

FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 14 December 2016
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 006 Dwellings Minor
APPLICATION NO 16/04605/FUL
PROPOSAL Repair and conversion of ruined 17th century lodge building to form dwelling to include erection of detached garage, dry stone wall and gates, installation of package treatment plant and formation of
LOCATION Clifton
GRID REF:
APPLICANT: Rural Estate Management Ltd

The AONB's Joint Advisory Committee is mindful of the significance of Dob Park Lodge highlighted in comments on the application made by Historic England and the Council's Consultancy Team Leader. Features of the AONB's historic environment are an important component of the special qualities of the landscape that underpin the designation and the Committee's remit in providing advice to local planning authorities includes a responsibility to ensure that these features are appropriately conserved. However, it has to be balanced with an equivalent responsibility for other characteristics of landscape. The setting of the ruin is truly dramatic, affording long distance views over the Washburn Valley and the grassland plateau landscape towards moorland to the north and west. The views are intervisible to an extent, especially from surrounding vantage points such as Timble village, and from sections of the heavily-used rights of way network in the Washburn including a section of the Six Dales Trail that crosses Swinsty Embankment. Menwith Hill, Knabs Ridge Wind Farm and the turbine allowed on appeal some 1km to the west for example, all of which are prominent in views the Lodge, appear as recently and carelessly added detractors, superimposed on a historic landscape framework created by upland livestock farming. As Historic England point out, the Lodge forms an ancient unchanged counterpoint to these modern additions to the landscape, but it is significant in this respect as a ruin, which it has been since the C18. The current proposal would effectively obliterate its ruinous quality and replace it with a large country house an open setting in which there is no development of any kind in the immediate vicinity. Lighting and ancillary development such as the proposed garage, the ha ha and the new access track would, together with domestication of the land surrounding the building, result in a decisive and unwelcome change to the landscape in this part of the AONB. Because of the harm that residential conversion as currently proposed would cause to the environment, we cannot agree with Historic England's assertion that residential conversion is a sustainable solution.

The AONB's Joint Advisory Committee objects to this application for residential conversion of Dob Park Lodge.



Signed

Nidderdale AONB Manager