

**HOWARDIAN HILLS  
AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE  
8 APRIL 2021**

**DEVELOPMENT WITHIN THE AONB**

**1.0 PURPOSE OF REPORT**

- 1.1 To receive details of planning applications determined within the AONB during 2020.

**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 2020**

- 3.1 A summary of planning applications determined during 2020 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 Details have not been included of applications which were withdrawn or where a decision was still pending at the end of the year.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 with many other AONBs and particularly those in the south of England. The number of applications in 2020 was higher than the 5-year average, particularly in relation to applications associated with Agriculture, so the Covid-19 pandemic appears to have had little effect.
  - 90% of applications determined were Granted, a figure that is fairly consistent with the 5-year average of 92%. 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 of the larger Ryedale villages in 2020 was above the 5-year average. In the Hambleton villages the number of

applications was 20% down on the previous year and also lower than the 5-year average.

- Most proposals were small-scale householder applications e.g. residential extensions. Substantial extensions to modest and often vernacular dwellings, generally in modern designs and materials, are a growing trend and can be particularly insensitive and intrusive.
- The AONB continues to be under relatively little tourism and recreational development pressure.
- Quite a number of significant applications and cases were seen in the financial year 2020/21. Ones that can be highlighted include – the erection of a new ‘country house’ dwelling at Ampleforth and the erection of substantial extensions at Low Hutton (x 2), High Hutton, Brandsby, Oswaldkirk and Terrington; the erection of a large extension to the Pro-Pak factory in the setting of the AONB at Malton.

3.3 In the financial year 2020/21, which of course does not precisely overlap with the calendar year 2020, 128 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 13 ‘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 35 instances. Of these, 11 proposals were granted Consent after the suggested amendments had been implemented, or appropriate Conditions were attached.
- Objections/Significant Concerns were lodged in 16 of the responses. Of these: Approved 2 schemes; Approved 2 schemes following suggested amendments, Refused 2 schemes; 3 schemes Withdrawn; 2 cases are still pending a Decision.
- This year saw a very similar number of consultations to the previous 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>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2016-2020</b>
Ampleforth	5	6	5	8	10	7
Bulmer	2	2	4	3	4	3
Cawton	0	0	0	0	2	0
Coneysthorpe	0	0	0	0	0	0
Coulton	2	3	1	2	1	2
Crambe	0	0	3	1	2	1
Gilling East	2	8	6	7	3	5
Grimstone	0	0	1	0	0	0
Henderskelfe	0	0	2	1	2	1
Hovingham	7	8	6	5	3	6
Howsham	1	1	3	4	1	2
Huttons Ambo	9	3	4	4	10	6
Nunnington	0	6	2	3	4	3
Oswaldkirk	5	5	5	5	1	4
Scackleton	4	1	1	2	6	3
Sheriff Hutton (High Stittenham)	0	0	4	0	1	1
Sproxton	3	0	0	2	1	1
Stonegrave	0	3	2	3	0	2
Swinton	0	0	7	11	12	6
Terrington	3	13	9	7	10	8
Welburn	9	9	4	4	6	6
Westow	0	0	2	7	5	3
Whitwell-on-the Hill	0	1	1	1	0	1
Street villages	~	2	~	~	1	2
<b>Total Ryedale</b>	<b>52</b>	<b>71</b>	<b>72</b>	<b>80</b>	<b>85</b>	<b>72</b>
<b><u>Hambleton Parishes</u></b>						
Brandsby-cum-Stearsby	5	5	10	6	6	6
Coxwold	0	2	1	0	0	1
Crayke	5	3	14	6	9	7
Dalby-cum-Skewsby	0	3	4	7	3	3
Husthwaite	1	0	4	1	2	2
Newburgh	0	1	0	0	0	0
Oulston	1	1	2	3	0	1
Thornton-on-the-Hill	2	0	3	1	0	1
Whenby	1	0	0	0	0	0
Yearsley	7	6	2	4	2	4
<b>Total Hambleton</b>	<b>22</b>	<b>21</b>	<b>40</b>	<b>28</b>	<b>22</b>	<b>27</b>
<b>TOTAL HOWARDIAN HILLS AONB</b>	<b>74</b>	<b>92</b>	<b>112</b>	<b>108</b>	<b>107</b>	<b>99</b>

<b>Howardian Hills AONB</b>										
<b>Applications Determined by</b>										
<b>Type of Development</b>										
(Number of applications and % approved)										
										<b>5yr Average</b>
<b>Ryedale Parishes</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2016-2020</b>				
Residential - New Build	3	7	2	7	7					<b>5</b>
	100%	100%	100%	57%	86%					
Residential - Conversions	4	7	1	8	2					<b>4</b>
	100%	71%	0%	87%	100%					
Holiday - Conversions	0	0	0	5	1					<b>1</b>
	~	~	~	100%	100%					
Householder	25	37	33	32	38					<b>33</b>
	88%	97%	94%	100%	95%					
Retail	0	1	0	0	0					<b>0</b>
	~	100%	~	~	~					
Business & Commercial	3	4	3	12	6					<b>6</b>
	100%	100%	100%	92%	100%					
Minerals & Waste	0	0	0	0	0					<b>0</b>
	~	~	~	~	~					
Tourism & Recreation	2	1	3	2	0					<b>2</b>
	100%	100%	100%	100%	~					
Community Facilities	1	0	0	0	0					<b>0</b>
	100%	~	~	~	~					
Agriculture	5	4	4	4	9					<b>5</b>
	80%	100%	100%	100%	100%					
Agricultural Prior Notifications	4	1	7	3	8					<b>5</b>
Other	8	9	18	5	13					<b>11</b>
	100%	100%	94%	80%	92%					
Equestrian	1	0	1	2	1					<b>1</b>
	100%	~	100%	100%	100%					
<b>Total Ryedale</b>	<b>56</b>	<b>71</b>	<b>72</b>	<b>80</b>	<b>85</b>					<b>73</b>
	<b>92%</b>	<b>96%</b>	<b>94%</b>	<b>94%</b>	<b>95%</b>					
<b>Hambleton Parishes</b>										
Residential - New Build	4	2	5	0	1					<b>2</b>
	75%	50%	80%	~	100%					
Residential - Conversions	2	1	3	0	1					<b>1</b>
	100%	0%	100%	~	100%					
Holiday - Conversions	0	0	1	0	0					<b>0</b>
	~	~	100%	~	~					
Householder	12	11	17	16	13					<b>14</b>
	100%	100%	88%	100%	92%					
Retail	0	0	0	0	0					<b>0</b>
	~	~	~	~	~					
Business & Commercial	1	3	3	4	1					<b>2</b>
	0%	100%	100%	100%	100%					
Minerals & Waste	0	0	0	0	0					<b>0</b>
	~	~	~	~	~					
Tourism & Recreation	0	1	2	0	1					<b>1</b>
	~	0%	100%	~	100%					
Community Facilities	0	0	0	0	0					<b>0</b>
	~	~	~	~	~					
Agriculture	3	0	6	5	0					<b>3</b>
	67%	~	83%	100%	~					
Agricultural Prior Notifications	3	3	3	3	3					<b>3</b>
Other	0	0	0	0	2					<b>0</b>
	~	~	~	~	50%					
<b>Total Hambleton</b>	<b>25</b>	<b>21</b>	<b>40</b>	<b>28</b>	<b>22</b>					<b>27</b>
	<b>86%</b>	<b>83%</b>	<b>89%</b>	<b>100%</b>	<b>89%</b>					
<b>TOTAL HOWARDIAN HILLS AONB</b>	<b>81</b>	<b>92</b>	<b>112</b>	<b>108</b>	<b>107</b>					<b>100</b>
	<b>90%</b>	<b>93%</b>	<b>92%</b>	<b>94%</b>	<b>90%</b>					<b>92%</b>