

**HOWARDIAN HILLS
AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE
3 APRIL 2008**

DEVELOPMENT WITHIN THE AONB

1.0 PURPOSE OF REPORT

1.1 To receive details of planning applications determined within the AONB during 2007.

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 and gives an impression of the degree of development pressure within the AONB.

3.0 DEVELOPMENT DURING 2007

3.1 A summary of planning applications determined during 2007 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 Details have not been included of applications which were withdrawn or where a decision was still pending at the end of the year.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, with the total of 148 applications determined being slightly lower than that of the previous year. Application numbers within each District also followed a similar trend to the previous year .
- 84% of applications determined were approved, a figure that is slightly lower than the 10-year average of 89%. The lowest rates of Approval occurred in the Residential (New Build) and Agricultural categories.
- Development continues to be spread across nearly all villages, but with higher numbers of applications understandably being seen in the larger villages. The higher than average number of Residential (New Build) applications this year indicates the pressure for infill and new housing (nearly all of it believed to be speculative) within the AONB.
- Most pressure was for small-scale householder applications e.g. residential extensions. The number of ‘commercial’ applications (in the Business & Commercial, Tourism & Recreation and Agriculture categories) was at a broadly average level.

- The AONB continues to be under relatively little tourist and recreational development pressure. Only 2 applications were determined in this category.
- A number of large applications and cases can be highlighted from the past year – applications for new agricultural buildings at Oswaldkirk, Yearsley, Coulton and Scackleton, a goat-milking shed at Scackleton, buildings associated with a new alpaca farming enterprise at Husthwaite and the creation of a new farm track at Crayke.

3.3 In the financial year 2007/08, which obviously does not quite overlap with the calendar year 2007, 41 applications 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 15 of these consultations; objections/strong reservations were lodged in 8 of those responses; the District or County Council followed the JAC's recommendations of refusal, or the applicants re-submitted a more acceptable proposal, in 5 out of the cases where a decision was required (3 cases still pending a decision). This is a higher level of input than in the previous year and there have been a number of major cases to deal with. Members should note that we have very little control over the workload generated by this area of our work, as it is dependent upon the number and type of applications submitted.

3.4 Members may recall two cases at Gilling where the JAC expressed reservations or objected to the proposed development – the creation of an all-weather sports pitch with floodlighting and the creation of sports pitches on agricultural land. These applications were approved but unfortunately not all the Conditions have been complied with – the lighting columns have not been painted green as specified and landscaping measures have not been implemented. Having worked hard to find a workable compromise in at least one of these cases, it is disappointing to see that the development has not taken place in accordance with the Conditions and hence these breaches of planning control have been brought to the attention of the Enforcement Officer at Ryedale District Council.

3.5 Copies of the three planning consultation responses made since the last meeting of the JAC are attached for information, as is the response to the Post Office's Network Change Programme consultation.

4.0 RECOMMENDATION

That the report be received for information.