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FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 30 May 2018
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 006 Dwellings Minor
APPLICATION NO 18/01600/OUT
PROPOSAL Outline application for the erection of 5 no. dwellings with access considered. (Revised Scheme)
LOCATION Kirkby Malzeard
GRID REF:
APPLICANT: Mr & Mrs N Thompson

My observations on the above application are as follows:-

Members of the Joint Advisory Committee's Executive objected to an earlier version of this application in 2017 on the basis that the proposed development would extend the settlement into open countryside beyond the development limit identified in the Draft Local Plan. This would detract from the character of the village that is highlighted in both the Council's Landscape Character Assessment and the Kirkby Malzeard Village Design Statement. The LVIA, which accompanies the latest application, is welcome but underestimates the degree of harm caused to views from Back Lane across open countryside to the south. It would diminish the experience of glimpsed views of the surrounding landscape that are currently enjoyed by large numbers of pedestrians, equestrians, runners dog walkers and family groups. The development would compound the harm to landscape character already caused by adjacent development.

The Joint Advisory Committee objects to this application.