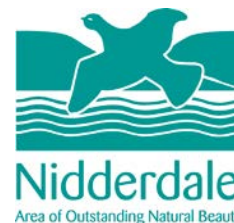


Nidderdale AONB
The Old Workhouse
King Street
Pateley Bridge
Harrogate
HG3 5LE

T: 01423 712950

E: nidderdaleaonb@harrogate.gov.uk

www.nidderdaleaonb.org.uk



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

PLANNING CONSULTATION

APPLICATION TYPE: 006 Dwellings Minor
APPLICATION NO 17/04217/FUL
PROPOSAL Conversion of a redundant agricultural building to form 1 residential dwelling with associated car parking, including installation of package treatment plant (site area: 0.18 ha).
LOCATION Winsley
GRID REF:
APPLICANT: Mr M Crabtree

My observations on the above application are as follows:-

The existing building is in a sensitive landscape dominated by Brimham Rocks some 5kms to the west. The track leading to Mansion House Farm is a public footpath and there is another public footpath in the adjacent field from which the site is highly prominent. The JAC also notes that the Forestry Commission is consulting on an application to clear-fell the belt of woodland immediately to the south east of the existing building. The Committee does not object to the felling in principle as it is part of normal silvicultural management but it will open up the site to view from the east nonetheless.

In the meantime, there is no assessment of landscape impact and no proposals as to how the impact could be mitigated. The proposed curtilage is too big, and the justification for the conversion is ambiguous. A new dwelling closer to the farmstead for an employee or family member employed in the farm business could be acceptable subject to the detail.

Signed

A handwritten signature in black ink that reads "Paul Bayen".