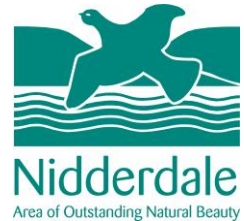


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FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 9 August
ORIGINATOR Nidderdale AONB Manager


PLANNING CONSULTATION

APPLICATION TYPE: 006 Dwellings Minor
APPLICATION NO 16/02767/OUT
PROPOSAL Outline application for erection of 5 Dwellings with all matters reserved
 (Site Area 0.36ha).
LOCATION Darley
GRID REF:
APPLICANT: Mr Keith Hardcastle

My observations on the above application are as follows:-

The 2012 Darley Village Design Statement (VDS) notes that 'open fields and paddocks, farm gates and tracks, plus the footpaths that lead off Main Street are a key feature of the village. It is important that any future development retains these existing fields'. The VDS defines the view northwards from the main street across the proposed site towards as an 'important view'. It is also prominent in views from a range of vantage points on the opposite side of the valley, the Darley – Birstwith road and public rights of way including the Nidderdale Way. Harrogate's 2004 Landscape Character Assessment advises against 'settlement beyond existing development limits' as this would impact on the rural character.

The development would cause significant harm to the character of the village and the AONB more widely. The Joint Advisory Committee recommends that the Council should refuse planning permission for development on this land.

Signed 

Date 9 August 2016