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FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 1 December 2017
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 006 Dwellings Minor
APPLICATION NO 17/04907/FUL
PROPOSAL Repair and conversion of ruined 17th century lodge building to form dwelling to include erection of detached garage, dry stone wall and gates, installation of package treatment plant and formation of
LOCATION Clifton
GRID REF:
APPLICANT: C/o Rural Estate Management Ltd

In its response to the withdrawn application in 2016, the Joint Advisory Committee noted that Members are 'mindful of the significance of Dob Park Lodge highlighted in comments on the application made by Historic England and the Council's Consultancy Team Leader. Features of the AONB's historic environment are an important component of the special qualities of the landscape that underpin the designation and the Committee's remit in providing advice to local planning authorities includes a responsibility to ensure that these features are appropriately conserved. However, it has to be balanced with an equivalent responsibility for other characteristics of landscape.' The landscape impact of the proposal has now been assessed in the report by 3DVS that accompanies the latest application.

The decision to commission the report is welcome but the Committee believes the analysis it contains has consistently underestimated the impact of the proposal. The site is visually prominent from a number of key vantage points in the surrounding landscape including a 250m long section of the Six Dales Trail long distance route along the southern edge of Timble village to Highfield Farm. The Lodge is also visible from the Six Dales Trail on the western half of Swinsty Reservoir Embankment and from the public footpath that passes close to the Lodge between Dob Park House and Midge Hall Farm. These paths are used by people following the popular Six Dales Trail route, by thousands of visitors to Swinsty Reservoir and others using the wider rights of way network. For the users of these well-used paths, their perception and understanding of a landscape dominated by the ruin and its undeveloped hinterland will be permanently changed and its value diminished as the result of changes brought about by residential development including glass windows, lighting and the construction of the extension. The access track, domestic curtilage and the garage will compound the impact for users of the path immediately to the south of the ruin. The Lodge is also especially prominent in views to the south from the minor road along Norwood Edge where the converted ruin will catch the eye of cyclists, equestrians and drivers.

The photographs in the 3DVS report do not accurately represent the true nature of impact on views and the narrative supporting the analysis of effects is insufficiently detailed and lacking in descriptive evidence. The Committee agrees with the statement made by the Council's Consultancy Team Leader on the 2016 application: 'The application description is incorrect, this is effectively a new house in the countryside, [as] the building was abandoned centuries ago (likely before 1771), and is a ruin. The proposed use as a dwelling would cause harm to the setting of the building, and the proposed scale of development is such that certain aspects of the building's significance and contribution to landscape character would be substantially harmed'. Residential development in this location would also cause substantial harm to the AONB's landscape

The AONB's Joint Advisory Committee objects to this application.