



The Planning
Inspectorate

Room 3/23
Temple Quay House
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www.planningportal.gov.uk/planninginspectorate

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

Your Ref: NYM/2014/0725/AGRP
Our Ref: APP/W9500/W/15/3129852

28 October 2015

28 OCT 2015

Dear Sir/Madam,

Town and Country Planning Act 1990

Appeal by L.E. & G. Hodgson

**Site Address: Land near Demesne Farm, Fylingthorpe, WHITBY, North
Yorkshire, YO22 4QF**

I enclose for your information a copy of the appellant's final comments on the above appeal(s). Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully,

Tom Watkins

Tom Watkins

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search

From: DAVID GREEN
Sent: 21 September 2015 14:06
To: Team P7
Cc:
Subject: Re: Planning Inspectorate APP/W9500/W/15/3129852: Land near Demesne Farm, YO22 4QF

Categories: Chris

Comments from the Appellants on LPA Statement received via Planning Inspectorate 08/09/15

These comments relate to the paragraph numbers of the statement by the North York Moors National Park Authority.

2.3 It is agreed that currently the site of the proposed building is bounded by existing woodland only on its northern side. It is intended, however, to provide tree planting on its southern side. The visual impact of the new building will be further reduced by it being set into the landform with its floor level at the lowest point of the footprint indicated on the submitted plan.

2.7 To continue to use the site of the proposed building as a livestock feeding and handling area is not acceptable as it poses a threat to river water quality. Natural England's advice under the Catchment Sensitive Farming Scheme is that such facilities must be covered so that rainfall does not lead to polluted surface water run-off.

5.1 The letter referred to states that "I have considered alternative solutions I am of the opinion that any form of built development in this location would be unacceptable in landscape terms". The appellants carefully assessed all potential sites on their land and there is no doubt that the site selected for the building is the best in terms of minimising visual impact. In his verbal discussions with National Park Planning Officers Mr Hodgson gained the impression that they shared this opinion. The only way to comply with the policy preference for new farm buildings to be grouped with existing clusters of buildings would be to position the proposed building at the extreme eastern end of the appellants' land adjacent to Fyling Park Farm. This option was ruled out because the elevated and exposed nature of the landscape made the site extremely prominent and the new building would have no functional relationship with, and indeed, would not be neighbourly to the occupiers of Fyling Park Farm.

David Green Agent for the Appellants

20 SEP 2015

The Planning Inspectorate (England)
Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN