

**HOWARDIAN HILLS  
AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE  
11 APRIL 2019**

**DEVELOPMENT WITHIN THE AONB**

**1.0 PURPOSE OF REPORT**

1.1 To receive details of planning applications determined within the AONB during 2018.

**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 2018**

3.1 A summary of planning applications determined during 2018 appears in Appendix 1. Details have been included of all applications within the period which were Granted 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 Details have not been included of applications which were withdrawn or where a decision was still pending at the end of the year.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 2018 was quite a significant increase on the previous year, being considerably higher than the rolling 5-year average. This may indicate a return to the level of applications seen prior to the economic downturn (the 5-year average for the period 2005 to 2009 was 133).
- 92% of applications determined were Granted, a figure that is consistent with the 5-year average of 91%. Planning control in the AONB is still allowing the overwhelming 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 generally being seen in the larger villages. Activity in most Ryedale villages in 2018 was fairly consistent with the 5-year average, although Welburn saw far fewer applications than average and a significant number were seen in the area of Swinton parish which is within the AONB. In the Hambleton villages the number of applications is double what it was in the previous year, with particularly higher-than-normal numbers seen in Crayke and Brandsby. The apparent phenomenon of ‘applications triggering more applications’ was apparent in Stittenham, Bulmer, Brandsby and Crayke. In previous years it has been seen in Yearsley and Terrington. In practice this is often due to one development undergoing a number of Amendment submissions before construction starts.

- Most pressure was for small-scale householder applications e.g. residential extensions. The Agricultural category of development (including Prior Notifications) categories showed a significant increase on the 5-year average, with 20 applications seen in 2018/19 in comparison with 8 in 2017/18.
- The AONB continues to be under relatively little tourism and recreational development pressure, although the number of applications in 2018 was slightly higher than the 5-year average.
- Quite a number of significant applications and cases were seen in the financial year 2018/19. Ones that can be highlighted include – the erection of new farm buildings at Crambe, Howsham and Crayke; the erection of large agricultural buildings utilising the new Permitted Development limit of 1,000 m<sup>2</sup> at Swinton and Crayke; the erection of new ‘country house’ dwellings at Musley Bank and Ampleforth; the erection of a significant extension to a very distinctive pair of cottages at High Stittenham; the erection of significant extensions to a prominent house in Skewsby; significant areas of new glazing in a converted barn at High Gaterley and a cottage in Low Hutton; continued wrangling over the retention of smallholder buildings near Crayke; Smart Meter masts for Hovingham and Ampleforth; an Appeal case for an ‘alpaca farm’ at Scackleton; and the dual-use application for Howsham Hall as an all-year-round wedding venue.
- Information for the Hambleton area indicates that in 2018 three applications were Withdrawn before a Decision was made.

3.3 In the financial year 2018/19, which of course does not precisely overlap with the calendar year 2018, 126 planning application consultations were scrutinised, having either been referred in accordance with the agreed consultation procedure or called-up by the AONB Manager. These involved 115 individual cases, with 16 ‘repeat’ consultations in cases where comments had been submitted previously and proposals were amended and re-consulted as a consequence:

- The AONB Manager submitted comments in 36 instances. Of these, 25 proposals were granted Consent after the suggested amendments had been implemented, or appropriate Conditions were attached.
- Objections/Significant Concerns were lodged in a further 17 responses. Of these, the Local Planning Authority: Approved 4 schemes; Approved 6 schemes following suggested amendments, Refused 3 schemes; 4 cases are still pending a Decision.
- This has been a busier year than the previous one. In the 2017/18 year the AONB Manager scrutinised 98 applications. Over 120 were scrutinised in 2015/16 and 2016/17, which is more on a par with the number seen in this past year. This has been an additional unfortunate strain on the resources of the AONB Team during a Management Plan review 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>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2014-2018</b>
Ampleforth	5	9	5	6	5	<b>6</b>
Bulmer	2	0	2	2	4	<b>2</b>
Cawton	4	3	0	0	0	<b>1</b>
Coneysthorpe	0	0	0	0	0	<b>0</b>
Coulton	1	3	2	3	1	<b>2</b>
Crambe	3	2	0	0	3	<b>2</b>
Gilling East	6	12	2	8	6	<b>7</b>
Grimstone	0	0	0	0	1	<b>0</b>
Henderskelfe	2	1	0	0	2	<b>1</b>
Hovingham	4	6	7	8	6	<b>6</b>
Howsham	1	2	1	1	3	<b>2</b>
Huttons Ambo	3	5	9	3	4	<b>5</b>
Nunnington	4	4	0	6	2	<b>3</b>
Oswaldkirk	3	6	5	5	5	<b>5</b>
Scackleton	3	1	4	1	1	<b>2</b>
Sheriff Hutton (High Stittenham)	0	1	0	0	4	<b>1</b>
Sproxtton	3	4	3	0	0	<b>2</b>
Stonegrave	0	2	0	3	2	<b>1</b>
Swinton	0	0	0	0	7	<b>1</b>
Terrington	1	6	3	13	9	<b>6</b>
Welburn	7	10	9	9	4	<b>8</b>
Westow	0	0	0	0	2	<b>0</b>
Whitwell-on-the Hill	2	0	0	1	1	<b>1</b>
Street villages	~	~	~	2	~	<b>2</b>
<b>Total Ryedale</b>	<b>54</b>	<b>77</b>	<b>52</b>	<b>71</b>	<b>72</b>	<b>65</b>
<b><u>Hambleton Parishes</u></b>						
Brandsby-cum-Stearsby	7	4	5	5	10	<b>6</b>
Coxwold	0	1	0	2	1	<b>1</b>
Crayke	6	4	5	3	14	<b>6</b>
Dalby-cum-Skewsby	2	4	0	3	4	<b>3</b>
Husthwaite	7	1	1	0	4	<b>3</b>
Newburgh	1	0	0	1	0	<b>0</b>
Oulston	0	0	1	1	2	<b>1</b>
Thornton-on-the-Hill	1	2	2	0	3	<b>2</b>
Whenby	2	0	1	0	0	<b>1</b>
Yearsley	5	9	7	6	2	<b>6</b>
<b>Total Hambleton</b>	<b>31</b>	<b>25</b>	<b>22</b>	<b>21</b>	<b>40</b>	<b>28</b>
<b>TOTAL HOWARDIAN HILLS AONB</b>	<b>85</b>	<b>102</b>	<b>74</b>	<b>92</b>	<b>112</b>	<b>93</b>

<b>Howardian Hills AONB</b>										
<b>Applications Determined by</b>										
<b>Type of Development</b>										
(Number of applications and % approved)										
	2014	2015	2016	2017	2018	5yr Average 2014-2018				
<b>Ryedale Parishes</b>										
Residential - New Build	9	4	3	7	2	5				
	78%	50%	100%	100%	100%					
Residential - Conversions	0	3	4	7	1	3				
	~	100%	100%	71%	0%					
Holiday - Conversions	0	1	0	0	0	0				
	~	100%	~	~	~					
Householder	21	44	25	37	33	32				
	90%	86%	88%	97%	94%					
Retail	0	0	0	1	0	0				
	~	~	~	100%	~					
Business & Commercial	1	2	3	4	3	3				
	0%	100%	100%	100%	100%					
Minerals & Waste	0	0	0	0	0	0				
	~	~	~	~	~					
Tourism & Recreation	1	1	2	1	3	2				
	100%	100%	100%	100%	100%					
Community Facilities	1	0	1	0	0	0				
	100%	~	100%	~	~					
Agriculture	3	7	5	4	4	5				
	66%	100%	80%	100%	100%					
Agricultural Prior Notifications	5	4	4	1	7	4				
Other	18	12	8	9	18	13				
	88%	92%	100%	100%	94%					
Equestrian	0	3	1	0	1	1				
	~	100%	100%	~	100%					
<b>Total Ryedale</b>	<b>59</b>	<b>81</b>	<b>56</b>	<b>71</b>	<b>72</b>	<b>68</b>				
	<b>85%</b>	<b>88%</b>	<b>92%</b>	<b>96%</b>	<b>94%</b>					
<b>Hambleton Parishes</b>										
Residential - New Build	1	3	4	2	5	3				
	0%	66%	75%	50%	80%					
Residential - Conversions	1	1	2	1	3	2				
	100%	100%	100%	0%	100%					
Holiday - Conversions	1	2	0	0	1	1				
	100%	100%	~	~	100%					
Householder	22	15	12	11	17	15				
	100%	93%	100%	100%	88%					
Retail	0	0	0	0	0	0				
	~	~	~	~	~					
Business & Commercial	0	0	1	3	3	1				
	~	~	0%	100%	100%					
Minerals & Waste	0	0	0	0	0	0				
	~	~	~	~	~					
Tourism & Recreation	2	0	0	1	2	1				
	100%	~	~	0%	100%					
Community Facilities	0	0	0	0	0	0				
	~	~	~	~	~					
Agriculture	4	4	3	0	6	3				
	75%	100%	67%	~	83%					
Agricultural Prior Notifications	1	2	3	3	3	2				
Other	0	0	0	0	0	0				
	~	~	~	~	~					
<b>Total Hambleton</b>	<b>32</b>	<b>27</b>	<b>25</b>	<b>21</b>	<b>40</b>	<b>29</b>				
	<b>94%</b>	<b>92%</b>	<b>86%</b>	<b>83%</b>	<b>89%</b>					
<b>TOTAL HOWARDIAN HILLS AONB</b>	<b>91</b>	<b>108</b>	<b>81</b>	<b>92</b>	<b>112</b>	<b>97</b>				
	<b>88%</b>	<b>90%</b>	<b>90%</b>	<b>93%</b>	<b>92%</b>	<b>91%</b>				