a parking area on the area of land proposed.
- I noted however that the ground preparations indicate that the finished ground level will be higher than the level of the current sub-base surfacing, meaning that vehicles will be more visible than the one I observed today. I therefore feel that some landscape mitigation would be appropriate, for example requiring the boundary hedges to be increased in height and the planting of a new native hawthorn hedge along the fenceline between the application site and the neighbouring the allotment area.
- The use of the site must be confined to residential only, with no storage of items used in connection with the applicant's commercial activities.
- My comments in relation to the proposed extensions remain as submitted in my responses dated 17<sup>th</sup> November and 11<sup>th</sup> December 2020.

Paul Jackson  
Howardian Hills AONB Manager  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP  
Office: 01609 536778  
Mob: 07715 009426



OFFICIAL

## Paul Jackson

---

**From:** dm@ryedale.gov.uk  
**Sent:** 17 December 2020 12:56  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 20/01196/AGNOT

Mr Paul Jackson,

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

Comments were submitted at 12:56 PM on 17 Dec 2020 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

**Reference:** 20/01196/AGNOT  
**Address:** Home Farm Brookside Hovingham North Yorkshire YO62 4LG  
**Proposal:** Erection of general purpose agricultural building for the storage of farm produce, machinery and equipment  
**Case Officer:** Ellie Thompson

[Click for further information](#)

### Comments Details

I have the following comments to make on this proposal:

- 1) The proposed building is set within an established farm yard area, adjacent to structures of a similar size and design.
- 2) The yard area has some screening from the nearby Public Footpaths to the north, which include the route of the Centenary Way long-distance path.
- 3) Notwithstanding the existing screening, the roof sheets should be a dark grey colour, approximating to RAL 7016 Anthracite Grey.

Paul Jackson



This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.com)



## Paul Jackson

---

**From:** dm@ryedale.gov.uk  
**Sent:** 21 December 2020 16:36  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 20/01226/AGNOT

Mr Paul Jackson,

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

Comments were submitted at 4:35 PM on 21 Dec 2020 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

**Reference:** 20/01226/AGNOT  
**Address:** Brandrith Farm Ganthorpe Malton YO60 7ET  
**Proposal:** Erection of agricultural building for the housing of livestock  
**Case Officer:** Ellie Thompson

[Click for further information](#)

### Comments Details

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

- Comments:**
- 1) The new building will be located adjacent to a similar building put up several years ago. As there is a noticeable degree of separation between that building and the older parts of the farmstead, locating the new building at the southern side should help to better assimilate these newer buildings into the steading as a whole.
  - 2) The roof sheets should however be of a dark grey colour, approximating to RAL 7016 Anthracite Grey, to minimise the visual impact of the new roof, in particular when viewed from the south.
- Paul Jackson



This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.com)

## Paul Jackson

---

**From:** dm@ryedale.gov.uk  
**Sent:** 22 December 2020 11:45  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 20/01138/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 11:45 AM on 22 Dec 2020 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

**Reference:** 20/01138/HOUSE  
**Address:** Holly Cottage The Green Low Hutton Malton YO60 7HF  
**Proposal:** Works to dwelling to include raising of eaves and ridge height to increase first and second floor accommodation  
**Case Officer:** Ellie Thompson

[Click for further information](#)

### Comments Details

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

1) The two rows of vernacular cottages in this part of Low Hutton, comprising Club Cottages and Carr Cottages, are a distinctive feature of the village and should be considered as non-designated heritage assets.

2) Holly Cottage has been the subject of a number of alterations over the years, with the historic photos supplied indicating that its alignment was once at 90 degrees to Carr Cottages. It appears that when it was extended to the south the orientation of the roof was changed and the roof ridge height lowered slightly. It's unlikely that much vernacular material or character remains in Holly Cottage itself, but nonetheless it's location within the setting of the non-designated heritage asset of Carr Cottages needs to be taken into consideration.

**Comments:**

3) As such I don't have any objection to the principle of raising the height of the ridge line, but I do have significant concerns in relation to the proposed new ridge height and the proposed fenestration.

4) In my view an upstand of 2m above the ridge line of Carr Cottages is unacceptably excessive. It creates a poorly proportioned eastern elevation, with small windows set within a large expanse of masonry. The high gable end, particularly when combined with the gable-end glazing, would have a significant adverse visual impact on Carr Cottages.

5) Allied to the excessive roof height, the inclusion of significant areas of gable-end glazing is unacceptable in terms of adverse visual impact and light pollution. The

glazing proposed for the northern elevation should be removed, and the glazing in the southern elevation significantly reduced in scale.

6) I therefore OBJECT to the proposals in their current form but would be prepared to consider a more sympathetic scheme if this was put forward.

Paul Jackson



This email has been checked for viruses by AVG antivirus software.

[www.avg.com](http://www.avg.com)

RYEDALE  
DISTRICT  
COUNCIL



Access your council services online, 24 hours a day, 7 days a week at [www.ryedale.gov.uk](http://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:** 21 January 2021 10:16  
**To:** 'planning@hambleton.gov.uk'  
**Subject:** RE: Consultation 20/02729/FUL

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

1. No objection to the principle of the conversion of the farm buildings to a dwelling. The LPA should assess the sustainability of the location against their Local Plan policies.
2. The proposed dwelling utilises existing buildings and is well screened, particularly from the west by a belt of mature trees.
3. Whilst having some reservations about the apex glazing, I note that this is north-facing and fronting the master bedroom. It should not therefore cause significant sunlight reflections, nor significant light pollution as would be the case if it fronted a main living space.
4. As the main proportion of the roof is agricultural profiled sheeting, this should be in a dark grey colour (approximating to Anthracite Grey RAL 7016) as would be expected for a new agricultural building in the AONB.
5. The log burner flue should have a black anodised finish, rather than stainless steel.

Paul Jackson  
Howardian Hills AONB Manager  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP  
Office: 01609 536778  
Mob: 07715 009426

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

From: planning@hambleton.gov.uk <planning@hambleton.gov.uk>  
Sent: 17 December 2020 12:18  
To: info@howardianhills.org.uk  
Subject: Consultation 20/02729/FUL

See attached document.

OFFICIAL

## Paul Jackson

---

**From:** dm@ryedale.gov.uk  
**Sent:** 28 January 2021 13:24  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 20/01214/FUL

Mr Paul Jackson,

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

Comments were submitted at 1:23 PM on 28 Jan 2021 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

**Reference:** 20/01214/FUL  
**Address:** Ashberry Grange Lowlands Farm Ampleforth YO62 4DE  
**Proposal:** Change of use of agricultural land to allow the siting of 3no. holiday letting camping pods with associated parking  
**Case Officer:** Niamh Bonner

[Click for further information](#)

### Comments Details

**Comments:** I have the following comments to make in relation to this proposal:  
1) There are few camping pods available to visitors to the AONB and this development would add an additional dimension to Ampleforth's tourism offer. Local amenities are good and are within easy walking or cycling distance.  
2) The site is well-screened from surrounding public viewpoints, whilst offering panoramic views to the south.  
3) In order to minimise the risk of light pollution, and given that full details of a possible lighting scheme aren't available at this point, I would wish to see a Condition imposed requiring any lighting scheme to have separate approval.

Paul Jackson



This email has been checked for viruses by AVG antivirus software.

[www.avg.com](http://www.avg.com)

## Paul Jackson

---

**From:** Paul Jackson  
**Sent:** 02 February 2021 14:11  
**To:** 'Niamh Bonner'  
**Subject:** RE: Land off Pottergate, Gilling East. 20-00829-FUL

Hi Niamh

Many thanks for re-consulting me on this case.

I have the following comments to make:

1. In my response of 3<sup>rd</sup> December I laid out a number of points that I would wish to see addressed if my objection was to be withdrawn. In my view all of the points I made have been addressed, and adherence to the proposed specification could be secured as suggested, by way of Condition(s) should Consent be granted.
2. I accept that a thin layer of stone over the soil infill of the cellular system will prevent material being taken out onto the road on vehicle tyres but this should be kept to a minimum, for both visual and tree health purposes. Experience last autumn shows that significant leaf-fall from deciduous trees will help to assimilate the new surface into the landscape of the Registered Park and Garden.
3. The suggestions from the Yorkshire Gardens Trust in relation to shrub species are useful. A proportion of holly would provide evergreen cover, and experience from adjacent areas of the Gilling Castle Park shows that holly is widespread and grows well in this locality.
4. Whilst the details of landscaping address my points of objection, my concern at the principle of extending out from the current club house/car park area, which doesn't intrude as significantly into the views of and into the park, still remains. Should the application be approved I would therefore wish to see this area of new parking designated as 'Overflow Only', to be used only when the main parking area was full (e.g. when larger events were being held). This would ensure a sequential use of the parking space available at the Golf Club, thereby reducing the number of occasions when vehicles might be using the new parking area and thus reducing the visual intrusion of parked cars. Such a requirement could again be secured by way of Condition.

Paul Jackson  
Howardian Hills AONB Manager  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP  
Office: 01609 536778  
Mob: 07715 009426



OFFICIAL - SENSITIVE

---

**From:** Niamh Bonner <niamh.bonner@ryedale.gov.uk>  
**Sent:** 02 February 2021 11:48  
**To:** Paul Jackson <Paul.Jackson@northyorks.gov.uk>  
**Subject:** FW: Land off Pottergate, Gilling East. 20-00829-FUL

Hi Paul,

## Paul Jackson

---

**From:** dm@ryedale.gov.uk  
**Sent:** 03 February 2021 16:33  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 20/01235/MFUL

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 4:32 PM on 03 Feb 2021 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

**Reference:** 20/01235/MFUL  
**Address:** Pro-Pak Food Ltd Seven Street Malton YO17 6YA  
**Proposal:** Erection of raw materials and finished goods cold stores including product development offices and associated car parking, service yard and landscaping  
**Case Officer:** Alan Goforth  
[Click for further information](#)

### Comments Details

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

1) Although outside the boundary of the AONB, the Malton Road Industrial Estate is visually prominent in the setting of the AONB and therefore potential impact on the nationally protected landscape needs to be considered. This relates to both views out from the AONB but also those into the AONB, in this instance most significantly from the York-Scarborough railway line.

2) The Malton Road Industrial Estate has developed over a number of years and in a variety of phases and hence different styles. Following the first phase near to the sewage works, comprising rows of small 'starter' units typical of the era, the site has expanded with larger 'warehouse' type buildings and car showrooms.

**Comments:** 3) Given that development probably started before the designation of the Howardian Hills AONB in 1987, and the variety of styles/sizes of buildings described above, visual coherence across the whole estate has not been strong. Different styles of buildings, with different colour schemes, have presented little visual unity. The main unifying element however has been the height of the units, which in general terms has meant that the estate sits relatively low in the landscape.

4) The recent development of the Malton Enterprise Park at Cherry Farm Close presented an opportunity to implement a coherent design and colour palette on the western part of the industrial estate. This is carried across a wide range of building styles, which can therefore cater for a variety of businesses. The design and colour palette

has been followed as the MEP develops, so that the western part of the industrial estate is of a more sympathetic appearance.

5) I consider that the LVIA has omitted to assess the impact from two important viewpoints, namely the A64 at Golden Hill and the York-Scarborough railway line. From the top of Golden Hill, the Malton Road Industrial Estate aligns exactly with the A64, drawing road users' attention immediately to the collection of pale-coloured but uniform roofs. Although these Receptors would be classed in the Medium category of sensitivity, the road alignment elevates their importance in this particular instance. The railway line is a particularly important public viewpoint of the AONB, providing views of some of its most secluded areas not accessible even by Public Footpath. On the approach/departure from Malton station the Malton Road Industrial Estate is visually detached from the town of Malton, making it the first part of the town that west-bound rail travellers see. This visual detachment, combined with the rising ground of the AONB behind, indicate that visual impact from this direction should be assessed.

6) In conclusion, I have significant concerns that the size and scale of the two proposed warehouses. They will be at odds with the current uniformity of roof heights across the western part of the industrial estate, presenting dominant features which would create a discordant visual impact within the setting of the AONB.

Paul Jackson



This email has been checked for viruses by AVG antivirus software.

[www.avg.com](http://www.avg.com)

**RYEDALE  
DISTRICT  
COUNCIL**





## Paul Jackson

---

**From:** dm@ryedale.gov.uk  
**Sent:** 04 February 2021 09:45  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 20/01261/FUL

Mr Paul Jackson,

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

Comments were submitted at 9:44 AM on 04 Feb 2021 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

**Reference:** 20/01261/FUL

**Address:** Trigger Castle Braygate Street Swinton Malton North  
Yorkshire YO17 6QT

**Proposal:** Erection of replacement dwelling with attached residential accommodation for short term use by visitors and workers and meeting/training rooms following demolition of existing dwelling and attached outbuildings with associated parking and landscaping

**Case Officer:** Alan Goforth

[Click for further information](#)

### Comments Details

**Comments:** I have the following comments to make in relation to this proposal:  
1) The points that I made in my PREAPP response have been taken on board, with changed fenestration on the two most publicly visible elevations (east and north). I feel that this design maintains existing vernacular features and the contrast between the residential and 'commercial' sections of the building.  
2) As other parts of this development site have been completed to a high standard, I anticipate that the new dwelling and training/accommodation building will be delivered in the same vein, ensuring the future of this unusual building within the AONB landscape.  
Paul Jackson



This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.com)

## Paul Jackson

---

**From:** dm@ryedale.gov.uk  
**Sent:** 24 March 2021 17:04  
**To:** Paul Jackson  
**Subject:** Consultee Comments for Planning Application 21/00231/FUL

## Consultee comments

Dear 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 24/03/2021 5:03 PM from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

### Application Summary

Reference: 21/00231/FUL

Address: Home Farm Braygate Street Swinton Malton YO17 6QT

Proposal: Change of use and conversion of 8no. grain silos to form 1no. two bedroom detached dwelling to include the erection of a single storey extension between silos as link structure and change of use of land within red line to form domestic boundary with associated parking and landscaping

Case Officer: Alan Goforth

[Click for further information](#)

### Comments Details

Comments: I have the following comments to make on this proposal:  
1) Minor suggestions made in my PREAPP comments have been taken on board in places, in relation to glazed links between the bins, and the additional landscaping will help to integrate the existing substantial screening.  
2) The retention and re-use of original material can sometimes be difficult, as it wasn't designed for a more substantial purpose or for dismantling and re-use. Should some of the site-original material not be re-useable then comparable materials should be sourced from salvage to ensure that the design ethos of the conversion is maintained.  
Paul Jackson

Kind regards



This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.com)