

From:

To: [Planning](#)

Subject: Comments on NYM/2023/0393 - Case Officer Miss Megan O'Mara - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,

Date: 11 September 2023 14:55:55

Objection

Raven Hill Farm and barn adjoining, is a grade 2 listed farmstead circa early 19th Century, it is also on the very edge of the North Yorkshire Heritage Coastline. Therefore, this application has been assessed in accordance with Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Chapter 16 of the NPPF paragraphs 189, 194, 195, 200 and 202. As well as Policy ENV11 of the North York Moors National Park Authority Local Plan.

Raven Hill Farm stopped being a working farm circa 2004, when the last of the dairy herd were sold. Later that year the barns were converted into 5 holiday cottages. The application seeks the erection of 3 large log cabins to the south west of the farm buildings, part of the justification is the diversification of the farm and the screening providing by existing farm buildings (circa 1990). With the farm no longer in use as a working one, it is presumed only a matter of time before these modern agricultural buildings (which had a clear need and use on the farm) are removed and so the stone farm will be returned to its original setting and its setting enhanced across Dunsley Lane. This will however, be hampered by the 3 large log cabins outside of the farm yard, in front of the listed building. Historically, some of these surrounding late 20th century agricultural buildings were objected to, however, the overriding decision was that there was a clear need for them in keeping the farm in use, this outweighed the harm to the listed building.

The log cabins are 3 – 2 bedrooms and have a ‘permanent’ nature and design in the landscape, they are not usual for a farm setting. We would want to see something of a more temporary appearance instead of these large log cabins, for instance shepherds huts, which are more in keeping with a farmstead. The buildings should also not hinder any views of the listed buildings and so should be ‘grouped’ towards the bottom field (where the sapling trees are proposed).

At present the application will damage the setting of the listed building, by putting something of a non-agricultural nature and appearance close to the farm buildings. There is also a lack of justification for this type of design and position of the buildings and therefore it is objected to as less than substantial harm to the setting of the listed building. The applicants need to work with the character of the listed building and design a more sympathetic scheme which enhances the setting and vernacular features of the listed building, and not draw attention away from it.

ALR

Comments made by Building Conservation of The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment
Letter ID: 611391

From: Newholm cum Dunsley Parish Council Account
Sent: 04 September 2023 20:24
To: Planning
Subject: Re: NYM/2023/0393, Raven Hill Farm, Dunsley Lane, Dunsley,
Attachments: 0.jpg

Dear Team

Further to the planning application for Raven Hill Farm, I would like to confirm the Parish Council have no objections to this application.

Kind regards

Connie

Connie Wiggins
Parish Clerk
Newholm cum Dunsley Parish Council
c/o Moorgarth, The Mill Green Way, Goathland, Whitby YO22 5LZ

Website: <https://newholmcumdunsleyparishcouncil.wordpress.com/>

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From: Steve Reynolds >
Sent: 22 August 2023 11:41
To: Planning
Subject: Raven Hill Farm, Dunsley Lane, Dunsley - removal of agricultural building and siting of three holiday lodges etc. NYM/2023/0393

FAO Miss Megan O'Mara

Raven Hill Farm, Dunsley Lane, Dunsley - removal of agricultural building and siting of three holiday lodges etc. NYM/2023/0393

I refer to your e-mail of the 22nd August 2023 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing grounds.

Thanks

Steve

Steve Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
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