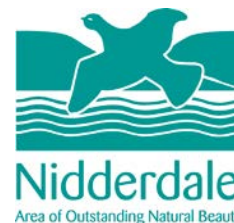


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FROM AONB - JAC  
TO Chief Planner  
OUR REF  
DATE 19 September 2017  
ORIGINATOR Nidderdale AONB Manager

## PLANNING CONSULTATION

APPLICATION TYPE: 00101 Dwellings Major Smallscale  
APPLICATION NO 16/02616/FULMAJ  
PROPOSAL Conversion and extension of Mill Building to form 9 Residential Units, erection of storage building / car port, 4 dwellings, detached garage and other external works including car parking (Revised sch  
LOCATION Darley  
GRID REF:  
APPLICANT: YorPlace Ltd

My observations on the above application are as follows:-

The JAC acknowledges that a new use must be found for the buildings in order to maintain their value to Nidderdale's historic landscape. However, several aspects of the current proposal concern us:

1. *Rural economy*

Although primarily a retail operation, conversion to residential use will result in a net loss of employment. The proposal will therefore have a negative impact on the rural economy and on the sustainability of Nidderdale's rural communities.

2. *Historic environment*

The revised application now contains a detailed assessment of the site's historic significance. However, the proposed new residential development will have an adverse affect on the setting of the Listed Building.

3. *Landscape & biodiversity*

There is no assessment of the impact on the AONB's landscape. The report on the impact on wildlife habitats and species is lacking in detail and there is no systematic assessment of the landscape impact of the proposed new houses to the south west of the mill.

For these reasons, the JAC objects to the proposal in its current form.

Signed 