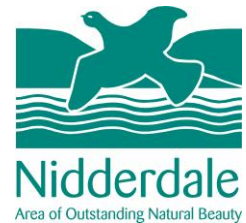


Nidderdale AONB  
The Old Workhouse  
King Street  
Pateley Bridge  
Harrogate  
HG3 5LE  
T: 01423 712950  
E: [nidderdaleaonb@harrogate.gov.uk](mailto:nidderdaleaonb@harrogate.gov.uk)  
[www.nidderdaleaonb.org.uk](http://www.nidderdaleaonb.org.uk)



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

### **PLANNING CONSULTATION**

APPLICATION TYPE: 006 Dwellings Minor  
APPLICATION NO    18/01040/FUL  
PROPOSAL           Erection of 5 new detached dwellings with central access road.  
LOCATION            Darley  
GRID REF:  
APPLICANT:        Square Feet Ltd & Yorplace Ltd

My observations on the above application are as follows:-

The AONB's Joint Advisory Committee (JAC) did not object to the proposed allocation of this site in an earlier iteration of the Local Plan on the basis that is small-scale and could be construed as infill. The current application for five houses is under the threshold of 10 identified by the Committee in July 2016 as the threshold above which the NPPF Major Development criteria applies.

The JAC does not object to this application.