
From:

Sent: 25 June 2021 07:56

To:

Cc:

Subject: RE: Dale Head Farm, Rosedale - NYM/2020/0218/FL

Dear Helen – very many thanks for your email.

I have discussed this with my client and please will you take this email as confirmation that the tea garden/tea room element is to be withdrawn from the current application allowing the shepherds hut to proceed to planning committee in July with an amended development description.

Should you require anything further from us at this stage please don't hesitate to get in touch.

Kind regards

Cheryl Ward

Cheryl Ward Planning

MSc MRTPI

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Cheryl **Ward**
Planning



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Dear Helen – very many thanks for your email.

Shepherds Hut

- If the LPA can consider the WC Facilities (including the septic tank) on the application please.

With regard to the shepherds hut the client has informed that the place being suggested by Officers in the adjacent field underneath the large trees is unlikely to be suitable for the following reasons:

- The Ash trees that have been suggested would provide useful screening have Ash dieback and their life span is likely to be limited. This means the screening will gradually lessen over time (this process is already evident in the attached pictures). The same cluster of trees includes Sycamores (also confirmed to be dying) will have to be taken down – this is confirmed by 3 no. tree/conservation experts (including Officers from the National Park).
- To site the shepherds hut within falling distance to any unpredictable limbs/branches that might fall from the trees would comprise a safeguarding issue. What if they were to fall on the shepherds hut – again see attached photos showing the process of Ash dieback.
- Regrettably, this site carries too many tree and biodiversity issues and presumably would

need a tree survey to be carried out.

Health and Safety

- The location suggested by Officers would involve taking guests through the farm yard where tractors and machinery are frequently on the move including bulk haulage wagons, they would need to pass livestock handling facilities to access the top side of the farm yard. The route would also take visitors past the sheep dipping pens which are highly dangerous.
- The hut, toilet and shower facilities are purposely sited close to the farmhouse and each other. Siting the hut 450 yards away under the trees poses a further Health and Safety issue for visitors needing to access these facilities, at all times, especially during the night – see map attached at **Appendix A**.
- The site suggested is close to the silage pit/bale storage – which can emit unpleasant smells.
- The site close to the trees is far more visible in wider landscape views and would introduce views from the west side railway trail which the applicant does not want.
- It is for these reasons together with the other sites that we have looked at (shown on earlier plans) that this site has also been eliminated i.e. predominantly on health and safety grounds of a working farm.

In summary, the applicant wishes to retain the hut where it is at present where its visual impact, is not seen to be problematic in the wider landscape. In addition, it is considered to be safe and close to existing buildings which assisting in shielding the hut. The applicant is prepared to carry out the following mitigating measures:

- There is an intention to paint the roof of the hut black to further lessen its impact – please can we make the suggestion that this can be conditioned?
- The applicant is prepared to paint the whole of the shepherds hut a dark colour if considered necessary by Officers/Members.

Up to date photographs attached are taken from wood path, the car park on approach to farm and from the approach road to the farm to illustrate:

- The planting of a hawthorn hedge which has taken place surrounding the shepherds hut (as suggested by the Director of Planning). Therefore in sequence is the shepherds hut, a close boarded fence to a height of 4ft painted dark brown and then hawthorn plants.
- Fruit trees have been introduced in the orchard to further aid the screening of the hut.

Finally, thank you for placing the third party responses, which are noted as being in existence dating back to April and May, on the Authority's website with a date of entry of 23 Jun 2021.

In our opinion, the shepherds hut is appropriately placed and that adequate screening is in place. The development is in alignment with **Policy UE5** of NYM Local Plan which requires the development to respect the sensitivity of the local landscape character type by existing topography (east), buildings (north) and well established vegetation (south and west) all of which are within the applicants control for long term maintenance. In this respect, if we can politely ask that consideration is given to the application being approved under delegated powers as we see no merit or benefit of taking the application before Members.

Kind regards

Cheryl Ward

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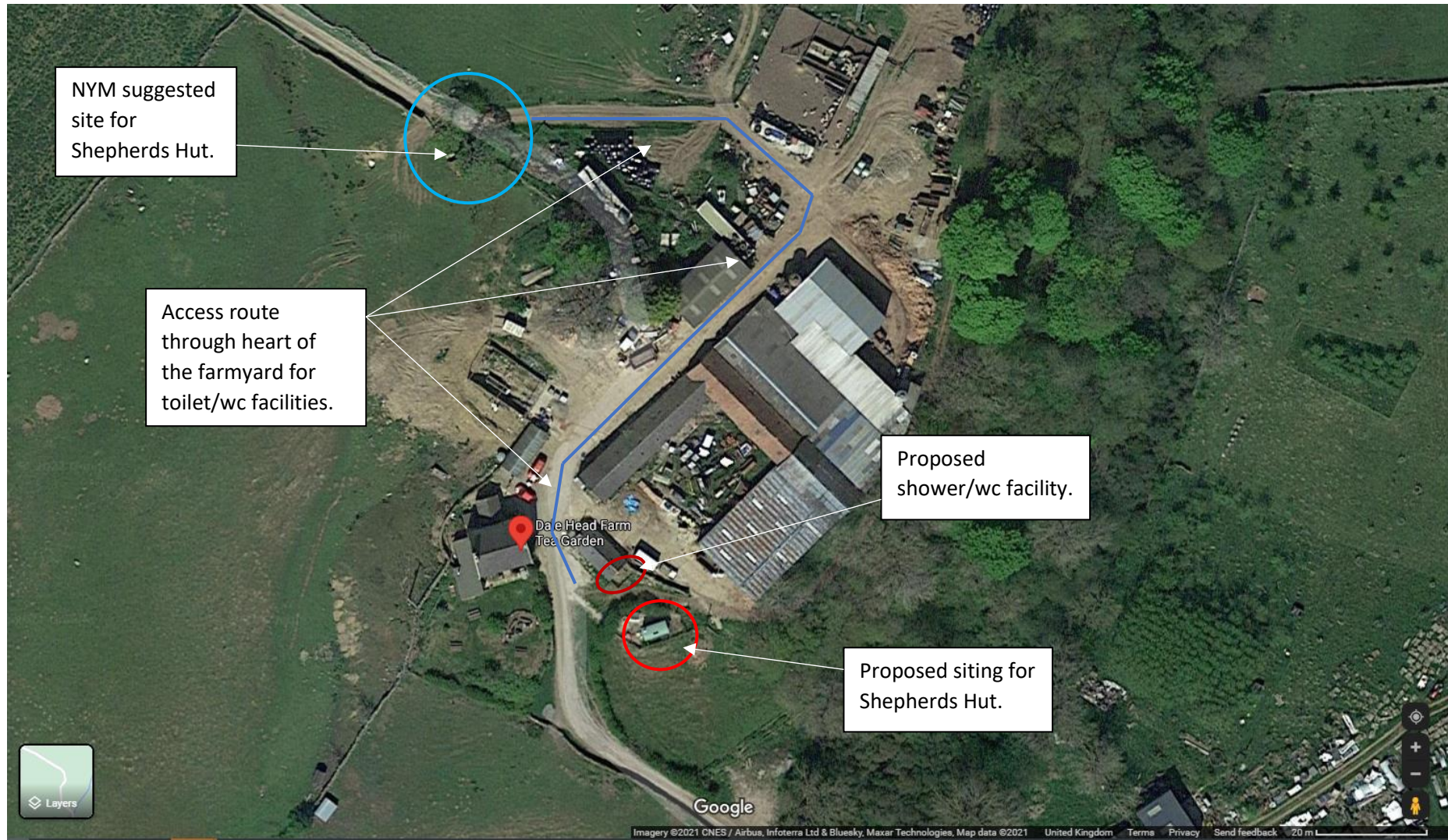
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Dale Head Farm, Rosedale – for illustrative purposes only.





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