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FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 19 December 2016
ORIGINATOR Nidderdale AONB Manager
PLANNING CONSULTATION
APPLICATION TYPE: 010 Other Minor
APPLICATION NO 16/04764/FUL
PROPOSAL Erection of agricultural building (Revised scheme).
LOCATION Greenhow Hill
GRID REF:
APPLICANT: Mr Lewis Wright

The AONB's Joint Advisory Committee (JAC) strongly objects to this application on the following grounds:

Nature conservation

The land forms part of a Site of Importance for Nature Conservation into which there has already been an extension of domestic curtilage. The ecological survey submitted with the application makes it clear that the location of the proposed building is in an area of high conservation value, even though the survey was apparently completed in a single day, which is inadequate for a site of regional importance. Although the impact of construction may be mitigated because the site is an existing area of disturbed ground surfaced with crushed stone that was created illegally without planning consent during last year, and which has already caused considerable damage, access to the building will inflict further damage to the SINC.

Landscape

The site is very prominent in an open, rich and unspoiled landscape visible from the B6265 and the public rights of way network. The proposed barn is detached from existing buildings and will cause harm to the AONB.

Need

There is no information to support the description of the building as necessary for the purpose of agriculture and it would be highly questionable whether a building of this size could ever be justified on such a small parcel of land.

In summary, the JAC would recommend that the Council refuses planning permission for the building and takes enforcement action without further delay to ensure the land earmarked as the footprint of the proposed building is restored according to a specification that should be approved by the Council's ecologist in advance. The JAC would also ask that the Council investigates the extension of domestic curtilage.

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

Signed