

Nidderdale AONB
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FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 6 November 2017
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 006 Dwellings Minor
APPLICATION NO 17/04495/OUT
PROPOSAL Outline application for the erection of 5 no. dwellings with access considered.
LOCATION Kirkby Malzeard
GRID REF:
APPLICANT: Mr And Mrs N Thompson

My observations on the above application are as follows:-

The proposed site is outside the development limit proposed in the Draft Local Plan and would extend the settlement into open countryside to the south in a way that would detract from the predominantly linear form of the village. This is highlighted in both the Council's Landscape Character Assessment and the Kirkby Malzeard Village Design Statement, which advise against development between Main Street and Back Lane. It would also compromise views from Back Lane into the surrounding countryside. Moreover, there is no assessment of the impact on the AONB's landscape. The principle of development on this site must not be approved in the absence of a thorough landscape and visual impact assessment produced by suitably qualified staff in accordance with Landscape Institute Guidelines and in consultation with the planning authority.

The AONB's Joint Advisory Committee objects to the scale of this development, which would cause harm to a nationally-designated landscape in conflict with National Planning Policy Guidelines.