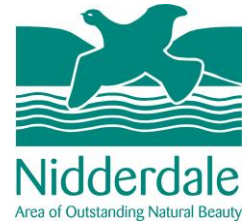


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FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 15 April
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 010 Other Minor
APPLICATION NO 18/00946/FUL
PROPOSAL Erection of 5 timber cabins, creation of new access and parking.
LOCATION Pateley Bridge
GRID REF:
APPLICANT: JAS & SA Church

My observations on the above application are as follows:-

Current AONB Management Plan policy supports 'sustainable development to create affordable housing, new enterprise based on environmental qualities including farm diversification and green tourism ventures, small-scale renewable energy schemes and other small-scale development that makes a positive contribution to maintaining landscape character and to the repair of damaged or degraded landscape features.'

However, there will always be a balance to be struck between conserving the landscape and the need to support new business ventures that will be essential to the survival of the AONB's agricultural industry in a period of growing turbulence caused by uncertainty about the post-Brexit settlement and immanent changes in Government policy on farming. However, the degree of harm will not in our view be balanced in this case by the benefits to the business. A development in this location involving 5 holiday chalets connected to mains services together with vehicular access and parking would be visually intrusive and would overwhelm the setting and change its character.

The Joint Advisory Committee objects to this application.