



The Planning Inspectorate

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The National Park Officer
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Your Ref:
NYM4/029/0325G/PA
Our Ref:
APP/W9500/A/98/296448

Date: 1 September 1998

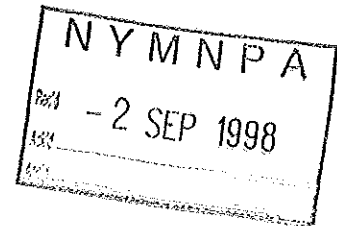
Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY MR J R CUSSONS
SITE AT HOWDALE FARM, FYLINGDALES, ROBIN HOOD'S BAY, WHITBY,
NORTH YORKSHIRE

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

Yours faithfully

MRS C A LEE
Planning Appeals Administration
212A



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NOTE: We generally keep appeal files for one year from the date of the Inspector's decision letter.



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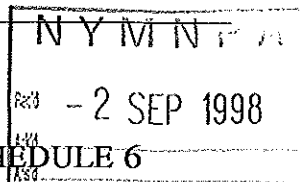
Our Ref:
T/APP/W9500/A/98/296448/P2

Date:

21 SEP 1998

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR J R CUSSONS
APPLICATION NO:NYM4/029/0325G/PA



1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your client's appeal against the North York Moors National Park Authority's refusal of planning permission for the erection of a general purpose agricultural storage building at Howdale Farm, Fylingdales. I have considered all the written representations and other material sent to me and I inspected the site on 17 August 1998.

2. In giving priority to the conservation of the landscape of the national park, Policy E1 of the approved North Yorkshire Structure Plan and Policies G1 and G2 of the adopted North York Moors Local Plan reflect the aims of national park legislation and government guidance. From the representations made and my inspection of the site and its surroundings, I consider that the main issue in this case is whether the size and siting of the building proposed would detract from the natural beauty of the national park contrary to the aims of those policies and, if so, whether there are material considerations which justify its erection in that location.

3. The proposed building would be sited in a beautiful part of the national park where rugged open moorland, valley pastures and the coast can all be seen in one panorama. Apart from those in the village of Robin Hood's Bay, buildings are not prominent in the open moorland landscape. The farm buildings which can be seen tend to be modest in size and well-related to the landscape and to the farms which they serve. The site on which your client wishes to build is elevated, some distance from his other farm buildings and visible from public roads and paths. Although the visual impact of the proposed building could be mitigated by the careful choice of materials, its size and uncompromisingly modern and utilitarian appearance would still be evident. Even the earth mounds intended to screen it would look out of place on the open hillside. It would take some time for planting in such an exposed location to come to maturity and I doubt whether the upper part of the building could ever be entirely hidden from view. Hence, like the Inspector who dismissed an earlier appeal on essentially the same site (T/APP/W9500/A/96/272097/P9), I come to the view that its erection would harm the character and appearance of the national park.

4. However, and unlike the Inspector who determined that appeal, I have been provided with a farm building appraisal report prepared by ADAS. That report concludes that, following the loss of land currently rented by your client at Staintondale, the erection of a general purpose storage building at Howdale Farm is considered to be a reasonable course of action in order to accommodate, among other things, the winter bedding required to maintain current stocking levels. The benefits to the farming business of such a building would, the report maintains, be significant and would secure the employment of the present workers on the holding. I cannot

share the view of the Park Authority that it is unreasonable for your client to seek to achieve that objective. Indeed, the local plan makes it very clear that, in pursuance of Local Plan Policy G1, *particular regard* will be paid to the social and economic well-being of local communities.

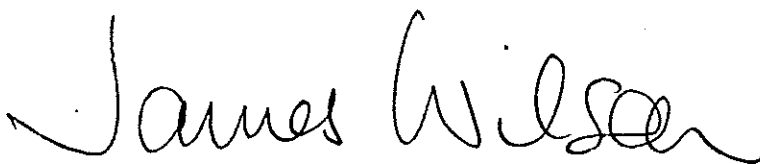
5. It is, nevertheless, necessary to consider whether the appeal site is an appropriate location for such a building. The Park Authority appear to consider that, if an additional building on the holding is essential, it should be located at Bridge Farm, a short distance to the north of Howdale Farm. Indeed, despite having refused permission for a building there in the past, they say that a new application, accompanied by confirmation that a suitable access can be provided, would be *likely to be considered favourably*. I, too, consider that a building in that location would have a less adverse impact on the landscape of the national park than one on the appeal site. However, having seen for myself the very poor condition of the access between the two sets of farm buildings and noted that the majority of the stock would be housed at Howdale Farm, I can understand your client's current preference to build in a location better able to serve the latter.

6. In that respect, I note that, as recently as March 1998, your client notified the Authority of a proposal to erect a building of similar dimensions to the one which is the subject of this appeal near to the existing buildings at Howdale Farm. In terms of impact on the landscape, that sort of lower lying and less isolated site would also be preferable to the exposed location now proposed but the notification was not accompanied by an independent appraisal of the need for the building and the Authority withheld permission for the erection of the building.

7. It is now argued that the site which is the subject of this appeal is the best choice for the building because of the problems of transporting large bales of straw down the steep and narrow track to Howdale Farm. The access to the farm is certainly far from satisfactory but, since the stock is to be housed in the existing buildings there, the bales must perforce be transported there - whether by lorry or tractor and trailer. In short, while I am persuaded of the need for an additional building on the holding, the arguments for its erection on the site proposed are far from convincing. There appears to be at least one alternative location for its erection which would enable regard to be paid to the economic well-being of the holding while safeguarding the natural beauty of the national park.

8. I have considered all other matters raised in representations but find nothing to be so compelling as to alter the balance of my conclusions on the main issues in this case. For the above reasons, and in exercise of powers transferred to me, I hereby dismiss this appeal.

Yours faithfully



JAMES WILSON BA(Hons) FRTPI
Inspector

