

North York Moors National Park Authority

District/Borough: Ryedale District
Parish: Allerston

Application No. NYM/2016/0050/FL

Proposal: construction of a drystone wall maze visitor attraction (part retrospective)
(resubmission following expiration of NYM/2008/0758/FL)

Location: forest block near Jingleby Tower
Dalby Forest

Decision Date: 04 April 2016

Consultations

Parish – No objections – an interesting addition to Dalby Forest and in keeping with developments in National Parks.

Highways – No objections

English Heritage – The proposal is unlikely to have to have a significant negative impact on the setting of the scheduled boundary ditch and bank.

Site Notice/Advertisement Expiry Date – 24 March 2016

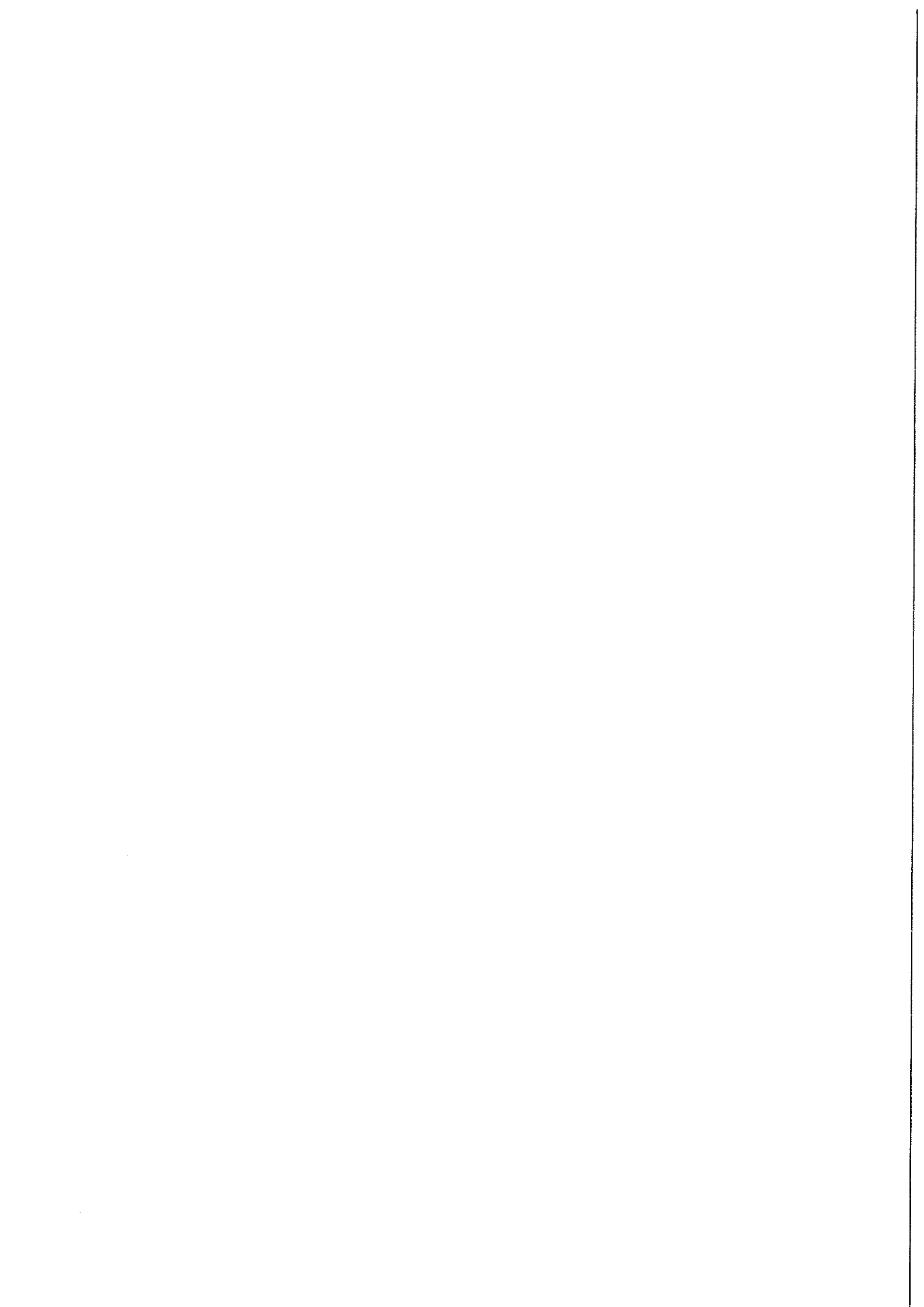
Director of Planning's Recommendation

Approval subject to the following condition(s):

| | | |
|----|--------|---|
| 1. | PLAN02 | Strict Accordance With the Plans/Specifications or Minor Variations The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority. |
| 2. | PLAN00 | Notwithstanding the submitted plans, no part of the maze hereby permitted shall be constructed within 30m of scheduled ancient monuments SM 35158. Details of the final siting of the maze shall be submitted to the Local Planning Authority for written approval within 3 months of the date of this permission. The siting shall only take place in the approved final position. |
| 3. | MATS00 | The maze shall be constructed of dry-stone wall construction to match that which occurs in the locality. |



4/4/16



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Reason for Condition(s)

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|-----------|--------|---|
| 1 & 2. | PLAN01 | For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park. |
| 3. | MATS02 | For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded. |

Background

Planning permission was granted in 2009 for the construction of a drystone wall maze visitor attraction to be located within Dalby Forest close to Jingleby Tower. The proposed maze was to be of a significant size and proposed to cover a ground area of 100m square. The maximum height of the maze walls would be 1.83m. The materials to be used were stone with some tree planting within the maze.

The site was cleared of trees for contructon, but this didn't constitute a "formal start" of development and the permission expired.

Consequently, this application seeks consent again for the same maze proposal that was approved in 2009.

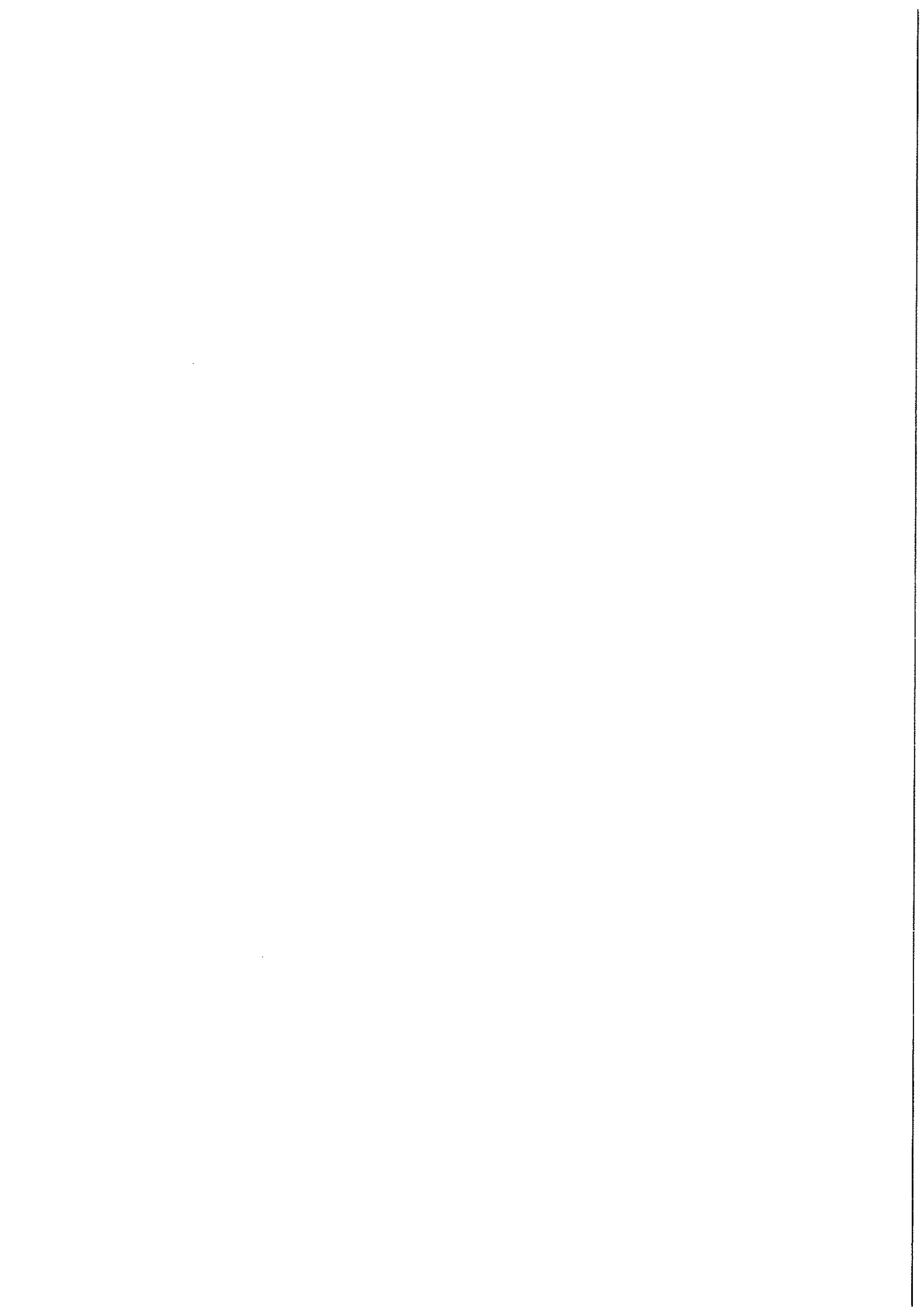
Main Issues

The relevant policy of the Local Development Framework is Development Policy 14. This policy is concerned with Tourism and recreation. Proposals for new tourism facilities will be supported where they are located so as to conserve and enhance the special qualities of the National Park.

With regard to this development, whilst the size is significant the location within the existing forest will screen the development. The proposed materials are sympathetic to the local area and will in time and given the proposed tree planting become part of the landscape. The maze itself is to constructed by various local drystone wallers which will link to the local skills in the National Park. Parking can be provided by the existing facilities and the maze will be accessed by the visitors already visiting the existing tourist facilities' at Dalby Forest.

Concern was raised by the Archaeologist regarding the proximity of the maze to a scheduled ancient monument but an amended plan has been submitted showing a 30m buffer zone to protect the archaeology.





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There have not been any material changes in circumstances since the last permission was granted and consequently, approval is again recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

Approval (No Amendments Required)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



