

28th July 2020

Our Ref: 8004

Planning Department
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley, York
YO62 5BP

Dear Sirs,

RE- Erection of Agricultural Storage Building with Associated Hard Standing and Track at Longstones Farm, Sneatonthorpe, Whitby, YO22 5JG

REF- NYM/2018/0690/FL

NYMNPA

06/08/2020

The decision date for the above mentioned application was the 19th December 2018. Over the past 6 months the shed has now been completed in terms of its basic structure and cladding. Under conditions 5 and 6 details of additional landscaping measures were to be submitted. The general consensus when these conditions were set, was that once the building is in position it would be much more constructive to determine if any additional landscaping measures would be necessary.

Attached herewith is a completed application form for approval of details reserved by condition. This relates to condition number 5 which states the following.

5. Following the completion of works to the steel framework of the building hereby approved details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for screening of the development and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these together with new areas of planting and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Office- Mortar Pit Farm, Sneatonthorpe, Whitby, YO22 5JG

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The approach of allowing the building to be constructed to see how it sits in the landscape was certainly correct in this instance. The building, with its proximity to the traditional stone farm yard at Longstones has no significant adverse impact. With the back drop of the surrounding woodland, buildings and existing planting it does not look out of place.

It is proposed that no additional planting or screening is needed. Adding earth bunding or planting around the building will compromise and reduce the agricultural field having a negative impact on the farm business. With many schemes in the National Park I have seen first hand how trees near buildings present many serious issues as they grow and mature. Problems encountered include:-

- i) Subsidence/settlement of land and buildings
- ii) Overshadowing of crops.
- iii) Additional maintenance burden.

It will also sit out of place with the existing hedge lines and woodland edge. The green cladding material applied to the elevations sits comfortably against the existing back drop together with the green painted roller shutter door. Adding planting in the field around the building would appear incongruous. The shed is very honest in its appearance and does not stand out.

If you would like to discuss the proposals then please feel free to contact me at our office number or email

I trust you find the above and attached in order and look forward to your response.

Yours sincerely,

Louis Stainthorpe
Chartered Building Surveyor
BSc (Hons), MRICS, RICS Registered Valuer, MCABE
CC Mr and Mrs D Morley