

NYMNPA

29/03/2019

From: Paul Dean
Sent: 29 March 2019 12:50
To: Jill Bastow
Cc: Paul Elm
Subject: Response to Parish Council

Dear Jill

Planning application ref NYM/2018/0835/OU

A brief response to the Parish Council's submissions made in response to this application, dated 26 March 2019.

The Parish Council frames an objection to the application based upon "...concerns in regard to a farming/residential development being allowed on green belt land...".

The land is not designated as Green Belt. It is misleading for the Parish Council to apply that term.

Farming is part and parcel of the working landscape in the National Park. The farmstead is long-established and material submitted as part of the planning application evidences the agricultural necessity for a farm dwelling to meet the needs of the farming enterprise. This is not a proposal for general housing and the Parish Council should be aware that development necessary for agriculture is considered differently to mainstream development.

Concern is expressed about the condition of footpaths that traverse the farm. Fox Hound is a working livestock farm. Ground conditions in and around the farm reflect that primary function. This is not an issue that is either relevant or material to the National Park Authority's assessment of the acceptability of the proposed farmhouse development.

Submissions made by the Applicant at a recent Parish Council meeting are misrepresented. The Applicant attended to listen to discussions and, when invited to speak, he assisted the meeting to better understand the proposed development at Fox Hound Farm. At no time did the Applicant say or even infer that the grant of planning permission was a foregone conclusion. The Applicant knows full-well that decision is the National Park Authority's and will be based wholly on the planning merits of the proposal. The Applicant explained to those in attendance at the Parish Council meeting that the development had been put forward with the intention of demonstrating compliance with relevant policies in the National Park's adopted Core Strategy and Development Policies document. Appraisal of the application against those policies is a matter for the National Park authority, and the Applicant did no more than make it clear that he was aware of the relevant policy tests and had sought to address them in the planning application submission.

The Parish Council asks for more time to consider the relevant planning policies from the Core Strategy, but there has been more than ample time for that document to be consulted and to inform the Parish Council's responses to the application. It does not provide good reason to further delay a decision on this planning application. The Development Plan

policies are not a new consideration, or something introduced at the 11th hour by the Applicant. The planning application was registered as valid over 3 months ago in December 2018 and the Planning Officer's report for the 28 February 2019 planning committee that is published on the National Park's website for this application sets out very clearly the main planning policy considerations for all to see.

A good deal of time and effort has gone into evidencing the farming necessity for the development and the resulting compliance with Park planning policies, done in close cooperation with the Park's professional planning officers. The Applicant respectfully requests that the National Park Authority should now move on to make a decision on the application, without further delay.

Regards
Andrew Watt MRICS - Partner

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