

**HOWARDIAN HILLS
AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE
30 MARCH 2006**

DEVELOPMENT WITHIN THE AONB

1.0 PURPOSE OF REPORT

1.1 To receive details of planning applications determined within the AONB during 2005.

2.0 BACKGROUND

2.1 At the spring meeting, the JAC receives an annual report on the number and type of planning applications determined within the AONB during the previous year. This procedure was started for the first time in 1998. It is hoped that over a number of years it may be possible to detect trends in development pressure.

3.0 DEVELOPMENT DURING 2005

3.1 A summary of planning applications determined during 2005 appears in Appendix 1. Details have been included of all applications within the period which were approved or refused by the three local planning authorities – Hambleton and Ryedale District Councils and North Yorkshire County Council. Details have not been included of applications which were withdrawn or where a decision was still pending at the end of the year. Data has been analysed by Parish and in the case of "split villages" care was taken to include only sites actually located within the AONB.

3.2 It is clearly important not to read too much into information of this type. Nothing can be deduced about the scale of development or its visual impact. Nevertheless the following appear to be the most significant conclusions:

- The AONB is still under relatively little development pressure, although the total of 140 applications determined is higher than the average over the preceding 7 years. The increase in applications was in the Ryedale area, with the Hambleton area experiencing an average number of applications.
- 94% of applications determined were approved, a figure that is higher than the 8-year average of 89%. The lowest rates of Approval occurred in the New Build, Agricultural, Householder and Residential Conversions categories.
- Most activity again took place in the larger settlements, with Ampleforth, Terrington and Crayke recording fairly average levels. Higher than normal levels were experienced in Huttons Ambo, Welburn, Cawton, Coulton, Gilling East and Newburgh.

- Most pressure was for small-scale householder applications e.g. residential extensions. The number of applications in the Business & Commercial, Tourism & Recreation and Agriculture categories was slightly higher than last year (15 compared to 11).
- Notwithstanding the above, the AONB continues to be under relatively little tourist and recreational development pressure. Only 4 applications were determined in this category.

3.3 Out of the total of 140 planning applications, 24 were scrutinised by the JAC, having either been referred in accordance with the agreed consultation procedure or called-up by the AONB Officer. The Chairman or AONB Officer submitted comments on 14 of these consultations; objections were lodged in 2 of those responses; the District or County Council followed the JAC's recommendations of refusal in 1 out of the 2 cases where a decision was required.

3.4 Copies of the five planning consultation responses made since the last meeting of the JAC are attached for information.

4.0 RECOMMENDATION

That the report be received for information.