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21<sup>st</sup> April 2009

Mrs Ailsa Teasdale, Senior Area Planning Officer  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP



Dear Ailsa

**Construction of a Game Keeper's dwelling together with associated kennels, stables and machinery store at land east of Hillside Farm, Littlebeck**  
**Your Ref: NYM2009/0120/FL**

Thank you for your letter dated 2<sup>nd</sup> April 2009 and I apologise for the delay in coming back to you.

I note your description describes the proposals at "land east of Hillside Farm". I think this may indicate a slight misunderstanding in that the application is slightly south east of Hillside Farmhouse but is actually virtually in the centre of Hillside Farm. However, beyond identifying that this could be a possible cause of misunderstanding I don't propose you change the title of it unless you feel that it is appropriate.

**Footpath**

We have marked onto the enclosed plan the line that the public footpath takes. We have transposed this from the OL27 Explorer OS map and ground proofed this on site. This does not cross the subject area at all. Indeed, if the definitive line on a smaller scale map does show it cutting the corner at the northern extreme slightly then this is clearly not mirrored with what happens on the ground, and which I hope is borne out by the attached photographs. However, even if this were the case the footpath would merely be crossing across a concrete apron and this would not only be easier to use but would not be an obstruction.

**Machinery/Implement Store**

I can confirm that the proposal will not encroach at all onto the adjacent bank side. On the enclosed further plan at a scale of 1:1000 you can see the proposed building within its landscape setting more clearly. We have accurately surveyed the top and bottom of the wooded bank immediately to the west of the proposed machinery store and concrete apron and also the thick tall, mature hedge which effectively forms the eastern boundary of the site. The building stands adjacent to and just off the foot of the western wooded bank.

NYMNP

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I trust the enclosed block plan shows how the proposed building would relate to the existing surrounding screening in this location. I can confirm that all this existing screening, as identified on the block plan, would not be removed in order to implement the development of the proposed machinery store or concrete apron. Indeed this is the reason we have chosen this site.

We have also taken a series of photographs and tried to identify the height of the front of the building (5m) and the height of the rear of the monopitch building (3.5m) to show that from whichever angle you look at this building it is surrounded by existing established screening which is considerably higher than the building itself.

Bearing in mind this farm building is designed to store the machinery and implements necessary to farm Hillside Farm as well as the management of the adjacent Sleights Moor and as a farm management base for other land farmed in the area, we really do not think that we could manage with a smaller building. Indeed by modern farm standards it is small. The only elevation of the building which is going to be seen to any degree is the front or north elevation which will only be seen briefly as you walk along the footpath to the entrance to the site. I would point out that this is already significantly broken up by a large vehicle access door and a smaller pedestrian access door. The choice of the colour of the sheeting, grey, was as recommended by yourself in the pre-application consultation and we have obtained a sample of this to check. We felt that this was a good colour and would assist the building to blend into the surrounding screening.

I enclose a plan showing the registered land ownership of the land to either side of the access track where it meets the highway and indeed the rest of Hillside Farm.

As a result of the clarification of the existing screening on site, we have altered and reduced the extent of the proposed concrete apron.

I enclose 4 copies of the aforementioned block plan at 1:1000 showing this screening as well as the amended concrete apron area.

I would be very happy to discuss any of this with you further or indeed to help with any further clarification required.

Yours sincerely



George Winn-Darley



SCALE 1:1000

KEY



ESTABLISHED MATURE  
HEDGES, WOODLAND &  
OTHER TREE COVER

12

13

NAMNPA

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Issues

WOOD

Pond

HILLSIDE  
FARMHOUSE

Pond

AMENDED  
CONCRETE  
APRON

SITE OF  
PROPOSED KEEPER'S  
DWELLING

AREA OF ESTABLISHED  
WOODLAND

ESTABLISHED  
MATURE THICK  
HEDGE APPROX  
6M HIGH

Moorend Game  
Farm 7

14

Sinks

FOOTPATH

LINE MARKING  
TOP OF SLOPE

NOTE: HEIGHT FROM  
TOP TO BOTTOM OF  
WOODED BANK IS APPROX 3m.

LINE  
MARKING  
BASE OF  
SLOPE

ESTABLISHED MATURE  
HEDGE APPROX 6M HIGH

PROPOSED FARM  
IMPLEMENTATION  
STORE

# AMENDED

Notes