



The Planning Inspectorate

Room 14/04
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-987 8927
Switchboard 0117-987 8000
Fax No 0117-987 8769
GTN 1374

24

The National Park Officer
North Yorkshire Moors
National Park Department
The Old Vicarage
Bondgate
Helmsley
York Y06 5BP

Your Ref:
NYM3/081/0038D/PA
Our Ref:
APP/W9500/A/97/278167

Date: 3 November 1997

Dear Sir

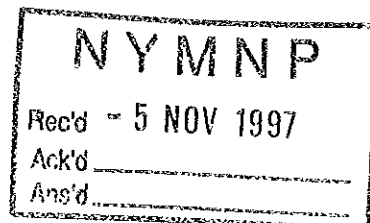
TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY MR AND MRS A CASS
SITE AT FOX AND RABBIT FARM, LOCKTON, PICKERING, NORTH
YORKSHIRE

I enclose a copy of our inspector's decision letter.

Yours faithfully

MRS C A LEE
Planning Appeals Administration
a

EEC 1





The Planning Inspectorate

TJ

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-987-8927
Switchboard 0117-987-8000
Fax No 0117-987-8769
GTN 1374-8927

Mr M Punchard
9 The Avenue
Norton
MALTON
YO17 9EF

Your Ref:
96 - 829
Our Ref:
T/APP/W9500/A/97/278167/P9

Date:

23 NOV 1997

NYMNP
Rec'd - 5 NOV 1997
Ack'd _____
Ans'd _____

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR AND MRS A CASS
APPLICATION NO: NYM3/081/0038D/PA**

1. I have been appointed by the Secretary of State for the Environment to determine your clients' appeal against the decision of the North York Moors National Park Committee to refuse planning permission for a caravan storage area within an existing farmyard at the Fox and Rabbit Farm, Lockton, Pickering. I have taken into account the written representations made by you, by the National Park Committee, and by an interested person, together with those made directly to the Committee and which have been forwarded to me. I inspected the site, and its surroundings, on 25 June 1997.
2. From my inspection of the site and its surroundings, and reading of the written representations, I consider that the main issue in this appeal is the effect of the proposed development on the natural beauty and rural character of the North York Moors National Park, having regard to local and national planning policies.
3. The development plan for the area is the North Yorkshire Structure Plan and the North York Moors Local Plan. Policy E1 of the Structure Plan gives priority to the conservation of the landscapes and general amenity of the National Park, and states a presumption against new development except where it can be shown to be necessary in that location. Policy G2 of the Local Plan seeks to ensure that development preserves and enhances the environment of the National Park, and Policy EM6 states that proposals for open storage will generally be opposed there. These policies are directly relevant to your clients' proposal and reflect the thrust of national advice in Planning Policy Guidance: The Countryside - Environmental Quality and Economic and Social Development (PPG7). Paragraph 4.2 of that Guidance makes clear that National Parks have the highest status of protection as far as landscape and scenic beauty are concerned. Where it appears that there is a conflict between the conservation and enhancement of the natural beauty of National Parks, and promotion of opportunities for public understanding and enjoyment of their special qualities, then greater weight shall be attached to the former.

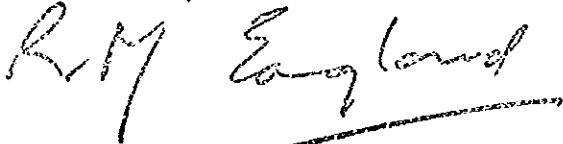
4. The appeal site is an existing hardstanding to the north of a large barn and within a farm curtilage. It is positioned some 20 metres to the west of a five-van Certificated Caravan Club Site which it is intended to serve. Caravans would be parked on the hardstanding when not required by their owners on the caravan site. A public footpath runs on the northern boundary of the appeal site. On my visit I noted that the site is well screened from the A169 Whitby Road and the road to Kingthorpe Common because of intervening hedges in the flat terrain. However, although it would be screened to some extent from the adjacent public footpath by an intervening hedge, the caravans would still be visible, at least in part, to users of the path and particularly during the winter months when the hedge would be leafless. In my view the stored vans would seriously harm the natural beauty and rural character of their surroundings.

5. In addition to this direct harm to the character of the landscape, the proposed storage would run directly counter to Policies G2 and EM6 of the Local Plan. Also, although it would undoubtedly be a convenience for regular users of the adjacent caravan site, this should not outweigh the priority which PPG7 says should be given to conservation of natural beauty; nor does it satisfy the test of necessity set out in Structure Plan Policy E1. Furthermore, to allow the appeal could encourage submission of further similar proposals in the National Park, which could cause cumulative harm to its sensitive landscapes and be progressively more difficult for the local planning authority to resist. This adds further weight to my conclusion on the main issue that the proposed development would have a serious detrimental effect on the natural beauty and rural character of the North York Moors National Park, having regard to local and national planning policies.

6. I have taken all other matters into consideration, including your arguments that the hedge could be supplemented by further planting, and that the hardstanding has been used in the past for agricultural storage. However, the former could not in itself make an inappropriate proposal acceptable, whilst I take the view that the storage of farm machinery and equipment could reasonably be expected on a site such as this in a rural area, and would be generally less intrusive than the appeal proposal. None of these other matters outweigh the considerations which have led to my conclusions.

7. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully



R M BAGLAND MSc CIM FRTPI MIHT
Inspector

