

Nidderdale AONB
The Old Workhouse
King Street
Pateley Bridge
Harrogate
HG3 5LE
T: 01423 712950
E: nidderdaleaonb@harrogate.gov.uk
www.nidderdaleaonb.org.uk



FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 19 December 2016
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 006 Dwellings Minor
APPLICATION NO 16/04390/FUL
PROPOSAL Conversion of existing barn to form a two bedroomed dwelling.
LOCATION Blubberhouses
GRID REF:
APPLICANT: Keyland Developments Ltd

My observations on the above application are as follows:-

Yorkshire Water/Keyland Ltd. has submitted numerous planning applications in an attempt to secure permission for residential conversion of Myers Lair since 1994, all of which were refused. Planning appeals have also been dismissed by the Planning Inspectorate. The applicant's agents claim changes in national planning policy that require local planning authorities to support sustainable development mean that Council should now withdraw its opposition to residential use. However, the sustainable development priority in the National Planning Policy Framework doesn't apply in protected landscapes, where harm to the designated interest is the key consideration. The Council commented on the harm issue in its most recent decision notice of refusal:

'The application buildings are listed as being of special architectural or historic interest (grade II) and are prominently located within the Nidderdale Area of Outstanding Natural Beauty. The LPA consider that the proposed conversion of the barn, through the associated internal alterations and external works to form a vehicle access, parking and domestic curtilage, would fail to preserve the intrinsic agricultural character of the building and detract from its special landscape setting.'

These comments still apply. The Joint Advisory Committee objects to this application.

Signed 