

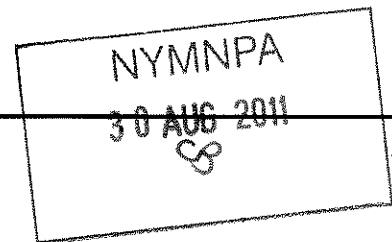


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Customer Services:

Mrs J Cavanagh
North York Moors National Park
Authority
Development Control Support
Officer
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your Ref: NYM/2011/0038/FL
Our Ref: APP/W9500/A/11/2152611/NWF
Date: 30 August 2011



Dear Mrs Cavanagh

Town and Country Planning Act 1990
Appeal by Mr Mark Hammond
Site at Eberston Common Farm, Langdale End, Scarborough, YO13 0LW

I enclose a copy of our Inspector's decision on the above appeal.

If you have queries or complaints about the decision or the way we handled the appeal, you should submit them using our "Feedback" webpage at www.planningportal.gov.uk/planning/appeals/planninginspectorate/feedback. This page also contains information on our complaints procedures and the right of challenge to the High Court, the only method by which the decision can be reconsidered.

If you do not have internet access, or would prefer hard copies of our information on the right to challenge and our complaints procedure, please contact our Quality Assurance Unit on 0117 372 8252 or in writing to the address above.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

Yours sincerely

Jackie Whitworth

Jackie Whitworth

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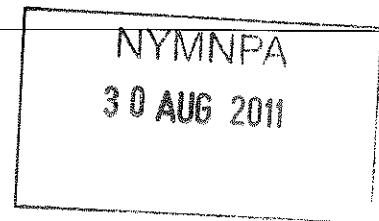
Appeal Decision

Site visit made on 22 August 2011

by **R M Barker BEng(Hons) CEng MICE FCIHT**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 30 August 2011



Appeal Ref: APP/W9500/A/11/2152611

Ebberston Common Farm, Langdale End, Scarborough, YO13 0LW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Mark Hammond against the decision of North York Moors National Park.
- The application Ref NYM/2011/0038/FL, dated 17 January 2011, was refused by notice dated 4 May 2011.
- The development proposed is described as *erection of two long [sic] cabins for holiday use as a farm diversification initiative.*

Decision

1. The appeal is dismissed.

Preliminary Matter

2. Whilst the proposed development is described in the application as *two long cabins* it is clear from other submissions and plans that it should be *two log cabins*. I have dealt with the appeal accordingly.

Main Issue

3. Whether or not the proposed development would conflict with policies that seek to conserve and enhance the landscape setting and to protect the National Park's special landscape qualities.

Reasons

4. The two proposed log cabins would sit in Ebberston Common Plantation somewhat remote from the cluster of farm buildings at Ebberston Common Farm. They would not appear to be linked to the cluster of farm buildings when viewed in the wider landscape.
5. The appeal site sits in an open landscape on the fringe of Dalby Forest to the west with vistas to north and south across relatively flat farmland. There is an element of woodland to the east of the farm; however this does not detract from the open character of the adjacent land. Whilst long distance views are dominated by principally coniferous forest, the medium and short distance panoramas are of open farmland and fields.
6. Ebberston Common Plantation is narrow and comprises sporadic coniferous trees which provide little cover. Many of the trees are in poor condition, several are dead and at ground level clear open views are readily available

through the woodland. It is reported that the appellant has planted an additional 600 trees to strengthen the woodland. However at present the Plantation provides little effective cover. The proposed cabins would sit as incongruous isolated elements readily visible from the surrounding countryside.

7. Given all the above characteristics I am not satisfied that the proposed log cabins could be accommodated within the wider landscape without harming the National Park's special qualities. The existing woodland and the proposed three elements of additional planting, which would not comprise mature trees, would not provide a setting that could achieve this policy aim. Therefore the proposed development would conflict with the National Park's Local Development Framework Development Policy 16(1). Furthermore in view of all the above I also conclude that the proposed development would not conserve or enhance the landscape setting and would therefore run contrary to Core Policy G. Consequently I dismiss the appeal.

R M Barker

INSPECTOR

