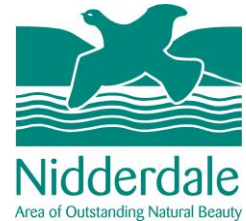


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FROM           AONB - JAC  
TO              Chief Planner  
OUR REF  
DATE           7 November 2017  
ORIGINATOR   Nidderdale AONB Manager

### **PLANNING CONSULTATION**

APPLICATION TYPE: 28 PNA Agriculture  
APPLICATION NO    17/04727/PNA  
PROPOSAL           Erection of machinery store.  
LOCATION            Studley Roger  
GRID REF:  
APPLICANT:        Mr G Bell

My observations on the above application are as follows:-

The JAC does not object to this application in principle. Provided it is carried out sensitively, and information submitted with the application is very reassuring on this point, management of the land surrounding Duck House by sheep grazing is essential to maintaining both its landscape and biodiversity value and AONB staff would be very willing to work with the applicants on this if they so wish. However, the application is lacking in detail. We would want to see more information about the existing site, construction details, more information on materials and colour, access arrangements and lighting. The building is described as a machinery store but there are no details of machinery to be stored. The planning authority should seek to achieve the very highest standard of building design commensurate with the position of the site within the World Heritage Site buffer zone and as part of the renowned view from Fountains to Ripon Cathedral. A full planning application would help to ensure that the development can make a positive contribution to the character of this internationally important landscape.