

**HOWARDIAN HILLS
AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE
13 APRIL 2017**

DEVELOPMENT WITHIN THE AONB

1.0 PURPOSE OF REPORT

1.1 To receive details of planning applications determined within the AONB during 2016.

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 2016

3.1 A summary of planning applications determined during 2016 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 Details have not been included of applications which were withdrawn or where a decision was still pending at the end of the year.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 2016 was a decrease on the previous year, most significantly in the Ryedale District, which is slightly unexpected.
- 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 Hambleton villages in 2016 has been fairly consistent with the 5-year average, with Yearsley again being quite busy, whilst the Ryedale villages have seen below average activity across the board.
- Most pressure was for small-scale householder applications e.g. residential extensions. Aside from the generally lower numbers of applications in the Ryedale area, 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 2016 being approximately consistent with the 5-year average.

- A number of significant applications and cases can be highlighted from the past year – the siting of a proposed agricultural building at Broughton, a replacement dwelling in open countryside near Hovingham, new gates and piers at a redevelopment at Ampleforth, 3 proposed new dwellings on a brownfield site near Brandsby, a large 2-storey garage and store at Scackleton, conversion of barns at Coulton and Terrington and a replacement dwelling in Brandsby. There have also been a significant number of applications for new or replacement mobile phone masts, generally of 15m in height.
- At the meeting in April 2016, Members asked for information on the numbers of applications Withdrawn before a Decision was made. Information for the Hambleton area indicates that in 2016 three applications were Withdrawn – two ground mounted solar panel proposals at Newburgh and Oulston and the construction of a farm owners dwelling at Thornton-on-the-Hill.

3.3 In the financial year 2016/17, which does not precisely overlap with the calendar year 2016, 126 consultations were scrutinised, having either been referred in accordance with the agreed consultation procedure or called-up by the AONB Manager. These involved 106 individual cases, with 20 ‘repeat’ consultations in cases where comments had been submitted and proposals amended as a consequence:

- The AONB Manager submitted comments in 48 instances.
- Objections/Significant Concerns were lodged in 18 responses, in relation to 13 cases.
- The Local Planning Authority: Approved 2 schemes; Approved 8 schemes following re-submission/amendment to address the AONB Manager’s/LPA’s concerns; 3 cases are still pending a Decision.
- A further 6 schemes were amended in response to less significant comments submitted by the AONB Manager.
- In the 2015/16 year the AONB Manager scrutinised 121 applications. In the 2016/17 year 126 applications were scrutinised. Slightly fewer responses were necessary however (48 compared to 55), although in many instances these related to repeat consultations where proposals were amended a number of times before Objections or Significant Concerns could be withdrawn.

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

Howardian Hills AONB						
Applications Determined by Parish						
						5yr Average
<u>Ryedale Parishes</u>	2012	2013	2014	2015	2016	2012-2016
Ampleforth	7	12	5	9	5	8
Bulmer	0	2	2	0	2	1
Cawton	3	4	4	3	0	3
Coneysthorpe	1	0	0	0	0	0
Coulton	5	3	1	3	2	3
Crambe	2	4	3	2	0	2
Gilling East	10	8	6	12	2	8
Grimstone	0	0	0	0	0	0
Henderskelfe	1	0	2	1	0	1
Hovingham	10	9	4	6	7	7
Howsham	0	3	1	2	1	1
Huttons Ambo	6	7	3	5	9	6
Nunnington	3	5	4	4	0	3
Oswaldkirk	2	10	3	6	5	5
Scackleton	2	1	3	1	4	2
Sheriff Hutton (High Stittenham)	0	1	0	1	0	0
Sproxton	4	4	3	4	3	4
Stonegrave	6	1	0	2	0	2
Terrington	10	4	1	6	3	5
Welburn	6	14	7	10	9	9
Whitwell-on-the Hill	2	0	2	0	0	1
Total Ryedale	80	92	54	77	52	71
<u>Hambleton Parishes</u>						
Brandsby-cum-Stearsby	12	14	7	4	5	8
Coxwold	0	0	0	1	0	0
Crayke	8	12	6	4	5	7
Dalby-cum-Skewsby	3	3	2	4	0	2
Husthwaite	14	5	7	1	1	6
Newburgh	2	0	1	0	0	1
Oulston	1	1	0	0	1	1
Thornton-on-the-Hill	0	0	1	2	2	1
Whenby	0	3	2	0	1	1
Yearsley	6	1	5	9	7	6
Total Hambleton	46	39	31	25	22	33
TOTAL HOWARDIAN HILLS AONB	126	131	85	102	74	104

Howardian Hills AONB										
Applications Determined by										
Type of Development										
(Number of applications and % approved)										
Ryedale Parishes	2012	2013	2014	2015	2016	5yr Average 2012-2016				
Residential - New Build	2	7	9	4	3	5				
	100%	71%	78%	50%	100%					
Residential - Conversions	9	2	0	3	4	4				
	100%	0%	~	100%	100%					
Holiday - Conversions	1	0	0	1	0	0				
	100%	~	~	100%	~					
Householder	43	42	21	44	25	35				
	98%	93%	90%	86%	88%					
Retail	0	0	0	0	0	0				
	~	~	~	~	~					
Business & Commercial	1	6	1	2	3	3				
	100%	100%	0%	100%	100%					
Minerals & Waste	0	0	0	0	0	0				
	~	~	~	~	~					
Tourism & Recreation	2	3	1	1	2	2				
	100%	100%	100%	100%	100%					
Community Facilities	1	0	1	0	1	1				
	100%	~	100%	~	100%					
Agriculture	8	7	3	7	5	6				
	87%	100%	66%	100%	80%					
Agricultural Prior Notifications	3	2	5	4	4	4				
Other	12	24	18	12	8	15				
	100%	92%	88%	92%	100%					
Equestrian	1	1	0	3	1	1				
	100%	100%	~	100%	100%					
Total Ryedale	83	94	59	81	56	75				
	97%	90%	85%	88%	92%					
Hambleton Parishes										
Residential - New Build	2	0	1	3	4	2				
	100%	~	0%	66%	75%					
Residential - Conversions	4	2	1	1	2	2				
	100%	100%	100%	100%	100%					
Holiday - Conversions	2	2	1	2	0	1				
	100%	50%	100%	100%	~					
Householder	20	19	22	15	12	18				
	90%	100%	100%	93%	100%					
Retail	0	0	0	0	0	0				
	~	~	~	~	~					
Business & Commercial	4	3	0	0	1	2				
	100%	100%	~	~	0%					
Minerals & Waste	0	0	0	0	0	0				
	~	~	~	~	~					
Tourism & Recreation	1	1	2	0	0	1				
	100%	100%	100%	~	~					
Community Facilities	1	0	0	0	0	0				
	100%	~	~	~	~					
Agriculture	3	10	4	4	3	5				
	100%	100%	75%	100%	67%					
Agricultural Prior Notifications	6	0	1	2	3	2				
Other	3	2	0	0	0	1				
	100%	100%	~	~	~					
Total Hambleton	46	39	32	27	25	34				
	96%	97%	94%	92%	86%					
TOTAL HOWARDIAN HILLS AONB	129	133	91	108	81	108				
	97%	92%	88%	90%	90%	91%				