Yorkshire Dales National Park Authority

Planning Committee

25 November 2025

Applicant: Mr A Corker

Parish: Linton

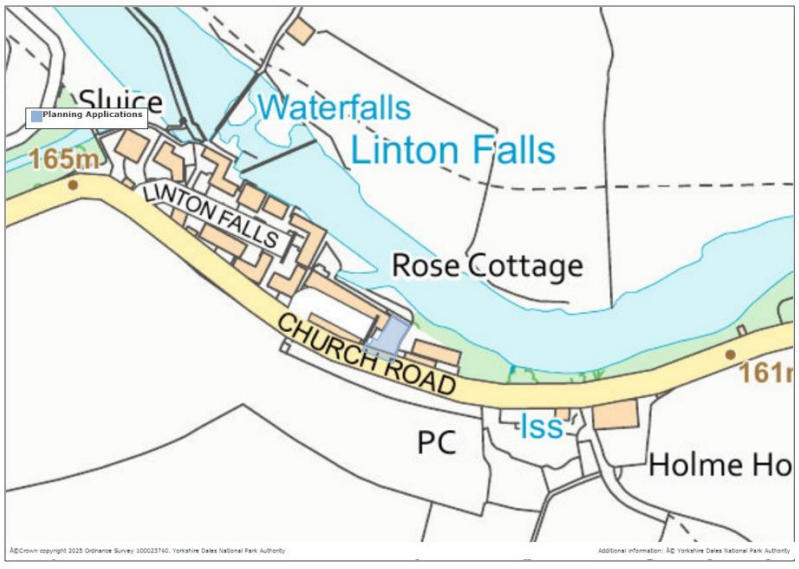
Application No: C/50/102F

Site Address: Gable End, Church Road, Linton, SKIPTON, BD23 6BQ

Proposal: Full planning permission for erection of a two-bedroom cottage on land adjacent to Gable End, Linton Falls and to retain 2 No parking spaces to serve the new dwelling and create an additional parking space to serve the existing dwelling

Purpose of Report

1. That Members approve planning permission for the above development in accordance with the recommendations below.



Reason For Committee Consideration

2. This application is reported to Committee for the following reason: the Parish Council recommendation is contrary to the decision which the Head of Development Management proposes to take.

Application Site

3. The application relates to Gable End, Linton Falls, Linton which is an end of terrace two storey dwelling overlooking the River Wharfe. The properties within the terrace are of traditional construction and symmetrical design, featuring stone slate roofs and rubble stone walling. Gable End is the smallest property in the row and has whitewashed walls. It benefits from a spacious garden curtilage to the front and side, together with a rear terrace that steps down towards the river.

Proposal

4. Full planning permission for erection of a two-bedroom cottage on land adjacent to Gable End, Linton Falls and to retain 2 No parking spaces to serve the new dwelling and create an additional parking space to serve the existing dwelling

5. The application proposes the construction of a two storey dwelling, which would adjoin the south eastern elevation of Gable End and would form result in an additional property to this end of the existing terrace of properties. The dwelling would be sited on land which currently forms private amenity space which serves Gable End.

6. The proposed two storey dwelling would be constructed using locally sourced natural stone with a natural stone slate roof. The windows and doors would be timber double glazed, painted in RAL ‘Heritage’. The property would benefit from garden space to the front (south) of the property, and would benefit from 2no, off street parking spaces within its curtilage. Access to the site would be taken from Church Road, utilising the existing access serving Gable End.

Relevant Planning History

7. The following applications are relevant:

   C/50/102A - full planning permission for erection of two storey side extension and single storey rear extension.
   Approved – Conditional 22/11/2012

C/50/102B - full planning permission for erection of two storey side extension and single storey rear extension.
Approved – Conditional 20/10/2015

C/50/102C - full planning permission for erection of two storey side extenson and single storey rear extension.
Approved – Conditional 17/08/2018

C/50/102D - Householder planning permission for re-submission of planning permission C/50/102C to provide a two storey and single extension.
Approved – Conditional 02/03/2021

C/50/102E Householder planning permission for re-submission of planning permission C/50/102D to provide a two storey and single extension.
Approved – Conditional 29/01/2024

Consultations

8. The comments of statutory and non-statutory consultees are summarized below:

Fire Officer - Craven – No response received

Minerals Officer – No response received

Planning Ecologist - No objections to the proposed development, subject to conditions to ensure that works are undertaken in accordance with working guidelines set out in the Preliminary Bat Roost Assessment Report (July 2025) by Batworker Consultancy, and enhancement measures are outlined and agreed by the Authority.

Trees & Woodlands - No objections or comments.

Environment Agency – No objection

Environmental Health - There are no known contaminated land implications regarding the proposed development. No environmental protection comments, or objections to the proposal.

NY Highways – No objection, subject to recommended conditions being attached to any grant of permission.

Linton Parish Council - Taking into consideration the feedback from residents at Linton Falls the council are not supportive of this application. It is considered over developed, removal of green space and not specified as a local residency property.

9. A site notice was displayed on 29 September 2025 and expired on 20 October 2025. Public responses received at the time of writing: 5

10. Five letters of objection have been received, raising the following concerns:

- Impact on the historic character of the area and protected landscape
- Impact on highway safety due to new vehicular access
- Proposal is for a second home rather than local occupancy
- Removal of natural habitat and impact on wildlife
- Impact on residential amenity of surrounding properties
- Linton Falls is not a Service Centre
- Loss of a view
- Proposal would set a precedent for further development

Assessment

Key Issues:

- Planning Policy
- Impact on Character and Appearance of the Surrounding Area
- Impact on Residential Amenity
- Highway Safety
- Ecological Impact
- Biodiversity Enhancement
- Parish Council comments
- Equality Act

Planning Policy

11. The Yorkshire Dales Local Plan (2015-2030) Policy SP3 states that new build housing will be permitted inside the housing development boundaries of local service centres and service villages listed within Table 1 of that policy,and requires on sites of up to five dwellings that new housing be restricted to local occupancy (as defined in Appendix 5 of the Local Plan). Policy C1 also directs new housing development to allocated sites or within the defined boundaries of local service centres and service villages.

12. The application site, which is located at Linton Falls, which is not identified as a settlement with a housing development boundary within the current Local Plan. The proposal therefore does not meet the locational requirements set out within Policy SP3 and Policy C1 of the Local Plan.

13. However the Authority is in the process of producing a new Local Plan (2025-2040) for the whole National Park that will replace the Yorkshire Dales Local Plan (2015-2030). The publication stage of the Local Plan is now complete and it has been

submitted to the Planning Inspectorate for examination. As the Plan has now reached an advanced stage weight will be given to certain aspects of the Local Plan (such as those policies which have no unresolved objections) in decisions on planning applications.

14. Policy C2 of the emerging Local Plan allows for new development on suitable infill sites within the housing development boundaries of the small settlements identified on the Proposals Map. In this instance Linton Falls is now identified as a small settlement within Policy CP3 of the emerging Local Plan and benefits from a housing development boundary, within which the application site is located. As such, the proposal for one new dwelling, which would be restricted to local occupancy, would accord with Policies C2 and CP3 of the emerging Local Plan.

15. Therefore, whilst the proposals would be contrary to the provisions of the current Local Plan in respect of its location outside of any defined housing development boundary, it would accord with the relevant policies contained within the emerging Local Plan, which identifies Linton Falls as a small settlement that is appropriate for new housing development within its housing development boundary.

16. Paragraph 49 of the NPPF states that weight can be given to the policies in emerging plans, depending on the stage of preparation of the plan, the extent to which emerging policy aligns with the NPPF, and the extent of unresolved objections to the emerging Plan. In this instance, the emerging Local Plan is at an advanced stage of preparation. Questions have been raised by the Inspector in relation to the housing development boundaries, however these questions only relate to allocated sites and the housing development boundary specifically in Casterton. The questions do not call the whole policy into question or refer specifically to the housing development boundary proposed for Linton Falls. Therefore, weight can be given to Policy C2 of the emerging Local Plan and the proposed housing development boundary for Linton.

17. It is acknowledged that the proposal conflicts with the current Plan but any harm arising from the proposal (in respect of the application of the spatial strategy and the need to restrict development outside of identified settlements) is considered to be extremely limited given the locational characteristics of the site being within an established group of dwellings, and due to the modest nature of the proposal for 1no. dwelling. It is considered that this consideration is outweighed by the compliance with the more up to date emerging Local Plan as preparation of the plan (including public consultation exercises) has involved a re-assessment of the settlement hierarchy and the suitability of Linton Falls as an appropriate location for further infill housing development.

18. As set out above, the proposal meets the locational requirements set out within Policies CP3 and C2 of the emerging Local Plan, and the applicant has confirmed their agreement to enter into the required occupancy restriction. The principle of the proposed development is therefore considered to be acceptable.

Impact on Character and Appearance of the Surrounding Area

19. Local Plan Policy SP2 stipulates that development must further the National Park statutory purposes, the first of which is the conservation and enhancement of natural beauty, wildlife and cultural heritage. Policy SP4 sets out a range of development quality requirements for all forms of development, including design expectations, transport-related considerations, safety and amenity issues and environmental safeguarding.

20. The proposed dwelling would adjoin the end of an existing terrace of modest, traditional two storey properties. The dwelling would be constructed using stone with a slate roof to reflect the surrounding properties, and reinforce the character of the existing terrace and the surrounding area. The scheme originally proposed a Juliet balcony to the rear of the dwelling as well as an expanse of glazing, however the plans have been amended to propose openings which reflect the rhythm of the first floor window openings, and those along the rear of the existing terrace of properties.

21. It is considered that the proposed dwelling would be proportionate to the size of the application site, and its siting and footprint would be in keeping with the established character of the surrounding area. Whilst the application site is widely visible within the landscape when viewed from the north, the proposed dwelling would adjoin the end of an existing terrace of properties and would be in keeping with the character and appearance of these dwellings by virtue of its scale, design, and use of materials. The proposal would not therefore adversely affect the surrounding landscape character. It is therefore considered that the site could accommodate this modest sized dwelling without any significant adverse impact upon the street scene, or on the character or appearance of the surrounding area, in accordance with Policy SP4 of the Local Plan and Policies CP6 and CP8 of the emerging Local Plan.

Impact on Residential Amenity

22. The site is bounded to the north by the River Wharfe, and to the east and south east by a wooded area and block of garages. There is an existing dwelling to the south west of the application site, however the rear of the dwelling faces towards Gable End, and the proposed dwelling would be located further away from this property than Gable End, and at an oblique angle. As such, the proposed dwelling would not result in an adverse impact upon the amenity currently enjoyed by the occupiers of this, or indeed any other, neighbouring property. However, a condition would be attached to any grant of permission to control the hours of construction and deliveries to the site during the construction phase in order to reduce any noise disturbance.

23. A small private amenity space would be provided to the south of the dwelling. The proposed layout would therefore ensure the dwelling has an adequate level of amenity space which is commensurate with the size of the dwelling. Therefore, the

proposal would also achieve a good standard of amenity for its future occupants, and would accord with the provisions of Policy SP4 of the Local Plan and CP6 of the emerging Local Plan.

Highway Safety

24. Policy SP4 of the adopted Local Plan requires that development does not prejudice highway safety or cause unacceptable levels of traffic that would harm the environment or capacity of the local road network, should contain adequate provision for connection to public transport and should have appropriate access and parking provision.

25. The proposed dwelling will have access from Church Road, which is an existing access for the existing dwelling, Gable End. A new access is also proposed to provide one parking space for the existing property. The application proposes 2no, parking spaces for the proposed dwelling.

26. Following consultation, the Highway Authority has confirmed that the proposal is considered acceptable in terms of parking provision and impact on highway safety, subject to recommended conditions being attached to any grant of permission.

Ecological Impact

27. The Preliminary Bat Roost Assessment Report (July 2025) confirms that bats are not currently roosting at the property as the property has negligible potential to support roosting bats. Therefore, the Planning Ecologist has confirmed that the proposal would not have a negative impact upon any protected species, subject to a condition being attached to any grant of permission requiring that the works proceed according to the precautionary working method statement detailed within the Preliminary Bat Roost Assessment Report (July 2025), to further reduce the likelihood of negative impact to bats. An informative would also be imposed in relating to nesting birds.

Biodiversity Enhancements

28. As of the 2nd April 2024, under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain to make sure that habitats for wildlife are left in a measurably better state than they were before the development. As the development is self-build, the proposal is exempt from the statutory Biodiversity Net Gain requirements. However, in accordance with Policy W2 of the Local Plan and CP9 of the emerging Local Plan, biodiversity enhancement measures would be required. Therefore, a condition would be attached to any grant of permission to secure such enhancement measures for bats and birds.

Parish Council Comments

29. Linton Parish Council has objected to the proposals on the grounds that it considers the development to constitute over development, it involves the removal of green space and is not specified as a local residency property.

30. The application site is currently private amenity space which serves the existing property Gable End. There is an extant permission for a two storey extension on the site, albeit of a slightly smaller footprint. The proposal would therefore not result in the loss of any public open space, and would not have a significantly greater impact that the two storey extension which benefits from an extant consent on the site.

31. In respect of the occupancy of the dwelling, as set out above the applicant has confirmed that the dwelling would be for local occupancy, and has agreed to enter into a s106 agreement to secure this**.**

Equality Act

32. The Authority has a duty under s.149 of the Equality Act 2010 to have regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant characteristic and persons who do not share it. The relevant characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex and sexual orientation.

33. It is considered that there are no overt reasons why this proposal would affect anyone with the protected characteristics such that the application should be permitted or refused on equality grounds.

Conclusion

34. The proposal would deliver a small scale residential development. Whilst the proposals would be contrary to the provisions of Policies SP3 and C1 of the existing Local Plan in respect of its location outside of any defined housing development boundary, it would accord with Policies CP3 and C2 of the emerging Local Plan, which identifies Linton Falls as a small settlement that is appropriate for new housing development within its housing development boundary. It is considered that compliance with the emerging plan spatial strategy in this respect should outweigh the limited harm arising from conflict with the existing strategy, given the advanced stage of the emerging plan and its preparation in the context of up to date Government policy, supporting evidence and public consultation responses.

35. The provision of 1 new local occupancy home helping to address local housing need would meet the aims of Policy C2 of the emerging Local Plan without detriment to

the provisions of Policy SP4 of the existing Local Plan in respect of siting, transport, impact on amenity and environmental safeguarding.

36. The proposed dwelling would be sufficiently distanced from neighbouring properties to ensure there would be no adverse impact upon the amenity currently enjoyed by the occupiers of the surrounding properties.

37. The proposed dwelling would achieve adequate off street parking provision and would not impact upon the highway safety within the area.

38. There will be no adverse impact upon the existing trees or ecology within the site, with conditions proposed to ensure a suitable uplift in the provision within the site.

39. It is therefore considered that the proposal would accord with Policies SP1, SP4, W1 and W2 of the Yorkshire Dale Local Plan (2015-2030), Policies C2, CP3, CP6, CP8 and CP9 of the emerging Local Plan, the guidance set out within the Yorkshire Dales National Park Design, and the provisions of the National Planning Policy Framework (2024).

Recommendation

40. It is recommended that permission is granted subject to a S106 agreement to secure a local occupancy restriction, restriction to self build occupancy for 3 years and to conditions including the following:

- Standard time limits for submission of reserved matters
- Accordance with approved plans
- Submission of materials samples
- Provision of biodiversity enhancement
- Removal of permitted development rights
- Details of access, turning and parking
- Restriction on external lighting

Joanne Wood
Senior Planning Officer