

**HOWARDIAN HILLS
AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE
4 APRIL 2013**

DEVELOPMENT WITHIN THE AONB

1.0 PURPOSE OF REPORT

1.1 To receive details of planning applications determined within the AONB during 2012.

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 2012

3.1 A summary of planning applications determined during 2012 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 Details have not been included of applications which were withdrawn or where a decision was still pending at the end of the year.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 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, but are still only 82% of what they were at the pre-recession point in 2008. The increase in numbers of applications has mostly been in the Hambleton area, which saw 25% more applications in 2012 than in 2011, although Ryedale has also seen a small increase (10%).
- 97% of applications determined were approved, a figure that is higher than the 5-year average of 92%. A number of conclusions could be drawn from that statistic (the District Councils are being less rigid?, national planning policy has changed?, the design of schemes has improved?). The most significant conclusion I feel is that planning control in the AONB is allowing the vast majority of applications to proceed, and they are of a high enough quality to ensure that the AONB is not being compromised.
- Development continues to be spread across nearly all villages, but with higher numbers of applications understandably being seen in the larger villages. Activity in most villages has been fairly consistent with the 5-year average, although Brandsby-cum-Stearsby and Hovingham experienced slightly higher-than-normal levels of activity.
- Most pressure was for small-scale householder applications e.g. residential extensions. The three categories showing above-average activity were Residential – Conversions, Business & Commercial (Hambleton only) and Agriculture (Ryedale only), where there has been a significant increase in the number of applications for the construction of new farm buildings (160% higher than the 5-year average).

- The AONB continues to be under relatively little tourism and recreational development pressure. After a higher-than-average number of applications in the previous year the number in 2012 was closer to the 5-year average. In 2011 many of the applications were for outdoor accommodation (e.g. camping or caravan sites) whereas in 2012 they have been for B&B and camping barn facilities.
- A number of significant applications and cases can be highlighted from the past year – applications for an agricultural workers dwelling at Scackleton; a grain store at Oswaldkirk; a grain dryer building at Crayke; two agricultural buildings at Sproxton; and in particular the construction of 30 new houses at Ampleforth. Two Residential schemes involving the installation of 2-storey windows were the subject of objections, as such expanses of glass can be very visually intrusive in the landscape.
- There were a significant number of Agricultural Prior Notifications for new buildings, although it is pleasing to note that design standards (even prior to any comments from the AONB Manager) appear to be improving.
- There were no applications for wind turbines this year, which is perhaps a little surprising but may have been due to the change in Feed-in Tariff rates.

3.3 In the financial year 2012/13, which does not quite overlap with the calendar year 2012, 65 applications were scrutinised, having either been referred in accordance with the agreed consultation procedure or called-up by the AONB Manager:

- The AONB Manager submitted comments on 45 of these consultations.
- Objections/strong reservations were lodged in 10 of those responses.
- The District Council followed the JAC's recommendations of refusal, or the applicants Withdrew the plans, in 2 out of the cases where a decision was required (3 cases still pending a Decision).
- 4 schemes were approved following re-submission/amendment in line with the AONB Managers comments.

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)										
	2008	2009	2010	2011	2012	5yr Average				
Ryedale Parishes						2008-2012				
Residential - New Build	16	2	5	4	2	6				
	88%	50%	100%	100%	100%					
Residential - Conversions	15	1	1	3	9	6				
	66%	100%	100%	100%	100%					
Holiday - Conversions	1	0	0	0	1	0				
	100%	~	~	~	100%					
Householder	67	49	38	34	43	46				
	87%	98%	87%	88%	98%					
Retail	0	0	0	0	0	0				
	~	~	~	~	~					
Business & Commercial	1	2	4	1	1	2				
	100%	100%	100%	0%	100%					
Minerals & Waste	0	0	0	0	0	0				
	~	~	~	~	~					
Tourism & Recreation	0	2	1	1	2	1				
	~	50%	100%	0%	100%					
Community Facilities	0	0	0	1	1	0				
	~	~	~	0%	100%					
Agriculture	0	0	2	4	8	3				
	~	~	50%	75%	87%					
Agricultural Prior Notifications	N/A	N/A	N/A	3		3				
Other	26	14	15	20	12	17				
	96%	100%	100%	100%	100%					
Equestrian			4	0	1	2				
			75%	~	100%					
Total Ryedale	126	70	70	71	80	83				
	87%	96%	90%	88%	97%					
Hambleton Parishes										
Residential - New Build	2	1	0	0	2	1				
	100%	100%	~	~	100%					
Residential - Conversions	0	0	0	2	4	1				
	~	~	~	100%	100%					
Holiday - Conversions	1	0	0	2	2	1				
	100%	~	~	100%	100%					
Householder	16	6	15	18	20	15				
	94%	83%	100%	94%	90%					
Retail	0	0	0	0	0	0				
	~	~	~	~	~					
Business & Commercial	1	0	0	0	4	1				
	100%	~	~	~	100%					
Minerals & Waste	0	0	0	0	0	0				
	~	~	~	~	~					
Tourism & Recreation	0	0	0	4	1	1				
	~	~	~	75%	100%					
Community Facilities	0	0	0	0	1	0				
	~	~	~	~	100%					
Agriculture	2	1	5	8	3	4				
	50%	100%	80%	100%	100%					
Agricultural Prior Notifications	N/A	N/A	N/A	3	6	5				
Other	6	1	2	0	3	2				
	66%	100%	100%	~	100%					
Total Hambleton	28	9	22	37	46	28				
	86%	89%	95%	95%	96%					
TOTAL HOWARDIAN HILLS AONE	154	79	92	108	126	112				
	86%	95%	91%	90%	97%	92%				

Howardian Hills AONB						
Applications Determined by Parish						
						5yr Average
Ryedale Parishes	2008	2009	2010	2011	2012	2008-2012
Ampleforth	16	7	8	10	7	10
Bulmer	3	1	2	3	0	2
Cawton	5	2	1	3	3	3
Coneysthorpe	0	0	0	0	1	0
Coulton	5	2	0	3	5	3
Crambe	6	0	1	0	2	2
Gilling East	12	12	10	9	10	11
Grimstone	12	3	0	0	0	3
Henderskelfe	2	1	0	0	1	1
Hovingham	8	4	3	9	10	7
Howsham	3	4	2	2	0	2
Huttons Ambo	5	5	6	1	6	5
Nunnington	7	4	4	4	3	4
Oswaldkirk	5	3	8	9	2	5
Scackleton	2	5	2	0	2	2
Sheriff Hutton (High Stittenham)	5	1	0	0	0	1
Sproxton	2	3	6	1	4	3
Stonegrave	6	0	0	2	6	3
Terrington	16	7	12	5	10	10
Welburn	6	6	5	11	6	7
Whitwell-on-the Hill	0	0	0	1	2	1
Total Ryedale	126	70	70	73	80	84
Hambleton Parishes						
Brandsby-cum-Stearsby	8	1	0	7	12	6
Coxwold	0	0	1	0	0	0
Crayke	6	3	8	17	8	8
Dalby-cum-Skewsby	0	3	5	2	3	3
Hustwaite	4	0	2	5	14	5
Newburgh	0	0	0	1	2	1
Oulston	4	1	3	3	1	2
Thornton-on-the-Hill	1	0	1	0	0	0
Whenby	0	0	0	1	0	0
Yearsley	5	1	2	1	6	3
Total Hambleton	28	9	22	37	46	28
TOTAL HOWARDIAN HILLS AONB	154	79	92	110	126	112