

**HOWARDIAN HILLS  
AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE  
14 APRIL 2016**

**DEVELOPMENT WITHIN THE AONB**

**1.0 PURPOSE OF REPORT**

1.1 To receive details of planning applications determined within the AONB during 2015.

**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 2015**

3.1 A summary of planning applications determined during 2015 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 Details have not been included of applications which were withdrawn or where a decision was still pending at the end of the year.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 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, certainly when compared to many other AONBs. The number of applications in 2015 was an increase on the previous year, and would have been even more if some refinements to the data had not been available this year. The data for the Hambleton District has previously included all applications Registered in 'split' parishes. For 2015 the data for applications outside the AONB boundary has been excluded, thereby giving a more accurate dataset.
- 90% of applications determined were approved, a figure that is consistent with the 5-year average of 91%. Planning control in the AONB is still allowing the vast majority of applications to proceed, whilst also preventing those that are not of the highest quality necessary to be permitted within an AONB.
- 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 in 2015 has been fairly consistent with the 5-year average, although Gilling and Sproxtton experienced slightly above average levels of activity.
- Most pressure was for small-scale householder applications e.g. residential extensions. No categories of development showed any significant variation from the 5-year average.
- The AONB continues to be under relatively little tourism and recreational development pressure, with the number of applications in 2015 being lower than the 5-year average.

- A number of significant applications and cases can be highlighted from the past year – major extensions to Firby Hall, raising the roof height of a bungalow in open countryside near Welburn, construction of 500 dwellings on the western edge of Malton, erection of new houses at Appleton-le-Street and Musley Bank, development of an 88ha solar farm near Easingwold, erection of an agricultural workers dwelling at Husthwaite (2 attempts), new agricultural buildings at Yearsley and Bulmer, a solar farm at Oulston, a house extension at Crambeck, a new house on the outskirts of Crayke and the conversion of a bungalow into a house in Crayke.

3.3 In the financial year 2015/16, which does not quite overlap with the calendar year 2015, 121 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 55 of these consultations.
- Objections/strong reservations were lodged in 23 of those responses.
- The District Council followed the JAC's recommendations of refusal, or the applicants Withdrew the plans, in 13 out of the cases where a decision was required (3 cases still pending a Decision).
- 2 schemes were approved following re-submission/amendment in line with the AONB Manager's comments.
- In the 2014/15 year the AONB Manager scrutinised 87 applications. In the 2015/16 year 121 applications were scrutinised, which explains the significant workload on planning application scrutiny during this past year.

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.

## Appendix 1

<b>Howardian Hills AONB</b>						
<b>Applications Determined by Parish</b>						
						<b>5yr Average</b>
<b><u>Ryedale Parishes</u></b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2010-2015</b>
Ampleforth	10	7	12	5	9	<b>9</b>
Bulmer	3	0	2	2	0	<b>1</b>
Cawton	3	3	4	4	3	<b>3</b>
Coneysthorpe	0	1	0	0	0	<b>0</b>
Coulton	3	5	3	1	3	<b>3</b>
Crambe	0	2	4	3	2	<b>2</b>
Gilling East	9	10	8	6	12	<b>9</b>
Grimstone	0	0	0	0	0	<b>0</b>
Henderskelfe	0	1	0	2	1	<b>1</b>
Hovingham	9	10	9	4	6	<b>8</b>
Howsham	2	0	3	1	2	<b>2</b>
Huttons Ambo	1	6	7	3	5	<b>4</b>
Nunnington	4	3	5	4	4	<b>4</b>
Oswaldkirk	9	2	10	3	6	<b>6</b>
Scackleton	0	2	1	3	1	<b>1</b>
Sheriff Hutton (High Stittenham)	0	0	1	0	1	<b>0</b>
Sproxtton	1	4	4	3	4	<b>3</b>
Stonegrave	2	6	1	0	2	<b>2</b>
Terrington	5	10	4	1	6	<b>5</b>
Welburn	11	6	14	7	10	<b>10</b>
Whitwell-on-the Hill	1	2	0	2	0	<b>1</b>
<b>Total Ryedale</b>	<b>73</b>	<b>80</b>	<b>92</b>	<b>54</b>	<b>77</b>	<b>75</b>
<b><u>Hambleton Parishes</u></b>						
Brandsby-cum-Stearsby	7	12	14	7	4	<b>9</b>
Coxwold	0	0	0	0	1	<b>0</b>
Crayke	17	8	12	6	4	<b>9</b>
Dalby-cum-Skewsby	2	3	3	2	4	<b>3</b>
Husthwaite	5	14	5	7	1	<b>6</b>
Newburgh	1	2	0	1	0	<b>1</b>
Oulston	3	1	1	0	0	<b>1</b>
Thornton-on-the-Hill	0	0	0	1	2	<b>1</b>
Whenby	1	0	3	2	0	<b>1</b>
Yearsley	1	6	1	5	9	<b>4</b>
<b>Total Hambleton</b>	<b>37</b>	<b>46</b>	<b>39</b>	<b>31</b>	<b>25</b>	<b>36</b>
<b>TOTAL HOWARDIAN HILLS AONB</b>	<b>110</b>	<b>126</b>	<b>131</b>	<b>85</b>	<b>102</b>	<b>111</b>

<b>Howardian Hills AONB</b>											
<b>Applications Determined by</b>											
<b>Type of Development</b>											
(Number of applications and % approved)											
	2011		2012		2013		2014		2015		5yr Average 2011-2015
<b>Ryedale Parishes</b>											
Residential - New Build	4		2		7		9		4		5
		100%		100%		71%		78%		50%	
Residential - Conversions	3		9		2		0		3		3
		100%		100%		0%		~		100%	
Holiday - Conversions	0		1		0		0		1		0
		~		100%		~		~		100%	
Householder	34		43		42		21		44		37
		88%		98%		93%		90%		86%	
Retail	0		0		0		0		0		0
		~		~		~		~		~	
Business & Commercial	1		1		6		1		2		2
		0%		100%		100%		0%		100%	
Minerals & Waste	0		0		0		0		0		0
		~		~		~		~		~	
Tourism & Recreation	1		2		3		1		1		2
		0%		100%		100%		100%		100%	
Community Facilities	1		1		0		1		0		1
		0%		100%		~		100%		~	
Agriculture	4		8		7		3		7		6
		75%		87%		100%		66%		100%	
Agricultural Prior Notifications	3		3		2		5		4		3
Other	20		12		24		18		12		17
		100%		100%		92%		88%		92%	
Equestrian	0		1		1		0		3		1
		~		100%		100%		~		100%	
<b>Total Ryedale</b>	<b>71</b>		<b>83</b>		<b>94</b>		<b>59</b>		<b>81</b>		<b>78</b>
		<b>88%</b>		<b>97%</b>		<b>90%</b>		<b>85%</b>		<b>88%</b>	
<b>Hambleton Parishes</b>											
Residential - New Build	0		2		0		1		3		1
		~		100%		~		0%		66%	
Residential - Conversions	2		4		2		1		1		2
		100%		100%		100%		100%		100%	
Holiday - Conversions	2		2		2		1		2		2
		100%		100%		50%		100%		100%	
Householder	18		20		19		22		15		19
		94%		90%		100%		100%		93%	
Retail	0		0		0		0		0		0
		~		~		~		~		~	
Business & Commercial	0		4		3		0		0		1
		~		100%		100%		~		~	
Minerals & Waste	0		0		0		0		0		0
		~		~		~		~		~	
Tourism & Recreation	4		1		1		2		0		2
		75%		100%		100%		100%		~	
Community Facilities	0		1		0		0		0		0
		~		100%		~		~		~	
Agriculture	8		3		10		4		4		6
		100%		100%		100%		75%		100%	
Agricultural Prior Notifications	3		6		0		1		2		2
Other	0		3		2		0		0		1
		~		100%		100%		~		~	
<b>Total Hambleton</b>	<b>37</b>		<b>46</b>		<b>39</b>		<b>32</b>		<b>27</b>		<b>36</b>
		<b>95%</b>		<b>96%</b>		<b>97%</b>		<b>94%</b>		<b>92%</b>	
<b>TOTAL HOWARDIAN HILLS AONB</b>	<b>108</b>		<b>129</b>		<b>133</b>		<b>91</b>		<b>108</b>		<b>114</b>
		<b>90%</b>		<b>97%</b>		<b>92%</b>		<b>88%</b>		<b>90%</b>	<b>91%</b>