

**HOWARDIAN HILLS
AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE
19 APRIL 2018**

DEVELOPMENT WITHIN THE AONB

1.0 PURPOSE OF REPORT

1.1 To receive details of planning applications determined within the AONB during 2017.

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 2017

3.1 A summary of planning applications determined during 2017 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 Details have not been included of applications which were withdrawn or where a decision was still pending at the end of the year.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 2017 was an increase on the previous year, but still lower than the rolling 5-year average.
- 93% 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 generally being seen in the larger villages. Activity in most Ryedale villages in 2017 has been fairly consistent with the 5-year average, with Nunnington and Terrington seeing more applications than average, whilst the Hambleton villages have seen below average activity across the board. This is the opposite trend to that observed in 2016.
- Most pressure was for small-scale householder applications e.g. residential extensions. Aside from the generally lower numbers of applications in the Hambleton 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 2017 being approximately consistent with the 5-year average.

- A relatively small number of significant applications and cases were seen in 2017/18, and mostly these were at the end of the year in 2018. Ones that can be highlighted include – the erection of extensions to three different properties in Stonegrave, the erection of a new dwelling at Musley Bank, the erection of a three storey extension at Little Terrington, the erection of a two-storey extension to a Listed Building in Oulston, the erection of significant extensions to a cottage at High Stittenham, retention of smallholder buildings near Crayke, conversion of farm buildings (linked to the conservation deficit at Newburgh Priory) at Yearsley and outline permission for up to 9 dwellings (linked to the conservation deficit at Newburgh Priory) at Oulston.
- Information for the Hambleton area indicates that in 2017 one application was Withdrawn before a Decision was made – for conversion of a residential annex into a separate dwelling at Brandsby.

3.3 In the financial year 2017/18, which does not precisely overlap with the calendar year 2017, 97 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 84 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 29 instances.
- Objections/Significant Concerns were lodged in 12 of these responses, in relation to 9 cases.
- Of these, the Local Planning Authority: Approved 1 scheme; Refused 1 scheme; 7 cases are still pending a Decision.
- A further 7 schemes were amended in response to less significant comments submitted by the AONB Manager.
- This has been a quieter year than the two previous ones. In the 2016/17 year the AONB Manager scrutinised 126 applications, with 121 scrutinised in 2015/16. Fewer responses were also necessary, and there were fewer significant or contentious cases.

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>	2013	2014	2015	2016	2017	2013-2017
Ampleforth	12	5	9	5	6	7
Bulmer	2	2	0	2	2	2
Cawton	4	4	3	0	0	2
Coneysthorpe	0	0	0	0	0	0
Coulton	3	1	3	2	3	2
Crambe	4	3	2	0	0	2
Gilling East	8	6	12	2	8	7
Grimstone	0	0	0	0	0	0
Henderskelfe	0	2	1	0	0	1
Hovingham	9	4	6	7	8	7
Howsham	3	1	2	1	1	2
Huttons Ambo	7	3	5	9	3	5
Nunnington	5	4	4	0	6	4
Oswaldkirk	10	3	6	5	5	6
Scackleton	1	3	1	4	1	2
Sheriff Hutton (High Stittenham)	1	0	1	0	0	0
Sproxton	4	3	4	3	0	3
Stonegrave	1	0	2	0	3	1
Terrington	4	1	6	3	13	5
Welburn	14	7	10	9	9	10
Whitwell-on-the Hill	0	2	0	0	1	1
Street villages	~	~	~	~	2	2
Total Ryedale	92	54	77	52	71	69
<u>Hambleton Parishes</u>						
Brandsby-cum-Stearsby	14	7	4	5	5	7
Coxwold	0	0	1	0	2	1
Crayke	12	6	4	5	3	6
Dalby-cum-Skewsby	3	2	4	0	3	2
Husthwaite	5	7	1	1	0	3
Newburgh	0	1	0	0	1	0
Oulston	1	0	0	1	1	1
Thornton-on-the-Hill	0	1	2	2	0	1
Whenby	3	2	0	1	0	1
Yearsley	1	5	9	7	6	6
Total Hambleton	39	31	25	22	21	28
TOTAL HOWARDIAN HILLS AONB	131	85	102	74	92	97

Howardian Hills AONB											
Applications Determined by											
Type of Development											
(Number of applications and % approved)											
Ryedale Parishes		2013	2014	2015	2016	2017	5yr Average				
							2013-2017				
Residential - New Build		7	9	4	3	7	6				
		71%	78%	50%	100%	100%					
Residential - Conversions		2	0	3	4	7	3				
		0%	~	100%	100%	71%					
Holiday - Conversions		0	0	1	0	0	0				
		~	~	100%	~	~					
Householder		42	21	44	25	37	34				
		93%	90%	86%	88%	97%					
Retail		0	0	0	0	1	0				
		~	~	~	~	100%					
Business & Commercial		6	1	2	3	4	3				
		100%	0%	100%	100%	100%					
Minerals & Waste		0	0	0	0	0	0				
		~	~	~	~	~					
Tourism & Recreation		3	1	1	2	1	2				
		100%	100%	100%	100%	100%					
Community Facilities		0	1	0	1	0	0				
		~	100%	~	100%	~					
Agriculture		7	3	7	5	4	5				
		100%	66%	100%	80%	100%					
Agricultural Prior Notifications		2	5	4	4	1	3				
Other		24	18	12	8	9	14				
		92%	88%	92%	100%	100%					
Equestrian		1	0	3	1	0	1				
		100%	~	100%	100%	~					
Total Ryedale		94	59	81	56	71	72				
		90%	85%	88%	92%	96%					
Hambleton Parishes											
Residential - New Build		0	1	3	4	2	2				
		~	0%	66%	75%	50%					
Residential - Conversions		2	1	1	2	1	1				
		100%	100%	100%	100%	0%					
Holiday - Conversions		2	1	2	0	0	1				
		50%	100%	100%	~	~					
Householder		19	22	15	12	11	16				
		100%	100%	93%	100%	100%					
Retail		0	0	0	0	0	0				
		~	~	~	~	~					
Business & Commercial		3	0	0	1	3	1				
		100%	~	~	0%	100%					
Minerals & Waste		0	0	0	0	0	0				
		~	~	~	~	~					
Tourism & Recreation		1	2	0	0	1	1				
		100%	100%	~	~	0%					
Community Facilities		0	0	0	0	0	0				
		~	~	~	~	~					
Agriculture		10	4	4	3	0	4				
		100%	75%	100%	67%	~					
Agricultural Prior Notifications		0	1	2	3	3	2				
Other		2	0	0	0	0	0				
		100%	~	~	~	~					
Total Hambleton		39	32	27	25	21	29				
		97%	94%	92%	86%	83%					
TOTAL HOWARDIAN HILLS AONB		133	91	108	81	92	101				
		92%	88%	90%	90%	93%	91%				