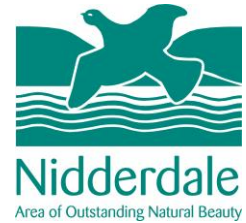


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FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 11 November 2016
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 00101 Dwellings Major Smallscale
APPLICATION NO 15/05687/FULMAJ
PROPOSAL Erection of 13 dwellings (Revised Scheme).
LOCATION Dacre Banks
GRID REF:
APPLICANT: Mr M Emsley

My observations on the above application are as follows:-

Members of the Joint Advisory Committee would wish to reiterate their concern about the adverse cumulative impact on the AONB of new housing development in Dacre Banks. The absence of an approved local plan, coupled with the very lengthy and apparently haphazard process of amendment and re-submission, has resulted in situation where the local community is being asked to accommodate 27 new houses together with the loss of a garage and service station. Future housing development now proposed on land to the south west of this site in Harrogate's Draft Local Plan will increase the level of harm and will have a significantly adverse impact on the character of the village.

Against this background, it is now even more important to ensure that the impact of the Cabin Lane development on the AONB's landscape is mitigated by substantial native woodland planting on land immediately to the north. The Committee does not object in principle to this proposal provided this condition is met.

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

Signed