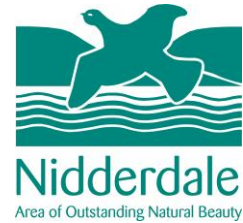


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FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 27 April 2017
ORIGINATOR AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 010 Other Minor
APPLICATION NO 17/01092/FUL
PROPOSAL Erection of agricultural building.
LOCATION Blazefield
GRID REF:
APPLICANT: Mr W Hayes

My observations on the above application are as follows:-

The proposed barn is in an elevated and prominent and location overlooking Nidderdale in a landscape of high quality that is sensitive to change. Harrogate's Landscape Character Assessment advises that 'The capacity of this Character Area to accept new built form is limited as the rural pastoral landscape is at saturation point' and that 'Development of a scale and type that impacts upon the rural character of the area should be resisted.' The proposed building would increase the scale and density of development in this location to the detriment of the largely open and unspoilt character of the landscape.

The agricultural justification for a building of this size is unclear. The AONB's Joint Advisory Committee has consistently supported proposals for the expansion of mainstream farm businesses, and proposals for diversification where appropriate, provided harm to the landscape is balanced by the management by the farm enterprise of landscape features and wildlife habitats that contribute to the special qualities of this nationally-designated area. This balance is often very difficult to achieve on smallholdings, and the Committee is concerned about the impact of an increasing number of large buildings associated with small parcels of land.

A handwritten signature in black ink that reads "Paul Bayen".

Signed