

Memo

From: Phil Dagnall

To: Robert Major

cc: Colin Hirst

Ref: PD/RM/6-18

Ext:

Date: 08 /06 /18

Re: RV 3/2018/0396. Works at Holden Clough Nursery, Holden

Dear Robert,

Brief Description of Proposal and Observations

The proposal involves the demolition of a potting shed and its replacement with a glasshouse and linking access and also the construction of a two storey demonstration unit with offices and toilets, a training classroom and a covered terrace area. All development will be within the current boundaries of the established enterprise which lies within the boundary of a tier 2 settlement within the AONB.

Relevant Core Strategy and Other Policies and Discussion.

As this proposal involves the expansion of a rural business within the AONB the most relevant policies in the Core Strategy are:

- EC1 Business and Employment Development

This policy supports in principle the strengthening of the wider rural economy and the re use of existing employment sites.

- EC3 Visitor Economy

This supports proposals which strengthen the visitor economy.

- DMB1 Supporting Business Growth and the Local Economy

This amplifies the above approaches allowing the expansion of existing firms within settlements subject to other constraints.

- DMB3 Recreational and Tourism Development.

This supports the extension of the range of tourism and visitor facilities in the area subject to a series of criteria that relate to a proposal's close relationship to an existing settlement and its impact on the

surrounding area, its relationship to local highways and its impact on the local environment, especially if it is within the AONB.

- DMG2 Strategic Considerations

This policy emphasises that development within Tier 2 settlements such as Holden must meet one of a series of criteria, the most relevant here being those essential to the local economy and the development for small scale tourism or recreational development appropriate to a rural area. This policy also emphasises that if such development, as is the case here, lies within the AONB then the most important consideration will be its impact on the conservation of the AONB.

This latter AONB consideration is also emphasised within Policy EN2 Landscape.

Given the above I would consider that in principal this proposal does concur with policy in that it is of an appropriate scale and type and in an appropriate location. I would consider that also it is not inappropriate to its AONB location, though the specific detail of its physical development in relation to its immediate setting I leave to your consideration.

Conclusion

As such I consider that the proposed development in principle could be supported.

This advice is offered without prejudice to any other matters that you may consider to be relevant to this application.

Regards, Phil Dagnall, Assistant Planning Officer, Forward Plans