

Paul Jackson

From: Paul Jackson
Sent: 07 April 2017 15:45
To: 'planning@hambleton.gov.uk'
Cc: Caroline Strudwick (Caroline.Strudwick@hambleton.gov.uk)
Subject: 16/02607/FUL: Demolition of existing dwelling, etc, Redwood, Brandsby

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

1. The change in design of the south elevation, with the reduction to single storey, deletion of the glass wall elevation and use of natural/local vernacular materials is noted and welcomed. In my view this is likely to make the scheme significantly less intrusive.
2. The deletion of the earth embankment from the scheme is noted. Whilst this would potentially have been a good on-site use for the material excavated from the house platform, thereby saving on transport movements, it was intended to screen a house design that has now been changed. The single storey elevation with natural materials provides a less significant façade and therefore the purpose of the earth embankment no longer really exists.
3. It will be important to Condition appropriate stone and wall finishes to ensure that the building blends with its locality. The vernacular cottages and houses in Brandsby are built from a distinctive iron-stained sandstone that occurs along the southern fringe of the AONB. I haven't seen any new dwellings or extensions that use this stone however and I assume that maybe there isn't another source of it anywhere in the country (unlike with limestones). Careful thought will need to be given to sourcing a stone that is both locally appropriate (as best it can be) but which can also be sawn cleanly enough to complement the modern design of the building.
4. Larch seems to be a popular modern choice for timber-clad sections. It has good weather resistance and soon weathers to a grey finish. A number of large modern accommodation buildings in the AONB use it as a facing material.
5. The colour of the render will also be important. I don't feel that a bright white finish will be appropriate, but a more muted buff colour would harmonise with the stone facing and timber cladding.

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Paul Jackson

From: Paul Jackson
Sent: 07 April 2017 13:22
To: 'dm@ryedale.gov.uk'
Subject: 17/00244/HOUSE: Erection of detached double garage with loft storage, etc; 3 The Barns, Gilling

I have the following comments to make on these proposals:

1. No objection to the addition of the porch or conversion of the existing garage to additional domestic accommodation.
2. No objection to the principle of erecting a detached double garage in the position proposed.
3. No objection to the materials proposed for the garage.
4. I have significant concerns however in relation to the height (and consequently the design) of the building proposed. The main complex of The Barns lies at a lower level to the road and is well screened by existing mature vegetation. The application site on the other hand sits higher than The Barns complex and is less well screened. At present glimpses of Gilling village and church are available to motorists and cyclists on the B1363, over the access drive and the application site. I have concerns that the proposed building will appear more prominent due to the difference in ground levels of the site and the proposed design. The incorporation of a useable loft space has necessitated a much higher ridgeline than would normally be necessary for a double garage, whilst the consequent steep roof pitch is at odds with the much shallower pitch on the vernacular barns. If storage space is required in addition to the new double garage then I would prefer this to be at ground level rather than over the garage, which would then reduce the overall height of the building.

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Paul Jackson

From: Paul Jackson
Sent: 13 April 2017 17:08
To: 'dm@ryedale.gov.uk'
Cc: Joshua Murphy (joshua.murphy@ryedale.gov.uk)
Subject: 17/00244/HOUSE: Erection of detached double garage with loft storage, etc; 3 The Barns, Gilling East

I've had an opportunity to review this proposal and have the following updated comments to make in relation to the proposed detached double garage:

1. In my previous response I referred to views of Gilling Church and the village through the large gap in the roadside hedge, over the access road to the agricultural barn and The Barns residences. The view is in fact of Gilling Castle, elevated on the edge of the valley. Despite the adjacent agricultural building the angle of view to the Castle, combined with the large break in the roadside hedge, make this a viewpoint worthy of consideration in my opinion. There were originally views to the village and Church but these are now obscured by maturing landscaping.
2. The Barns themselves are now largely indiscernible in the landscape, being set down a considerable way from the level of the road and surrounded by mature garden landscaping. Views through the 'large gateway' are effectively views over open countryside, such is the degree of existing screening.
3. My concern relates to the height and roof pitch of the proposed garage (in relation to views across to Gilling Castle), in a location which could appear visually separated from its host building. Whilst accepting that there is a screen of established laurel bushes and birch trees that will hide part of the building, experience of new garage buildings leads me to be concerned that a considerable proportion of the proposed building will still be visible, and that it will appear as an isolated feature because The Barns complex as a whole is largely hidden. I feel that a conventional single storey garage would be more appropriate in this location and would be largely hidden by existing vegetation.

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Paul Jackson

From: dm@ryedale.gov.uk
Sent: 21 April 2017 17:58
To: Paul Jackson
Subject: Consultee Comments for Planning Application 17/00319/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 5:57 PM on 21 Apr 2017 from paul.jackson@northyorks.gov.uk.

Application Summary

Reference: 17/00319/FUL

Address: Terrington Hall School Church Lane Terrington
YO60 6PB

Proposal: Formation of an 80m x 40m all weather playing pitch on existing playing field, together with associated fencing, path, spectator area and landscaping

Case Officer: Joshua Murphy

[Click for further information](#)

Comments Details

Comments: I have the following comments to make on this proposal: 1) Views of the proposed pitch, and in particular the 3m high perimeter fencing, will be experienced in very short distance views by users of the two Public Footpaths that cross the playing fields, and in long distance views from the Public Rights of Way on the higher ground to the north east. An artificial pitch with perimeter fencing would be a relatively normal feature of school playing fields and I don't feel that users heading north from the village out into open countryside would have their experience significantly impacted by the proposed pitch and fencing. When viewed from the high ground to the north east the school playing fields appear almost as a series of 'pasture' fields, i.e. they blend relatively well with the adjacent open countryside. I have some concerns about the visual impact of the fencing in these long distance views, but hope that the effect will be mitigated by the dark green colour and backdropping. 2) Whilst the current proposal doesn't include any floodlighting, it's likely that this might be proposed at some point in the future in order to maximise the return on the investment. Although any future application for floodlighting would be judged on it's merits, the proposed location of the pitch separated from the village would I believe make this a difficult

location in which to support the provision of floodlighting. Light pollution effects in open countryside, together with the physical structures of the lighting columns, would I feel be unacceptable in this location. As indicated, this is not a material consideration for the current application, but I believe it's an important factor for the applicants to consider in relation to the siting of the pitch. With an investment of this scale, the location of the pitch needs to be one that could sustainably enable further development of the facilities in the future, if this should subsequently be desired. Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 03 May 2017 12:03
To: 'planning@hambleton.gov.uk'
Subject: 17/00644/LBC: Repairs to existing dwellinghouse, Mount House, Newburgh Priory

I have the following observations to make on these proposals:

1. Mount House is on the Hambleton Listed Buildings at Risk Register and as such is also included in the AONB Management Plan as a Historic Environment Priority Site.
2. I would support any works intended to make the building weathertight and more resilient, so that it can be conserved pending identification of a suitable alternative use at some point in the future.

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Paul Jackson

From: dm@ryedale.gov.uk
Sent: 01 June 2017 16:11
To: Paul Jackson
Subject: Consultee Comments for Planning Application 17/00459/HOUSE

Mr Paul Jackson,

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

Comments were submitted at 4:11 PM on 01 Jun 2017 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

Application Summary

Reference: 17/00459/HOUSE
Address: Cragside Crambeck Welburn Malton YO60 77ELEL
Proposal: Erection of detached single storey garage
Case Officer: Joshua Murphy
[Click for further information](#)

Comments Details

I have the following comments to make on this proposal:

- 1) No objections to the principle of erecting a garage at this property.
- 2) I do however have significant concerns about the proposed design and siting of the garage. The small group of cottages exhibits a strong vernacular character and I feel that the prominent siting of the proposed garage immediately adjacent to the road will have an adverse visual impact on the cottages and their setting.
- 3) Although this matter is within the remit of the Highway Authority rather than the AONB

Comments: Committee, the garage as proposed will exit immediately onto a single track road on a blind bend and hence may present road safety issues.
3) Accepting the principle of a garage, I feel that it should be set back from the road so as to be visually subservient to its host building.
4) Although the design and finish of the garage is not vernacular, I noticed that one of the other buildings in this small group has an extension of similar design and this is visually acceptable. If the garage were to be relocated further back on the plot however, the front roadside elevation should be in natural stone to match the cottages.
Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 09 June 2017 16:02
To: 'dm@ryedale.gov.uk'
Subject: 17/00527/HOUSE: Erection of extension to include ground floor garage, South Farm Cottage, Stonegrave

I have the following comments to make on this application:

- 1) No objection in principle to the erection of an extension to this semi-detached dwelling, as there is an existing off-set single-storey extension at the opposite end of the building.
- 2) I do however have strong concerns about the size/scale and what I feel is the non-vernacular and inappropriate design of the extension, and particularly the front elevation facing the B1257. The southern side of Stonegrave village street is composed almost entirely of traditional stone-and-pantile buildings, most of which are cottages of relatively modest proportions. Some of the cottages have extensions, most of which are in the accepted vernacular style of being symmetrical with the host building and subservient to it. It appears that many of the houses on this side of the street have their more substantial elevations to the south side, with in this instance what appears to be a partial catslide roof, with lower eaves and fewer windows on the north/road elevation.
- 3) In my view the proposed extension does not fit well with the design pattern of either original dwellings or previous extensions to dwellings in this part of Stonegrave:
 - It is 2-storey and of a significant size in relation to the host building.
 - It is asymmetrical in the opposite direction to the host building, leading to a confusion of eaves and ridge lines.
 - Whilst the off-set single-storey extension at the opposite end of the building relates well to the alignment and ridge height of the adjacent Old Forge, this proposed extension has no such tie-in to the surrounding buildings.
 - The fenestration on the front elevation doesn't relate well to that of the existing dwelling or other adjacent dwellings, particularly in relation to the separation distance between the window heads and the eaves.
 - The large double garage opening presents an incongruous and inappropriate feature facing the roadside, which is not found on any other dwellings in the vicinity.

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Paul Jackson

From: dm@ryedale.gov.uk
Sent: 16 June 2017 13:27
To: Paul Jackson
Subject: Consultee Comments for Planning Application 17/00451/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 1:26 PM on 16 Jun 2017 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

Application Summary

Reference: 17/00451/FUL
Address: Losky Farm Oswaldkirk Helmsley YO62 5YE
Proposal: Erection of an agricultural building for the housing of pigs following demolition of some existing agricultural buildings

Case Officer: Charlotte Cornforth

[Click for further information](#)

Comments Details

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

1) Losky Farm sits within the Deserted Medieval Village of East Newton and as such the surrounding fields contain the remains of house platforms and streets. The proposed building and earthworks should not disturb any archaeological remains and the LPA should seek advice from the County Archaeologist as regards any mitigation measures or working methodologies.

2) Whilst I would prefer to see as many original farmstead buildings retained as possible, the buildings proposed for demolition are largely unseen behind the main range of traditional

Comments: stone-and-pantile buildings and therefore don't contribute significantly to the landscape. I feel that the overall impression of the farmstead will still be one of traditional buildings.

3) The proposed wall colour of Olive Green is noted.

4) I would prefer the P6 roof sheets to be in the Gunmetal Grey rather than Natural Grey colour, so as to present a darker finish when viewed from the adjacent road and Public Bridleway.

5) The Design & Access Statement mentions that the pigs will be augur-fed from a silo. No feed silos are shown on the plans and I expect them to be of taller dimensions than the proposed building. Any silos should respect the roof height

of the nearby 2-storey traditional barn and also
be of a dark-coloured finish.
Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 20 June 2017 16:46
To: Charlotte Cornforth (charlotte.cornforth@ryedale.gov.uk)
Cc: Peter Rowe1
Subject: 17/00451/FUL: Erection of agricultural building to house pigs, Losky Farm
Attachments: Losky Farm DMV earthworks.pdf

Charlotte

Peter Rowe has rung me following my comment that the development should not cause any damage to the remaining earthworks at Losky Farm.

My concern initially was in connection with the banking that is shown around the northern and eastern sides of the proposed new building, as this will be outside the already-developed area of the farmyard and hence on relatively undisturbed agricultural land. My concern is that the works should not destroy any existing archaeological features or bury them so that their definition is lost.

In the course of our conversation we also realised that the excavation of the under-floor slurry tank will yield a large amount of soil and rock which will require disposal. There was a case a number of years ago where spoil from a development was used to 'level-out' a significant area of rigg-and-furrow to the extent that it's now disappeared. I've attached a map showing the extensive earthworks that were plotted as part of the National Mapping Programme aerial survey some years ago by English Heritage. These are particularly visible in the landscape in the field to the south of the farm, from both the public road in winter and all year round from the adjacent Public Bridleway.

If planning consent is issued then I would wish to see an appropriately worded Condition that prevented the disposal of any spoil on the surrounding pasture fields (with the exception of the proposed banking if that were proved not to cause any damage). East Newton DMV is the most publicly visible DMV in the AONB and its remaining earthworks must be protected should this development go ahead.

Paul

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Paul Jackson

From: dm@ryedale.gov.uk
Sent: 07 July 2017 13:28
To: Paul Jackson
Subject: Consultee Comments for Planning Application 17/00589/HOUSE

Mr Paul Jackson,

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

Comments were submitted at 1:27 PM on 07 Jul 2017 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

Application Summary

Reference: 17/00589/HOUSE

Address: Highwood House Moor Lane Grimston Gilling
East Helmsley YO62 4HR

Proposal: Erection of two storey building for leisure activities with attached single storey swimming pool building and linking extension to existing dwelling, raising of roof height of part of existing dwelling and garages to allow formation of a first floor to provide additional domestic accommodation and erection of attached garden pavilion

Case Officer: Joshua Murphy

[Click for further information](#)

Comments Details

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

- Comments:**
- 1) Due to the alignment of the dwelling in relation to roads and existing tall hedgerow and tree vegetation, the most visible aspects of the property are the eastern and north-eastern elevations.
 - 2) The dwelling has already been substantially extended from its original footprint, and a substantial amount of screening garden planting was removed at that time. The enlarged building has now settled into the landscape and hedges/trees planted at that time are now maturing.
 - 3) I don't feel that the proposed raising of the roof height of the garage block, or the smaller additional barn-type structure, will result in a significant increase in the visual impact of the site.
 - 4) I do however have some concerns about the sunken swimming pool extension, particularly in relation to the half-height of the glass walls that will be visible from Lousy Lane to the east and

north. The eastern elevation of the existing buildings is currently screened by a hedge that is visible above the boundary stone wall. It's unclear as to what is proposed for this hedge but it appears that it will be removed. Likewise, on the northern elevation there doesn't appear to be much screening planting that would disrupt views of the glass walls.

5) Should the proposals be approved I would wish to see additional planting of shrubs or hedges within the garden area (so that built development isn't starkly visible right to the curtilage boundary), as well as additional treeplanting to the east and north in the adjacent field.

Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 28 July 2017 12:50
To: 'planning@hambleton.gov.uk'
Subject: 17/01378/FUL: Two storey extension, etc, Cherry Trees, Yearsley

I have the following comments to make in relation to the proposed scheme:

1. An extant planning permission allows for the erection of extensions and alterations to the roofline of the building. In my comments on this scheme I raised concerns over the multiplicity of different roofslopes and roof lines on the street elevation presented by the small dormer window, porch roof and bay window.
2. I feel that this new set of plans provides a much simpler and less fussy design solution to the irregular roof and ridge lines of both the current building and the already-approved scheme. I would therefore support this revised design in preference to both the current building and its already-approved scheme.

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Paul Jackson

From: Paul Jackson
Sent: 17 August 2017 13:04
To: 'planning@hambleton.gov.uk'
Subject: 17/01632/FUL: Erection of two storey extension and detached outbuilding, High Lions Lodge, Yearsley

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

- 1) No objection to the two storey extension. Although of modern contemporary design and materials I don't feel that it would detract significantly from the host building. This is of relatively modern construction and is not present on the 1856 map, which indicates that it's unlikely to have any significant connection to the Registered Park & Garden of Newburgh Priory, the boundary of which runs along the western side of the curtilage.
- 2) The Proposed Plan however is somewhat difficult to decipher in relation to the proposed outbuilding. The eastern boundary of the current domestic curtilage is a wooden post-and-rail fence which runs straight and parallel with the eastern façade of the dwelling, to where it meets the existing access drive. A Public Footpath follows the field side of the wooden fence for the entire length of the eastern side of the domestic curtilage. It is unclear whether the proposal involves the Change of Use to Domestic of part of the adjacent agricultural field to the east, in the corner where the field shelter is located. Relating the proposed location of the outbuilding to the situation on the ground, it is apparent that the eastern end of the outbuilding may be very close to, or even on top of, the Public Footpath. The precise proposed layout of the garden, drive and outbuilding in the south eastern corner of the plan should be established accurately so as to avoid any future misunderstanding about what has been permitted.

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Paul Jackson

From: dm@ryedale.gov.uk
Sent: 17 August 2017 14:57
To: Paul Jackson
Subject: Consultee Comments for Planning Application 17/00770/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 2:57 PM on 17 Aug 2017 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

Application Summary

Reference: 17/00770/HOUSE

Address: Manor Cottage Main Street Stonegrave Helmsley
YO62 4LJ

Proposal: Widening of existing gated entrance by 500mm together with erection of front entrance porch, single storey extension to rear conservatory and first floor extension to form additional domestic accommodation.

Case Officer: Joshua Murphy

[Click for further information](#)

Comments Details

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

1) No objection to the widening of the entrance or the extension to the rear conservatory.

2) I do however have significant concerns about the first floor extension and how the proposed two storey structure would relate to the form of the street frontage of Stonegrave. The dwellings on the southern side of Stonegrave village show a very strong linear layout of almost entirely vernacular buildings. This includes semi-detached cottages, larger houses and the old forge. Modern extensions such as the existing single storey extension at this property relate well to the streetscene, mirroring as this one does the set-back and ridge height of the old forge. The proposed extension would present a gable-end to the road, as well as impinging significantly on the strong gable-end aspect of the existing dwelling. Variance from the existing form of the dwellings along the southern side of Stonegrave village led to the Withdrawal of a recent extension proposal for the other half of this semi-detached property. I feel that this proposal would create a discordant feature in the strong form of the road frontage, being of significant height and on an orientation

Comments:

that is at odds with the existing streetscene.
Paul Jackson

Paul Jackson

From: dm@ryedale.gov.uk
Sent: 08 September 2017 12:46
To: Paul Jackson
Subject: Consultee Comments for Planning Application 17/00945/FUL

Mr Paul Jackson,

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

Comments were submitted at 12:46 PM on 08 Sep 2017 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

Application Summary

Reference: 17/00945/FUL

Address: High Baxton Howe Fryton Lane Slingsby Malton
North Yorkshire YO62 4LS

Proposal: Change of use of agricultural land to form a
50m x 30m all weather equestrian riding arena
for private use

Case Officer: Niamh Bonner

[Click for further information](#)

Comments Details

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

- Comments:**
- 1) I would prefer the arena to be located closer to the existing range of buildings, so as to provide better visual cohesion and reduced visibility from the east, but clearly this is constrained by the existing installation of ground-source heating pipes.
 - 2) The ground rises to the north and west of the site and some cut-and-fill will be required in order to provide a level surface. This is referred to in the supporting documentation but no elevation drawings have been provided to indicate how deep a cut will be needed, particularly in the north western corner. This needs consideration, as the most open view of the site is in the middle distance from the Public Bridleway to the east of the site, from where any deep cut operation will be more visible.
 - 3) Notwithstanding the details submitted with the application, Conditions relating to personal use only of the arena and the prohibition of floodlighting without a further application should be attached to any consent.

Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 20 September 2017 14:55
To: 'planning@hambleton.gov.uk'
Subject: 17/01625/APN: Erection of building for housing cattle, Dalby

I have the following comments to make on this application:

1. The farm has been considering the erection of a building to house cattle over the winter for some years. An application on an alternative site near Dalby Hall was Refused some years ago and I advised that a site near the existing grain store would be preferable. I therefore have no objections to the proposed siting of the building.
2. The plans prepared by the construction company indicate that Natural Grey roof sheets will be used. These can appear very white for a number of years and so in order to blend in better with the landscape backdrop of the AONB the roof sheets should be of a colour approximating to BS4800 10A11 Charcoal Grey. The Application Form, completed by the applicant, indicates that Anthracite Grey roof sheets will be used. This inconsistency should be clarified before a Decision is made, to ensure that all parties know what any approved scheme consists of.
3. The new building will be seen from the public road on the higher ground near the City of Troy turf maze to the west – the maze is a very popular place with both residents and tourists alike. The building will be edge-on to this view, but in order to break-up the outline from this viewpoint a strip of medium-sized native species trees and shrubs should be planted along the western side.
4. I would also query whether this proposal can be decided under the Agricultural Prior Notification procedure. From GIS measurements it appears that the property known as The Cottage (to the east of the application site), and maybe also residential properties at the northern end of Skewsby village, are within 400m of the site.

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Paul Jackson

From: dm@ryedale.gov.uk
Sent: 22 September 2017 16:25
To: Paul Jackson
Subject: Consultee Comments for Planning Application 17/00931/HOUSE

Mr Paul Jackson,

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

Comments were submitted at 4:25 PM on 22 Sep 2017 from Mr Paul Jackson (paul.jackson@northyorks.gov.uk) on behalf of Paul Jackson AONB Manager.

Application Summary

Reference: 17/00931/HOUSE
Address: Lodge House Spring Hill Stonegrave Helmsley
YO62 4LL
Proposal: Erection of two storey extensions to east and west elevations.
Case Officer: Alan Hunter
[Click for further information](#)

Comments Details

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

- 1) No objection to the principle of extending the property and re-configuring the layout to accommodate home-care for the applicants' son.
- 2) No objection to the eastern extension as proposed, or a western extension.

3) I have significant concerns however about the size, scale and design of the proposed western extension, and particularly the southward projecting element. The height and size of the extension, combined with some incongruous design features such as the tall external chimney stack, will I believe have a significant visual

Comments: impact on the AONB landscape. One of the principal views of the extended dwelling will be from the B1257 to the west of the site, with new views created directly onto the site as motorists travel down the zone of visual influence. The new views will be created by the removal of the semi-mature sycamore tree, the significance of which hasn't I believe been recognised in the application documentation. The sycamore tree currently screens the whole dwelling from the west - its removal will open up significant views onto the site thereby making the size, scale and design of the western extension particularly important.
4) Given the new views of the dwelling that will be opened up, and the increased size of the

dwelling as viewed from the south, it will be important to select a colour of render that does not cause any extended dwelling to stand out unduly and cause a significant visual impact.
Paul Jackson

Paul Jackson

From: Paul Jackson
Sent: 22 September 2017 17:07
To: 'dm@ryedale.gov.uk'
Subject: 17/00980/73: Amendment of Local Needs Occupancy Condition, Terrington

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

1. Whilst it is important that Conditions attached to planning consents (and the planning policies that lead to their imposition) do not restrict a development to such an extent that it cannot actually be implemented, I feel that the proposal as currently worded is unacceptable. The Policy is designed to release housing development for local people on sites which may not ordinarily receive planning consent, and to restrict the speculative acquisition and development for market housing. The proposed de-restriction of the Condition is in my view an attempt to move away from truly Local Needs to a more speculative approach.
2. Although there is no differentiation between AONB villages and non-AONB villages in terms of Policies SP2 and SP21 of the Ryedale Local Plan Strategy, other policies in the Plan restrict development within the nationally designated area of the AONB. Relaxing the restriction to a County-wide level is not in line with the ethos or policies of restricting development within the AONB to truly local people. North Yorkshire is the largest County in England and potentially opening-up the occupation of this plot/dwelling to a purchaser from High Bentham on the far western boundary of North Yorkshire would make a mockery of the 'Local' element of the Occupancy Condition.
3. Comparison is drawn with the North York Moors National Park LNO Condition, which makes residents of the whole of the National Park area eligible, rather than the Parish where the development is located and its adjoining one/s. As the National Park Authority is a District-level authority, extending the Condition to the whole of North Yorkshire is not comparable and should not be permitted. The comparable level of de-restriction would be to a Ryedale District-area level and I would have no objection to that.
4. I also feel that the proposed timescale of de-restriction after only 12 weeks is unduly rapid. Six months should be the absolute minimum, although given that development opportunities within desirable villages such as Terrington will arise only very infrequently, I would prefer a period of 12 months before de-restriction [to Ryedale District level only].
5. I'm advised that a Section 106 Agreement between the LPA and the Applicant is potentially a means of both securing a mortgage against the property and also ensuring that the LNO Condition as currently worded is complied with, and this avenue should be explored before any de-restriction is permitted.

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Paul Jackson

From: Paul Jackson
Sent: 29 September 2017 13:20
To: 'dm@ryedale.gov.uk'
Subject: 17/00952/HOUSE: Erection of front porch, Chapel Street Nunnington

I have the following comments to make on this proposal:

1. No objection to the principle of attaching a porch to this property.
2. I do however have concerns about the dimensions of the design as proposed and the length to which the porch extends from the front elevation of the property. The supporting documentation draws attention to other porches on properties in the same row of cottages, but these are of considerably more proportional dimensions. The owners of a neighbouring property have provided a detailed analysis of the dimensions of the existing and proposed porches, and I also feel that the porch as proposed is disproportionately large. It will I believe present an incongruous feature when viewed from the public road at Low Street, particularly as from that viewpoint the vista is along the frontages of the cottages rather than face-on. The disparity in sizes of porches will therefore be exacerbated by the angle at which they are viewed, and I feel that the proposal as drafted would be to the detriment of the Nunnington Conservation Area.

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