Yorkshire Dales National Park Authority

Committee:	Planning	**Parish:**	Linton
Date:	23 April 2024	**Officer:**	Katherine Wood
Applicant:	Linton Regeneration Company	**Application No:**	C/50/46M
Site: Address:	Formerly Linton School and Campsite, Linton, Skipton, North Yorkshire, BD23 5HQ		
Proposal:	Full planning permission for demolition of existing buildings and redevelopment of the site for tourist accommodation (amendment to previously consented application C/50/46L)		

Update Following Deferral

1. This application was presented to the March Planning Committee, when Members resolved to defer the application to seek an amendment for the wood burning stoves to be removed from the design of the building.

2. The applicant has agreed to omit the wood burners and flues from the apartments in the main building. They propose to retain a single wood burner and flue in the bar area and to the separate 9 lodges, all the same as the currently approved scheme. This will mean that the proposal will have 10 wood burning stoves (the same as the approved scheme) rather than the 34 previously proposed. Amended drawings will be made available prior to the Committee meeting.

3. The applicant has also commented that the most modern wood burners are very efficient in terms of clean combustion. They are proposing additional fan extraction which creates a vacuum and further increases efficiency and the cleanness of the burn, and particle filters which they state remove over 95% of any remaining particles.

4. It is considered that the omission of the wood burners will be a significant improvement to the design of the building, with less interruption of the grass roof, and will enhance the sustainability of the proposed development. The controls over the remaining burners, in the form of additional fan extraction and particle filters, will further reduce the impact of the remaining wood burners. A condition has

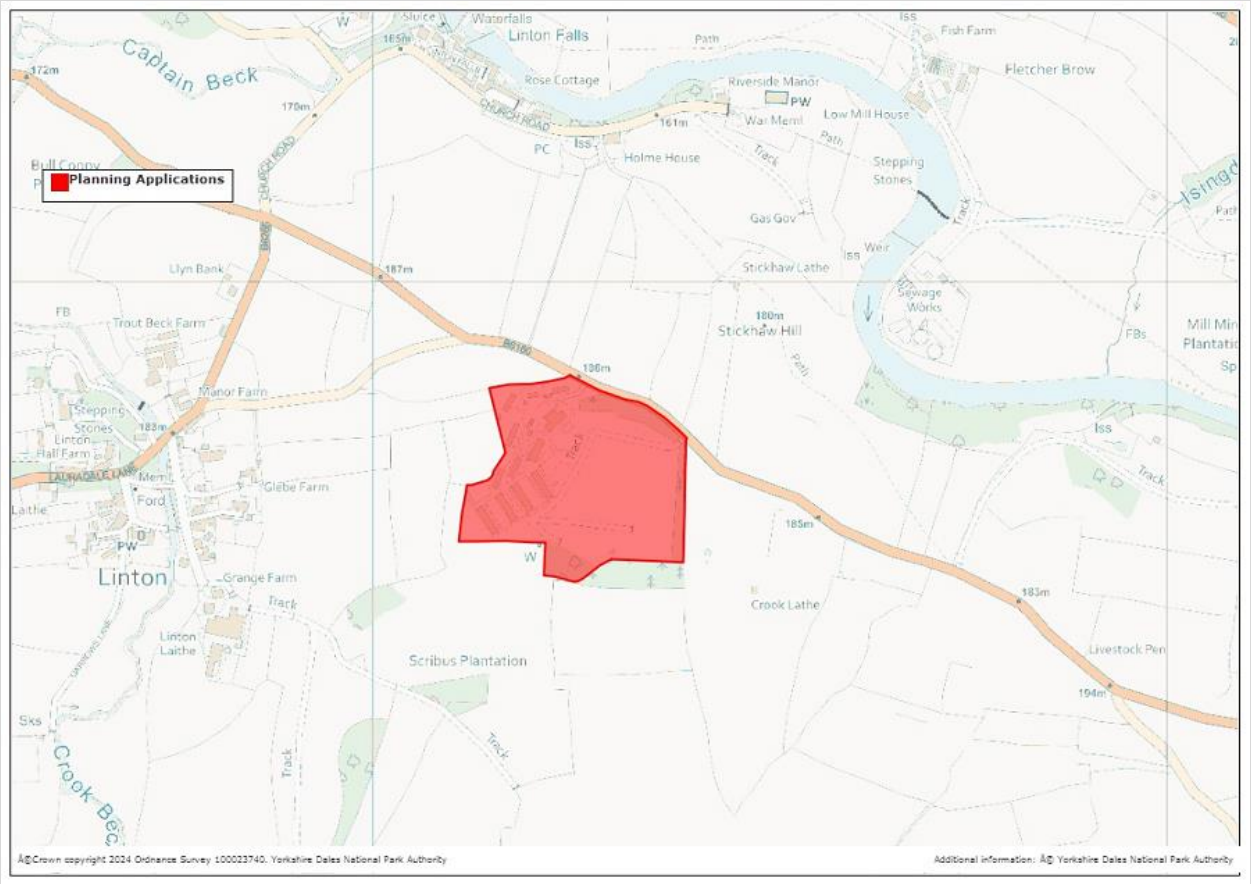
already been recommended to require the details of the flues which can also include the addition of control measures.

5. It is therefore recommended that permission is GRANTED subject to conditions listed in the report below.

Previous Report

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 site comprises a 5.28 hectare plot in open countryside accessed from the B6160 Threshfield to Burnsall road. The site lies close to the village of Linton and within half a mile of Grassington. The site comprises the former Linton Camp

timber buildings on the western third of the site and a levelled open field, the former recreation area serving the camp. The timber buildings are in a poor structural condition.

4. Linton Camp was established in 1939, as a result of the 1939 Camps Act, when the site was purchased by the National Camps Corporation. The original purpose of these camps was to provide holiday accommodation for city children, who would otherwise not have had the opportunity to experience the countryside and nature. With the onset of the Second World War in 1939 Linton School, along with other National Camps, was utilised for evacuees. Linton Camp was one of 31 such camps which were built across the country at this time. All the camps adopted a standard design of timber chalet, the design was chosen for its economy and camouflage capabilities. The camp was purchased in 1957 by Bradford Metropolitan Council, who ran the school as a boarding school for children with special educational needs. The residential school officially closed on Spring Bank Holiday in May 1986. The school was then used periodically as a summer scout camp, but has now remained unused for some years.

Proposal

5. This application seeks full planning permission for the redevelopment of Linton Camp to form a tourist facility including 24 self-contained 'serviced' holiday units over 2 floors, with a spa, gym, 24 seat cinema, 2-lane bowling alley and a bar and restaurant, all within the central building hotel. Two separate sets of lodges containing a total of 9 self-contained holiday lodges are also proposed. The development would be served by a 76 space underground car park.

6. The amended design includes solar panels along the lower eaves of the main building, generating 116kw, and ground and air source heating generating 280.50kw.

7. The facilities proposed would primarily serve guests staying at the site. However, through a pre-booking system, there will be opportunities for customers from outside of the site to use the facilities.

8. The proposal represents an amended version of the recently approved development for a hotel and holiday lodges (planning ref. C/50/46L). The proposed main building would have a 36% reduced area than the approved hotel and would be 1.2m lower than the approved building (at the highest point). The lower service and staff parking level is no longer proposed meaning there is significantly less excavation associated with the proposed development. The 9 separate lodges remain unchanged from those previously approved.

Relevant Planning History

9. There is a long history of planning applications relating to this site. The following sets out the most recent and relevant planning applications to this proposal:

YD/5/50/46E - A Certificate of Lawfulness for the use of the site as a residential institution defined by Class C2 was granted on the 31st August 1995.

C/50/46G - Full planning permission was refused on the 21st November 2006 for the redevelopment of the site to provide 40 units of holiday accommodation.

C/50/46J - Full planning permission was granted subject to conditions on the 7th May 2008 for alterations to the exterior of the existing buildings to facilitate the continued class C2 use and to include disabled access. This permission has since expired.

C/50/46K - Full planning permission was granted subject to conditions on the 23rd September 2011 to replace extant planning permission, in order to extend the time limit for implementation of C/50/46J for alterations to exterior of existing buildings to facilitate continued Class C2 use
and to include disabled access. This permission has since expired.

C/50/46L- Full planning permission for demolition of the existing buildings and redevelopment of the site for tourist accommodation was granted subject to conditions on the 9th June 2022.

Consultation

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

Linton Parish Council – Objects to the application for the following reasons (in summary, see Citizen Portal for full text);
- excessive scale of the development and its impact on the protected landscape,
- reduction in the local employment opportunities vs the previously submitted applications,
- light pollution,
- material additional traffic during both construction and operational phases,
- increased pressure on services such as water supply and sewerage.

Thorpe Parish Meeting – None received.

Grassington Parish Council – None received.

Threshfield Parish Council – None received.

Burnsall Parish Meeting – None received.

Hebden Parish Council – None received.

Environment Agency – No comments.

Economic Development (North Yorkshire Council) - None received.

Senior Historic Environment Officer - To follow - Members will be updated prior to the meeting.

Trees and Woodlands – (In summary) No objections. Recommends a condition to ensure the Impact Assessment is followed, that all aboricultural work should be carried out and protective fencing installed prior to commencement of works. Recommends that Larch be omitted and that some of the boundary plantings are put in prior to the start of construction. That way they are starting to establish during the build phase and start contributing to screening and the wider landscape.

Natural England – No objection.

Environmental Health (North Yorkshire Council) – No objections subject to conditions for the following; contaminated land remediation, submission of a construction management plan, control of noise once operational from deliveries, collections, bottle waste disposal, fixed plant/machinery and from entertainment. An informative on topsoil protection is also recommended.

Fire Officer - The proposals/plans show insufficient detail for the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority to determine if the requirement B5 of Schedule 1 to the Building Regulations 2010 (as amended), access and facilities for the fire service will be met. These issues would be considered as part of the Building Regulation process.

Police - It is pleasing to note that the design takes into account advice from North Yorkshire Police submitted as part of the consultation for the previous scheme.

Highways (North Yorkshire Council) - Information provided in terms of turning and parking arrangements for the development are satisfactory. The proposed change of access position will give a betterment in terms of visibility splays and meet NYC standards. Plans and specification will be required for the access and bus stop a provision. Recommends conditions for the following; engineering drawings for the roads and footways, construction of the adoptable carriageway and footway, provision of visibility splays, provision of the access, turning and parking, submission of a construction management plan.

Local Lead Flood Authority (North Yorkshire Council) - The submitted documents demonstrate a reasonable approach to the management of surface water on the site. Recommends condition(s) to require the submission of the rate of infiltration, the final design of the drainage layout, the submission of an exceedance plan and mitigation measures, details of pollution prevention from the parking areas and the submission of a maintenance management plan,

Historic England – No comment.

Pipelines (HSE) – No objection.

SABIC UK Petrochemicals – Will require an informative to ensure there is consultation prior to construction commencing to ensure that our standard conditions for work in close proximity to the ethylene pipeline are met.

Yorkshire Water Services Ltd - It appears from the submitted layout that landscaping and new trees will be sited over the public water supply infrastructure located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public water network and is not acceptable. We therefore object to the development layout as currently shown. Strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the water mains.

Chief Technical Officer (North Yorkshire Council) - All work is to be carried out, to ensure compliance with the Building Regulations 2010.

Wildlife Conservation Officer – (In summary) Raises no objection in relation to the loss of habitats. The quality of the 'woodland' as habitat is quite low as the ground flora is very impoverished, and there is not much structural diversity to the plantations. The bulk of the land still comprises species-poor semi-improved grassland. A small artificial pond will be extended and modified so as to improve it as a wildlife feature. The loss of scrubby habitat around some of the derelict buildings will be compensated by the shrub planting shown in the landscape masterplan which has been produced for the site.

A proportionate level of biodiversity enhancement is expected from most developments according to Local Plan Policy W2. The proposals in the landscape masterplan and associated strategy document represent an exciting opportunity to enhance biodiversity on the site. If all of what is proposed can be realised a great deal will be achieved on-site such that the requirements of Policy W2 are more than met provided that the scheme that has presented is implemented in full. Some clarifications have been sought on aspects of the masterplan.

With regard to the proposed bat/bird barn, this represents an ambitious attempt to create a purpose-built refuge for several wildlife species that are often associated with traditional stone buildings in the Dales – barn owls, bats and swallows. However, there are potential concerns with the design that may deter certain birds or bats. Recommends a condition regarding the final design to ensure the building is suitable for its intended purpose. There is also concern with the potential for public access to the building which could cause disturbance and will not be compatible with some of the protected species which it is intended should come to use the structure.

With regard to the potential for bat roosts in the existing buildings, no emergence surveys are submitted with the application, so at this stage, it cannot be said with confidence that there are no bat roosts associated with the buildings, but the likelihood is low that there will be a significant roost like a maternity roost present. Recommends a condition to require that in the season that it is planned to demolish the buildings at least one bat activity survey ought to be required.

A condition is also recommended requiring a prior check for nesting birds including barn owls before the buildings are demolished.

Area Ranger (Wharfedale & Littondale) - The proposals do not affect any existing public rights of way. However as stated in previous applications, recommends that any access through the site made public. This could be either permissive access or a designated PRoW which would link the two existing public footpaths (05.68/11 & 05.68/1). In addition to the above the existing connecting public rights of way could be improved and upgraded to include disabled access provision.

Active Travel England - Recommends standing advice.

Public Responses

Public responses received at the time of writing: 3

11. Three letters of objection have been received raising the following issues (in summary);
    - The proposal has less employment therefore less benefit
    - The bus service is limited
    - There is a need to strengthen the sustainable travel plan
    - Public access/rights of way should be improved
    - Lighting needs to be appropriate
    - How enforceable are some of the beneficial measures proposed
    - Inappropriate use of the land
    - The design will be out of character with the area
    - How will sewerage be dealt with
    - What will happen if the business fails/end of life of the buildings?

Assessment

Key Issues:

- Principle of development
- Impact on character and appearance of area
- Light pollution
- Historic environment considerations
- Highway considerations
- Public footpaths
- Impact on residential amenity
- Nature recovery
- Water pipeline
- Sustainability
- Wood burners and flues
- Parish Council comments
- Equality Act

Principle Of Development

12. The site is classed as an allocated opportunity site for business development within policy BE1 of the adopted Local Plan (2015-2030). Proposals for business development on the site will therefore be permitted in accordance with the list of acceptable uses and development constraints in Appendix 3 of the Local Plan. The list of acceptable uses for the site are B1 (now E(g)), C1, C2 (Use Classes Order 1987) and visitor accommodation. The uses proposed would be classed as visitor accommodation for the purposes of applying Policy BE1 and as such would be classed as an acceptable use. Appendix 3 of the Local Plan provides details about the general development constraints and opportunities and is considered in detail below.

13. Policy T5 of the Local Plan supports indoor facilities aimed at visitors on appropriate allocated sites where they will improve the visitor experience in ways that will not reduce the special qualities of the National Park.

14. There is already an extant planning permission for a slightly larger visitor facility on the site. It was considered that the approved development would secure a significant level of employment and visitor spend in the local economy. A key difference between the amended proposal and the approved development is the nature of the development which now is exclusively self-contained units with supporting facilities rather than the mix of hotel suites and self-contained units previously proposed. It is understood that the applicant has amended the proposal due to anticipated staffing issues with the approved development. An operating review suggested the staffing requirements of the hotel complex would be between 200-250 full time and part time staff, which is unlikely to be fulfilled by local workers. They have commented on issues faced sourcing staff already experienced by existing businesses in the locality. The model now proposed is based on less serviced facilities with a smaller permanent team and outsourcing some of the services to existing local businesses. Despite a reduction in the predicted employment levels from the approved scheme (this predicted 40 full and part time at the time) the provision of 30 full time roles, with a potential additional 20 part time/seasonal roles is still considered to be a considerable benefit in providing local employment. Furthermore, the applicant's aspiration for the development to be a high-quality leisure facility is likely to draw guests with spending power and has the scope to benefit the wider area and economy from outsourcing services and the provision of additional amenities available to local residents and guests staying in nearby villages.

15. Paragraph 183 of the National Planning Policy Framework (2023) [NPPF] states that in
National Parks:
"When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c)

any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."

16. A footnote to this text explains that whether a proposal is 'whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined'.

17. Policy SP5 'Major development' of the Local Plan closely follows the NPPF wording. This proposal is for a large development within a sensitive landscape and gives rise to a range of issues and potential impacts. The Town and Country Planning (General Development Procedure) Order 2015 categorises proposals into major, minor and other applications on the basis of scale and type of proposal and this proposal falls into the major category. However, that categorisation does not determine whether the proposal is 'major development' for the purposes of para.183 which is a judgement for the decision maker to take.

18. It has been concluded that the environmental effects of the development are not so significant for the proposals to be to be considered Environmental Impact Assessment development and that the effects can be thoroughly assessed from the supporting documents submitted with the application and referred to below.

19. It is considered that the proposal is not of national significance. Although the proposal is of
significant scale in the local context it is considered that the likely impacts on the purposes
for which the area was designated as National Park can be ameliorated, limited or controlled to an extent that there would not be an overall significant adverse impact. The reasoning for this judgement is based on the assessment below.

Impact On Character And Appearance Of Area

20. The site is highly prominent in an attractive open landscape, in close range views from the
road adjacent (B6160) and a public footpath to the south (footpath no. 05.68/1) and is particularly prominent from elevated views to the north including from Hebden Road (B6265) and several footpaths north of Grassington and Hebden. The site is currently occupied by the former school complex which is now very derelict and is an incongruous feature in the landscape. However, the buildings have weathered and scrub has grown up around them over time so that they do not stand out significantly in the wider landscape. Furthermore, the 20th century camp is part of the history of the area and therefore its presence holds significance in the historic landscape of Wharfedale. It is therefore important that the proposed development sits quietly in this sensitive open landscape in both the extent and scale of the development.

21. The site development brief at Appendix 3 of the Local Plan states that the focus of the development opportunity should be upon the part of the site that already

contains buildings. Any development of the remaining parts of the site not currently occupied by buildings will only be permitted where it can be shown to enhance or better reveal the significance of the scheduled monument and where it will conserve or enhance the particular landscape, wildlife and archaeological qualities of the area.

22. The original approved development included a larger main hotel building to that currently proposed. That development was considered to be sensitive nonetheless due to the siting and low profile of the structures and extensive landscaping proposed within the site and around the boundaries. The proposed amended design will further reduce the impact of the building by a reduction in the overall height of 1m and a narrower footprint. The roof form is also simpler than that approved with a simpler roof form. The main building will sit below the level of the highway and surrounding fields and similar areas of extensive landscape planting area proposed to soften and screen the development and associated activity.

23. It is therefore considered that the amended development would remain an innovative response to the site and surrounding landscape which utilises the existing topography of the site to significantly mitigate the scale of the development with a curved grass roof to emulate the curve of the land and an organic shape. Once the grass roof and planting has established it is considered that the development will assimilate well in the landscape.

24. As previously, the final finish of the roof structure and the grass mix will need to be fully detailed to ensure that the green roofs are successful in the long term. The roof design has been amended to incorporate solar panels at eaves level. It is understood these will be fitted flush with the grass roof substrate trays and will be on the inner face of the curve so that they do not significantly impact on the visual effectiveness of the grass roof. The grass roof management regime (to be agreed) will need to ensure that the maintenance of the grass roof avoids conflict with the solar panels to ensure both aspects of the design are successful.

25. The application also includes a comprehensive landscaping scheme which is considered in greater detail under the nature recovery section below. The reduced scale of the main building will ensure there is the same or more space to significantly enhance the boundary treatment and tree planting within the site would be substantial to the point that, in time the spaces between buildings would become semi-wooded.

Light Pollution

26. In accordance with SP4(t) of the Local Plan, development should not give rise to an unacceptable impact on the darkness of the night sky. The site has not operated for decades and as such there have been no sources of external light emanating from the site. The site is also relatively isolated and elevated in the landscape. Therefore, external lighting and lighting from within the buildings has

the potential to adversely affect the dark night skies of the National Park as a designated Dark Sky Reserve.

27. The proposal as amended still includes a high degree of glazing to serve the hotel and lodges. Mitigation previously proposed is included within the current development including roofs with a significant overhang to shade the windows and timber louvres would be incorporated into glazing to shade the windows from a distance. Glass would also be treated to reduce glare. The orientation of the buildings will also assist to reduce light emissions beyond the site boundary as the majority of the glazing will face into the site and the rising ground levels to the south. The lower profile of the main building would also ensure that light spill would be contained by the rising topography.

28. The application is also accompanied by an external lighting scheme which provides the basis for a dark sky compliant lighting design for the development. The supporting lighting assessment states that the lighting scheme would be designed to be compliant with Environmental Zone E1 (Intrinsically dark areas such as National Parks and AONBs). However, there appear to be a number of unnecessary, and potentially cumulatively harmful,
lights proposed throughout the development including extensive lighting of roadways and recreational pathways; the justification for which is unclear. As such, it is considered that the lighting scheme forms a positive basis for a final lighting design but needs further scrutiny through a condition requiring the submission of an external lighting scheme.

Historic Environment

29. The site lies close to a Scheduled Monument (Monument no. NHLE 1019312 - Medieval farmstead and field system, 530m southeast of The Grange) and the camp itself is of historical significance. The proposed amendment represents little difference in terms of the impact on both and as such the assessment and conclusions given on the previous proposal are as relevant for the current proposal and as such are reiterated here.

30. Scheduled Monument and field system earthworks
To the south of the site lies a Scheduled Monument (Monument no. NHLE 1019312 - Medieval farmstead and field system, 530m southeast of The Grange). Linton Camp sits within a medieval field system, only a small part of which is recognised through the scheduling. While the scheduled monument lies outside of the site, it is immediately adjacent to parts of the development area, and the potential for related sub-surface archaeological remains exist. A geophysical survey conducted by West Yorkshire Archaeology Service (WYAS) indicated possible below ground remains close to the site of the proposed main hotel building. Therefore, a condition will be required to ensure that prior to any ground disturbance of certain areas there is targeted archaeological investigation. A condition is also proposed to ensure there is archaeological monitoring of the new wetland and owl barn. The air raid shelter for the camp school should be carefully cleared and subject to detailed archaeological recording. The applicants had

confirmed that they may be able to reuse this structure for interpretation depending on whether it is possible to clear it.

31. The impact on the setting of the scheduled settlement and field system earthworks adjoining the site is also a consideration. Policy L1 of the Local Plan requires developments affecting designated heritage assets to conserve or enhance the asset's significance. The site development brief in Appendix 3 of the Local Plan states that, any proposals for the site will need to clearly demonstrate that they will not harm those elements of the scheduled monument which contributes to its significance. Given that the position of the development will ensure that it is physically distanced from the scheduled monument, the main consideration is the impact on the wider landscape setting of the scheduled monument. Public views of the monument and surrounding field system are already limited by the site, the existing buildings, and the late 20th century tree planting scheme within the site. The site therefore already appears distinct from the surrounding medieval field systems in the area. Nestling the buildings into the topography of the site should ensure that the development does not dominate the landscape. Significant improvements to the landscaping of the site should also help to reconnect the site to the surrounding landscape, through the introduction of wooded areas, improvements to break up the linear tree belts, and the introduction of walled wildflower meadows within the former recreation ground.

32. Historic England has given advice on a similar, albeit larger, proposal at the pre-application stage and indicated no concerns about the impact on the Scheduled Monument provided that tall buildings (two-storey lodges) were not introduced to the setting of the monument. The Authority's Senior Historic Environment Officer had previously commented that the grass roofed buildings will soften the visual impact of the development on the setting of the Scheduled Monument.

33. Former camp school
    The former Linton Camp is a significant and unusual heritage asset. In particular, both the site and layout of the camp school and the surviving buildings and structures are of historical significance. The complex embodies the story, of a political and humanitarian response to the effects of urban deprivation and to the threat of war with Germany in the late 1930's. The continued use of the camp into relatively recent history means that there is significant community interest and memory of the site in its use as a camp school. There are many people who will have childhood memories of the complex, and certainly some of those who previously worked at the camp school have taken an interest in the development proposals.

34. Discussions with Historic England indicated that the complex was not a suitable candidate for designation, and the principle of development on the site has clearly been established for some time with its allocation. While the layout of the site is incongruous in landscape terms, the camp buildings are of a specific architectural design, and are worthy of full recording before any demolition occurs. Similarly, the historical background to the camp has not been fully analysed, and should be investigated as part of a full record of the buildings. Some aspects of the camp school are not well documented, and there are likely to be related below ground

remains, including an (probably backfilled) air raid shelter (see comment above), and potentially footings for other unrecorded structures such as a small water tower. As such, the former camp complex should also be subject to archaeological recording.

Highways

35. Linton Camp is accessed off the B6160 between Threshfield, Linton and Burnsall. The road network is relatively narrow and rural in character. The existing access has substandard visibility to the north (2.4m x 35m) and as such the applicants are proposing to reposition the access further south in order to achieve 2.4m x 60m south and 2.4m x 68m north. This would satisfy the visibility requirements of North Yorkshire Council (NYC) as the local highway authority. The repositioned access will require the removal of several trees including a row of mature Leylandii, a row of Cypress and a section of the immature and semi mature roadside trees; mainly European Larch, with some Birch, Thorn, Hazel and one Sycamore tree of higher value.

36. The roadside wall would be slightly repositioned further back from the highway for approximately 70m to achieve the visibility. The existing access would be reduced in size and be limited to a pedestrian access. New tree planting is proposed around the existing access point, to enclose this section of the site. The repositioned access will result in the loss of several semi-mature trees in the short term and as such will open up views of the site. However, longer term the new position will enable better native tree planting surrounding the access and along the roadside. It is therefore considered that, the new access position will provide a much safer access without significant landscape impact.

37. The amended proposal is now for a total of 33 self-contained holiday units which results in an amended parking requirement. The number of spaces is considered to be adequate to cater for the on-site accommodation and staff however, there is no additional parking proposed to cater for off-site customers using the facilities on offer (cinema, bowling alley and restaurant). In a similar manner to the approved development, the applicants have proposed a management plan which would require pre-booking of any facility by off-site customers, and these would only be agreed if there is available parking or alternatively use the shuttle bus operated from the site. As it is unlikely the development would be fully occupied, perhaps except for peak times there is likely to be plenty of parking capacity available throughout the year which can adequately be controlled through such a management plan. This also ensures that excessive parking areas catering for peak times only are not introduced. North Yorkshire Council has no objections to the proposal as amended subject to a condition requiring such a management plan.

Public Footpaths

38. The extant planning permission included the provision of a footpath link to the public footpath 05.68/1 to the south. The Area Ranger has recommended that

any access through the site be made public, either as a permissive route or designated as a public right of way. The applicant has confirmed they are prepared to include an informal route through the site providing it does not cut through the building complex itself. A provisional route which links the north-western corner of the site (approximately 65m from the PROW to Grassington no. 05.68/11) runs along the inside of the roadside wall and then crosses through the open area within the centre of the site to meet up with the PROW to the south of the site (footpath no. 05.68/1). The applicant is cautious about any formal engineering works and surfacing of a footpath and the footpath within the wall side would require some cutting back of undergrowth and branches. However, it is considered that the detail of the path including the final route and any works required to create it, can be agreed under a planning condition. The Area Ranger has also recommended that connecting public rights of way could be improved and upgraded to include disabled access provision. However, the applicant has confirmed they have no control over footpaths on third party land and the topography and wooded nature of the site (and the fact the new route would link unsurfaced PROWS with stiles) would not be suitable to be fully accessible.

Impact On Residential Amenity

39. Linton Camp is some distance from any neighbouring properties. It is approximately 260 metres from Linton village from the site boundary. The development is designed to primarily focus activities within the centre of the site, away from the boundaries. Significant improvements to boundary planting are also proposed which should help to contain any activity and reduce any potential noise originating from the site. Although the nature of the occupation has changed, it is still considered that the holiday uses would not impact on residential properties so far away. The onsite facilities are also reduced from those originally approved. Conditions are recommended regarding the operation of the facilities on site to mitigate noise further. As such it is not anticipated that there would be any adverse impact on neighbours as a direct result of this development, in accordance with policy SP4 n) of the Local Plan.

Nature Recovery

40. The vast majority of trees proposed for removal are poor quality, dying, dead, and/ or non-native ornamental species. Tree felling is limited with the proposed removal of approx..18 trees, with the exception of one Sycamore tree of higher value. The Authority's Trees and Woodlands Officer previously considered that given the very high level of replacement planting and improvement to existing woodland blocks, this loss is acceptable. The Trees and Woodlands Officer remains of the opinion that the proposed landscape strategy (with a few minor changes), has the potential to be an improvement overall. [Policy W3 of the Local Plan].

41. Local Plan Policy W2 requires that new development that would have an impact on biodiversity will be required to make a proportionate on-site contribution to wildlife enhancement. In this case, the site is sizeable at 5.28 hectares and the proposed development would take up approximately 1/3 of the site. It is considered therefore that there is ample opportunity to provide significant biodiversity enhancement onsite. The proposed development is accompanied by

a comprehensive landscape strategy which includes the creation of wet meadows, a wildlife pond, a purpose-built barn for bats and barn owls, open pastureland with the planting of large-canopied trees, significant tree planting around the buildings, widening and improving the existing woodland boundaries and green roofs with local wildflower species. The Authority's Senior Wildlife Conservation Officer has commented that the proposed biodiversity enhancements represent an exciting opportunity to enhance biodiversity on the site and if all of what is proposed can be realised a great deal will be achieved on-site and the requirements of policy W2 would be more than met provided that the scheme that has presented is implemented in full.

42. Some minor points of clarification and adjustments have been recommended and are currently under consideration but can be detailed further through a condition if necessary. One such point relates to whether there is public access and any use (such as storage) of the bat/bird barn. It is considered that a suitably worded condition can ensure that there is discussion of the final design of the building and agreement to any other use or access to the building.

Water Pipeline

43. Yorkshire Water has objected to the proposal on the basis that the very north-western tip of the site potentially lies within the easement of two water pipes. They have recommended further survey work to establish the exact position of the pipelines and that there be no planting within this area. It is considered that this can be considered further as part of the final detail for the landscape planting, which could be adjusted to reflect any easement identified. At most it is likely to be a small number of trees would have to be omitted at this point which should not significantly impact on the overall effect of the dense planting proposed at this boundary.

Sustainability

44. Policy SP1 of the Local Plan states that the Authority will presume in favour of development that is sustainable. The proposal is accompanied by a sustainability report which seeks to demonstrate that the development aims to be an innovative and exemplar development. The sustainability measures include;
    - the construction materials, being predominantly timber and locally sourced from sustainable sources, using local tradesman where possible,
    - the design of the buildings will use the thermal mass of the adjacent groundscape, allowing the building to self-regulate, will include solar control thermal coating to glazing to control heat loss and gain within the interior spaces, green roofs will also provide significant thermal mass, providing extra insulation to the building's internal spaces, timber louvres will shade large areas of glazing, while masking the glazing from out with the site, to avoid light pollution and glare,
    - renewable technologies - the separate self-catering lodges will use air source heat pumps to produce their heating and hot water; the main building utilises solar, air source and ground source heat pump technology, with geothermal coils, to both heat and cool the building

- the applicants propose to promote sustainable travel including, encouraging use of the nearby footpaths, introducing a low emission electric shuttle bus to access the adjacent villages, installing electric car parking spaces,
- sustainable drainage systems
- significant biodiversity enhancement,
- economic benefits of the proposed development, including the provision of local employment and a locality first approach to procure services and goods.

45. The application does include 33 wood burning stoves which are not considered to be sustainable. These are considered further below. However, it is therefore considered that, on balance, that the proposed development would provide a high-quality sustainable development and would incorporate extensive energy efficiency measures and renewable technologies, in accordance with policy SP1a) and g) of the Local Plan.

Wood Burners And Flues

46. This aspect of the design does raise concerns. Unlike the approved scheme, the proposal now includes wood burners to all 24 holiday units within the main building, together with 9 within the separate lodges. The original proposal only included wood burners to the separate 9 holiday lodges and a single flue serving the bar within the hotel. Wood burners release C02 and small particulate pollutants into the atmosphere. Furthermore, each wood burner would require a flue which is likely to project 1 metre higher than the highest part of the roof in order to meet Building Regulation requirements, and so be approximately 1.5m high. Officers have repeatedly recommended that the wood burners be omitted from the amended scheme, but the applicant has indicated that 'there was an absolute expectation from the target market groups that this would be a key element in the experiences being sought in the proposed development.' It has been pointed out that this contradicts the concept of 'producing an innovative and exemplar development' as they have indicated in the sustainability appraisal. This appraisal also sets out how the buildings will be heated with air and ground source technologies and as such, it would appear the wood burners are an aesthetic addition rather than a practical one for heating purposes. Alternatives have been suggested such as bioethanol burners which are contained within the room (no flues are required) and produce much less C02.

47. The applicant has amended the position of the flues on the main building so that they are twin flues rather than individual, thereby reducing the number of structures to 12 rather than 24 (albeit twin flues will be wider). They have also indicated that it may be possible to use a technology which requires a lower flue but are not yet certain how this would meet the Building Regulation requirements.

48. The wood burners and associated flues therefore remain a concern, both in terms of the sustainability of the development and the visual impact of the flues projecting potentially 1.5m above the grass roofs of the buildings which will negatively impact on the design. However, the applicant has consistently refused to remove them from the proposal. Therefore, in considering the development as a whole, it is

reluctantly concluded that the wider benefits of the proposal outweigh the negative impact of the wood burners. A condition can be added to require detail of the wood burners and flues to be agreed.

Parish Council Comments

49. Linton Parish Council has objected to the proposed development on the following grounds (in summary):

- excessive scale of the development and its impact on the protected landscape,
- reduction in the local employment opportunities vs the previously submitted applications,
- light pollution,
- material additional traffic during both construction and operational phases,

It is considered that these four points are covered in the sections above..

- increased pressure on services such as water supply and sewerage.

Yorkshire Water and North Yorkshire Council as the Lead Local Flood Authority (LLFA) have both been consulted on the proposed development and neither objected on the basis of the impact on water supply or sewerage infrastructure. The LLFA has recommended conditions, but these relate to the surface water drainage strategy, although this will ensure that surface water is not drained to the existing foul drainage system.

50. The Parish Council has also referred to the test for major development and have referred to the definition of major development categorised in the Town and Country Planning (General Development Procedure) Order 2015. As referred to above, this is a different definition to the 'major development' referred to in relation to major development in National Parks test set out in para. 183 of the NPPF.

Equality Act

51. 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.

52. 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

53. The site is allocated as a business development site under policy BE1 of the Local Plan and specifically includes visitor accommodation for as being appropriate for this site. It is considered that the proposed development has been innovatively

designed to significantly mitigate the impact of a large modern development in an open countryside. There is also an extant permission for a similar development. The operation of the site would contain more self-contained units than the approved scheme, however, it is considered these would still generate a significant level of employment and visitor spend in the local economy. The development includes extensive landscape and biodiversity enhancement and sustainability measures.

54. It is therefore considered that the proposed development is acceptable in accordance with policies SP1, SP2, SP3, SP4, BE1, T5, L1, W1, W2, W3, CC1 and CC2 of the Local Plan (2015-2030) and guidance contained in the NPPF (2023).

Recommendation

55. It is recommended that permission is GRANTED subject to conditions including the following:

- time limit
- accordance with approved plans
- drainage and flood risk requirements
- design details (including grass roof design and management)
- tree protection, landscaping and biodiversity enhancement (to include further investigation and consideration of the impact of planting on the water pipelines and the design and any access to the bat/bird house)
- lighting strategy (to accord with adopted Lighting Management Plan)
- adherence to ecological appraisal (to include up to date bat emergence survey work and a prior check for bats and birds before demolition)
- construction management conditions
- archaeological evaluation and recording
- reporting unexpected contamination
- highway requirements including, bus stop, access and parking requirements
- approval of route and detail of footpaths
- noise mitigation measures to buildings/site
- management plan (including opening hours, operation of parking/public using the site facilities and, restriction of the holiday units to managed short term accommodation)
- restrict permitted development rights/use
- restriction of temporary structures, outside use and storage
- implementation of a sustainable travel plan
- detail of flues

And informatives;

- ethylene pipeline requirements
- protection of/importing of topsoil
- bats and birds