

**HOWARDIAN HILLS
AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE
5 APRIL 2012**

DEVELOPMENT WITHIN THE AONB

1.0 PURPOSE OF REPORT

1.1 To receive details of planning applications determined within the AONB during 2011.

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 2011

3.1 A summary of planning applications determined during 2011 appears in Appendix 1. Details have been included of all applications within the period which were approved or refused by the two principal local planning authorities – Hambleton and Ryedale District Councils. Details have not been included of applications which were withdrawn or where a decision was still pending at the end of the year.

3.2 **Due to pressure of deadlines with the Ryedale Local Plan, it unfortunately has not been possible to compile the information for the Ryedale District in time for the agenda being sent out. Data will be provided at the JAC meeting or as a follow-up paper subsequently.**

3.3 It is clearly important not to read too much into this information. 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; the numbers of applications have risen since a very low point in 2009 and are now at their highest for the rolling 5-year period.
- 95% of applications determined were approved, a figure that is consistent with the 5-year average of around 90%.
- Development continues to be spread across nearly all villages, but with higher numbers of applications understandably being seen in the larger villages. Crayke saw a significantly higher-than-normal level of activity during 2011, with other parishes being about average.
- Most pressure was for small-scale householder applications e.g. residential extensions. The two categories showing above-average activity were Tourism & Recreation and Agriculture, where there has been a significant increase in the number of applications for the construction of new farm buildings.

Levels of activity in these categories were 400% and 275% of the 5-year average respectively.

- Whilst the AONB continues to be under relatively little tourist and recreational development pressure, the number of applications increased last year. These have been for conversion of farm buildings to holiday accommodation and an up-market 'glamping' facility. An application for a 15-pitch caravan site near Gilling is currently being determined.
- A number of significant applications and cases can be highlighted from the past year – applications for conversion of a disused water reservoir to a holiday let in open countryside near Amotherby (Refused; upheld on Appeal); construction of a large new piggery complex just outside the AONB boundary near Crayke; and the creation of a 15-pitch touring caravan site near Gilling. Although more applications for on-farm wind turbines in the 12-15m category were expected, none were forthcoming last year. Other than these individual cases, the most noticeable other trend was the number of Agricultural Prior Notifications for the construction of new grain storage buildings.

3.3 In the financial year 2011/12, which obviously does not quite overlap with the calendar year 2011, 48 planning applications were scrutinised by the JAC, having either been referred in accordance with the agreed consultation procedure or called-up by the AONB Manager. The AONB Manager submitted comments on 30 of these consultations; objections/strong reservations were lodged in 11 of those responses; the District Council followed the JAC's recommendations of refusal, or the applicants Withdrew/amended the plans, in 5 out of the cases where a decision was required (2 Decisions pending). In a further 11 of the responses our comments resulted in amendments/Conditions that significantly improved the schemes from an AONB perspective. In many cases the comments submitted were relatively minor in nature, but nonetheless important in order to ensure that the AONB landscape, wildlife and historic heritage is conserved appropriately. Many of the comments made relate to the colour of materials and wall/roof finishes. Although a Condition is often placed on the development by the District Council, it is only once the development takes place that we can see whether our comments have truly been successful or not. 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.

4.0 RECOMMENDATION

That the report be received for information.

Howardian Hills AONB											
Applications Determined by											
Type of Development											
(Number of applications and % approved)											
Ryedale Parishes	2007		2008		2009		2010		2011		5yr Average 2007-2011
Residential - New Build	15		16		2		5				10
		60%		88%		50%		100%			
Residential - Conversions	14		15		1		1				8
		86%		66%		100%		100%			
Holiday - Conversions	1		1		0		0				1
		100%		100%		~		~			
Householder	68		67		49		38				56
		87%		87%		98%		87%			
Retail	0		0		0		0				0
		~		~		~		~			
Business and Commercial	1		1		2		4				2
		100%		100%		100%		100%			
Minerals and Waste	0		0		0		0				0
		~		~		~		~			
Tourism and Recreation	2		0		2		1				1
		100%		~		50%		100%			
Community Facilities	1		0		0		0				0
		100%		~		~		~			
Agriculture	7		0		0		2				2
		71%		~		~		50%			
Other	16		26		14		15				18
		100%		96%		100%		100%			
Equestrian							4				4
								75%			
Total Ryedale	125		126		70		70				98
		85%		87%		96%		90%			
Hambleton Parishes	2007		2008		2009		2010		2011		5yr Average 2007-2011
Residential - New Build	1		2		1		0		0		1
		0%		100%		100%		~		~	
Residential - Conversions	0		0		0		0		2		0
		~		~		~		~		100%	
Holiday - Conversions	0		1		0		0		2		1
		~		100%		~		~		~	
Householder	19		16		6		15		18		15
		95%		94%		83%		100%		94%	
Retail	0		0		0		0		0		0
		~		~		~		~		~	
Business and Commercial	0		1		0		0		0		0
		~		100%		~		~		~	
Minerals and Waste	0		0		0		0		0		0
		~		~		~		~		~	
Tourism and Recreation	0		0		0		0		4		1
		~		~		~		~		75%	
Community Facilities	0		0		0		0		0		0
		~		~		~		~		~	
Agriculture	3		2		1		5		11		4
		33%		50%		100%		80%		~	
Other	0		6		1		2		0		2
		~		66%		100%		100%		~	
Total Hambleton	23		28		9		22		37		24
		83%		86%		89%		95%		95%	
TOTAL HOWARDIAN HILLS AONB	148		154		79		92		37		102
		84%		86%		95%		91%			89%

Howardian Hills AONB						
Applications Determined by Parish						
						5yr Average
<u>Ryedale Parishes</u>	2007	2008	2009	2010	2011	2007-2011
Ampleforth	7	16	7	8		10
Bulmer	7	3	1	2		3
Cawton	3	5	2	1		3
Coneysthorpe	0	0	0	0		0
Coulton	8	5	2	0		4
Crambe	4	6	0	1		3
Gilling East	9	12	12	10		11
Grimstone	1	12	3	0		4
Henderskelfe	2	2	1	0		1
Hovingham	6	8	4	3		5
Howsham	6	3	4	2		4
Huttons Ambo	8	5	5	6		6
Nunnington	6	7	4	4		5
Oswaldkirk	9	5	3	8		6
Scackleton	6	2	5	2		4
Sheriff Hutton (High Stittenham)	2	5	1	0		2
Sproxton	8	2	3	6		5
Stonegrave	6	6	0	0		3
Terrington	15	16	7	12		13
Welburn	5	6	6	5		6
Whitwell-on-the Hill	0	0	0	0		0
Total Ryedale	118	126	70	70		96
<u>Hambleton Parishes</u>						
Brandsby-cum-Stearsby	7	8	1	0	7	5
Coxwold	0	0	0	1	0	0
Crayke	7	6	3	8	17	8
Dalby-cum-Skewsby	2	0	3	5	2	2
Husthwaite	1	4	0	2	5	2
Newburgh	0	0	0	0	1	0
Oulston	4	4	1	3	3	3
Thornton-on-the-Hill	0	1	0	1	0	0
Whenby	0	0	0	0	1	0
Yearsley	2	5	1	2	1	2
Total Hambleton	23	28	9	22	37	24
TOTAL HOWARDIAN HILLS AONB	141	154	79	92	37	101