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FROM AONB - JAC  
TO Chief Planner  
OUR REF  
DATE 16 October 2017  
ORIGINATOR Nidderdale AONB Manager

### PLANNING CONSULTATION

APPLICATION TYPE: 006 Dwellings Minor  
APPLICATION NO 17/03681/FUL  
PROPOSAL Conversion of agricultural building to form 1 dwelling with alterations to fenestration and formation of roof to attached building and associated hardstanding (Revised scheme).  
LOCATION Blubberhouses  
GRID REF:  
APPLICANT: Keyland Developments Ltd

My observations on the above application are as follows:-

Planning permission for residential conversion of the Grade 2 listed barn known as Myer's Lair has been refused on 7 occasions since 1994. The applicant's agents argue that its historic importance has been exaggerated, that the latest design sympathetically protects features of value, and that the Council should heed NPPF guidance on sustainable development and grant planning permission. The accuracy of the description in the listing is irrelevant. The building is listed and both the owner (Yorkshire Water) and the planning authority are legally obliged to protect it. Historic England and the Council's Conservation and Design team are better-qualified to comment on whether permitting conversion as proposed will comply with this obligation. Of more immediate concern to the JAC is the applicant's interpretation of NPPF and sustainable development. Conversion could not only result in harm to the features identified in the listing it would also affect the significance of the building in the agricultural landscape to which it is inextricably linked. The existing building reinforces its relatively remote, rather scrappy appearance which is dominated by extensively grazed pasture, overrun in places by bracken, bounded by poorly-maintained dry stone walls and interspersed with stands of birch and goat willow. Myer's Lair fits seamlessly into this landscape. Residential conversion would sever this link and exert a domesticating influence as the result of conversion itself, lighting, parked cars, cultivated gardens and all the other elements of domestic curtilage. This would cause harm to the landscape. The proposal cannot therefore be considered as sustainable development and the planning authority should exercise its overriding duty to protect AONBs from harmful development in line with NPPF.

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

Signed