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FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 14 December
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 010 Other Minor
APPLICATION NO 17/02915/ful
PROPOSAL Erection of agricultural building (Revised scheme).
LOCATION Bouthwaite
GRID REF:
APPLICANT: Mr M Thorpe

My observations on the above application are as follows:-

Members of the AONB Joint Advisory Committee's Executive have given careful consideration to the latest version of this application following an objection to the first application in October 2015 on the grounds of adverse landscape impact, and a holding objection to a revised proposal in August pending clarification of the future use of the building. More information has since been forthcoming, which is helpful. The Committee recognises the importance of enabling businesses to become established in order to maintain the vitality of the rural economy. The proposed use of the building is consistent with 2014 2019 AONB Management Plan policies L6 and LW1 that commit the AONB to:

'Encourage 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' [and to]

'Work closely with established and new businesses to ensure that changing practices, and plans for growth and expansion, increase business viability and have a positive effect on the AONB'

However, the Committee's primary responsibility is to advise local planning authorities about the impact of new development on the AONB's nationally designated landscape. The revised site will inevitably cause harm by extending the footprint of development through construction of a large modern agricultural/industrial building in a highly sensitive location, and it is very difficult to see how this could be successfully mitigated. The building in its original location, which has already received planning consent, will also cause some landscape harm but it is better related to existing buildings and the harm is balanced by the contribution the business will make to the rural economy.