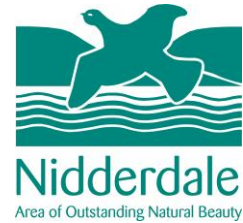


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FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 25 November 2017
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 00101 Dwellings Major Smallscale
APPLICATION NO 17/02008/FULMAJ
PROPOSAL Erection of 18 no. dwellings (40% affordable housing) with public open space and new access onto Main Street. (Amended Plans)
LOCATION Darley
GRID REF:
APPLICANT: Mr Jonathan Raistrick

My observations on the above application are as follows:-

The latest version of this current version contains relatively minor modifications to the design and layout that do not overcome the basis of the JAC's objection set out in responses made in August and again in September. It is important to note that although the applicant refers to the Council's apparently favourable assessment of the suitability of the site for development, the Council's own officers advised the Council that 'This single pastoral field is of medium scale and contribute to valley landscape character at the edge of the village. This field would be highly sensitive to change extending development into upper valley sides' and that 'Development of this site in conjunction with DR9 and DR12 could result in significant cumulative effects.' The JAC agrees with their assessment of a proposal that constitutes major development in a nationally protected landscape relative the size and scale of applications for new housing in the AONB in the last decade and longer. It is therefore contrary to NPPF guidance to local planning authorities and the Council would be acting in a way that is clearly at variance with the guidance were it to approve this application.