

Nidderdale AONB
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FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 16 May 2018
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 006 Dwellings Minor
APPLICATION NO 18/01358/OUT
PROPOSAL Outline Application for Erection of 1 no. Agricultural Worker's Dwelling
 with access and layout considered (Revised scheme).
LOCATION Askwith
GRID REF:
APPLICANT: Mr And Mrs A Pickles

My observations on the above application are as follows:-

The Joint Advisory Committee is keen to support proposals that will enhance the capacity of farm businesses to manage and maintain features of the AONB's natural and cultural landscape. However, this must be balanced against the harm caused by new development. The Committee will continue to object to applications for buildings on small parcels of land in order to resist a proliferation of buildings in open countryside that are in many cases not linked to mainstream farm businesses. The evidence submitted with this application suggests that this is a viable agricultural operation, but Members of the Committee would ask the planning authority to ensure that the need for the house is scrutinised robustly, and if permission is granted, that it is linked to agricultural use. The Committee would also like more information, as the proposal evolves, about how landscape features such as hedgerows, woodland, marshy areas and semi-natural grassland could be managed to maintain and improve their quality.