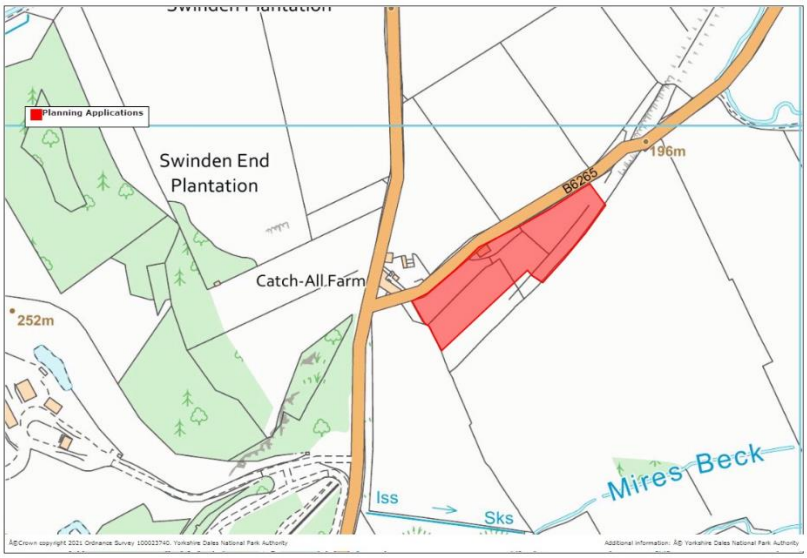
YORKSHIRE DALES NATIONAL PARK AUTHORITY

Committee:	Planning	**Parish:**	Linton
Date:	22 August 2023	**Officer:**	Wendy Thompson
Applicant:	Diving, Survey & Marine Contracting (DSMC)	**Application No:**	C/50/58D
Site Address:	Catchall Barn, Lauradale Lane, Linton, Skipton, North Yorkshire, BD23 6BE		
Proposal:	Full planning permission for change of use of barn to office accommodation/secure storage; erection of four storage buildings to house further administration, welfare and workshop facilities and covered internal storage of shipping containers; and associated works to vehicular access, turning and parking areas		



REASON FOR COMMITTEE CONSIDERATION

1. This application is reported to Committee for the following reason: In the opinion of the Head of Development Management it is in the best interests of the National Park Authority that the application is considered by the Committee and the Parish Council recommendation is contrary to the decision which the Head of Development Management proposes to take.

APPLICATION SITE

2. The application site lays midway between the settlements of Cracoe, 1.3 miles away and Linton, approx. 1mile away. It is near the junction of Lauradale Lane and the B6265

Skipton-Threshfield Road some 130m away and the entrance to Swinden Quarry. It is close to Catchall Farmhouse a Grade 2 listed building, approximately 55m away.

3. The site is relatively open and comprises four small fields and a stone building which, whilst having the visual appearance of a traditional field barn, is a modern agricultural building granted planning permission in 1992. There is a small area to the west of the barn which has some dilapidated external enclosures and a small stone lean-to on it. There is an area of hardstanding to the south-west of the barn, and two informal car parking spaces to the north-east. Access to the site is gained at the side of the barn directly on to Lauradale Lane.

4. To the south of the barn, the site slopes down to an open, rough, unimproved field with boggy, marshy areas in it. A small open field drain runs across it in wet weather. The site to the south-west is bounded by a broken dry-stone wall and post and wire fence with several semi-mature trees along it. The southern boundary is a post and rail fence and the old Grassington railway line route. The whole site is split by a row of trees that run north south through the site along an internal field boundary.

5. The site, to the north-east of the barn is an area of rough unimproved grass land, currently grazed by sheep, which slopes steeply down to the south. This area tapers towards the east. The northern boundary is a dry-stone wall which runs along Lauradale Lane and has intermittent self-seeded trees and large shrubs along it.

6. This part of Wharfedale has been identified within the National Park Authority's Landscape Character Assessment 2020 as the Craven Fault area. For this area, the assessment notes that "the valley broadens, becoming more undulating and with a less distinct valley form…. This part of Wharfedale seems relatively more open as the surrounding hills are more indented and lower than the areas to the north and south… Dale sides are a mosaic of pasture and small woodlands" and the site is characteristic of this.

7. The site is visible in close up views from Lauradale Lane, the B6265 and from public footpaths no's 05/68/4, 05/68/5 and 05/75/4 which run to the south of the site. The site can also be seen in longer distance views from Thorpe Lane 0.75 miles (directly) to the south and from public footpaths on Kail, Elbolton and Stebden hills to the south. Owing to changes in topography, the site is not visible from the north.

PROPOSAL

8. This application seeks full planning permission for the change of use of the barn to form office accommodation/secure storage, the erection of four storage buildings to house further administration, welfare and workshop facilities and the covered internal storage of shipping containers together with associated works to vehicular access, turning and parking areas.

9. The applicant already operates the diving, surveying, and marine contracting business (DSMC) from Woodside Barn in Threshfield, which is rented. It is understood that the existing accommodation is too small for the business and many of its staff now work from home. Currently ten people are employed, and it is expected that an additional ten people will be employed at the larger site. The applicant is keen to employ local students through apprenticeship schemes and some work has already been carried out with local schools. The company also employs up to sixty additional self-employed specialist contractors from around the world who carry out the surveying, and sea-based work. The employees at

Catchall will be full time office-based workers and will provide admin support for the site-based workers, analyse and work with the data sent back, clean, repair and maintain the equipment and provide business and office support. If permission is granted, DSMC will give notice on Woodside Barn and the site will be available for another business use.

10. The development would provide a new operating base for DSMC. The buildings would house a number of shipping containers used for oceanographic surveys, spending time on ships monitoring and surveying the seabed. They then return to the current site in Threshfield for the collected data to be analysed, equipment maintained, cleaned and repaired at this site. The HGV movements are very low as the containers are moved out in the spring and return in the autumn and at present there are only ten or so journeys a year. The proposed buildings would house equipment that the company currently owns or plans to purchase and will allow for some of the firm's heavy-duty equipment currently stored off site to be stored within the buildings. There will not be any need for cranes as the containers are transported on lorries that have integral cranes to lift them onto rollers to be pushed into the buildings by a forklift truck. The lorries are hired and do not belong to the applicant.

11. The existing barn would be converted to form a meeting room, workspace, reception area, staff facilities on the ground floor with workspaces and storage on the upper floor. The existing windows and openings would be re-used, and the frames will be grey powder coated aluminium; and the existing glass slates replaced with conservation grade roof lights. A small external lean-to hen hut would be rebuilt as a storage building and bird and bat boxes are proposed.

12. Four new industrial buildings are proposed to be sited around a new courtyard to the south west of the barn. They will be built from the same palette of materials, local random coursed stone lower walls, with dark vertical timber cladding. The doors and window frames will be grey coated aluminium and the rainwater goods will also be grey. The roof will be a green, grass planted, gently sloping mono pitched roof. These buildings will house containers, vehicles, and boats and provide workspaces, workshop, maintenance areas, meeting rooms and staff facilities. The buildings all face into the courtyard, and they are set in slightly so that additional landscaping can be planted to help screen the site. There are no doors or windows facing out which will help minimise external light spill.

13. The site is sloping and needs to be levelled - sections through the site have been provided to demonstrate this. To the north of the site, behind buildings B and C, a large boulder retaining wall will be created which will allow building C to be almost completely screened in views from Lauradale Lane. The spoil that will be removed will be reused within the site or will be taken off site to be used on other local construction projects that are looking to accept fill material.

14. Externally, the courtyard will provide three car parking areas providing a total of 22 spaces and a turning area for HGV lorries to manoeuvre in. The land to the rear of the buildings, between them and the site boundary will be planted with a dense mixture of native trees and shrubs to help screen views into the site and a comprehensive landscaping plan has been submitted. To the north east of the buildings, a long, looping twin wheeled access track will be created which will be around 4.5m wide extending to 9.1m, on the corner owing to the angles needed for the HGVs. This will be surfaced with crushed limestone and will have a central grass track. Surrounding the access track will be further landscaping, native tree and shrub planting and a habitat pond created to contain surface

water runoff from the buildings and hard surfaces. A footpath will be created to link the existing barn with the rest of the site.

15. The applicant has supported the application with a landscaping and tree survey and has agreed to submit a lighting plan prior to commencement if planning permission is granted. A tree survey has been provided in conjunction with the landscape master plan and this indicates that 12 trees will be removed, 6 owing to their poor health (mainly ash die back) and 6 to allow for the development. A comprehensive landscape plan has been drawn up that shows the planting of 195 new native species trees, areas of hedging and mosaic planting including a species rich meadow area. Additional biodiversity enhancement is demonstrated through the provision of an attenuation pond, bird and bat boxes, wildflower and grassland planting. The existing dry-stone walls around the site will also be repaired and consolidated.

16. This site has been purchased by the applicant and whilst there are other business sites within the local area, such as Threshfield Quarry, these are not available. The applicant has made several requests to access the site as it is recognised that this would be an ideal site for the business. The site managers have been reticent in allowing developers into the site and this problem has been noted by the Economic Development Team at the former Craven District Council and by the Authority's Sustainable Development team with regards future Local Plan allocations. There are other sites within the National Park, but they are too far away or were not available when this project started, such as Langcliffe Mill, and so have not been considered, but in any case, are believed to be too large and expensive for the applicant.

RELEVANT PLANNING HISTORY

17. The following applications are relevant:

C/50/58B - Full planning permission for change of use of barn to office accommodation; erection of two portal frame structures to provide i) storage, workshop and welfare facilities and ii) diving pool for training and media facility; and associated works to vehicular access, turning and parking areas Withdrawn - 05/05/2020

C/50/58C - Full planning permission for change of use of barn to office accommodation/secure storage; erection of storage building to house further administration, welfare and workshop facilities and covered internal storage of shipping containers; and associated works to vehicular access, turning and parking areas Refused - 21/04/2021

CONSULTATIONS

18. The comments of statutory and non-statutory consultees are summarised below:

NYC - Drainage & Floods (LLFA) - Not received

Environment Agency – Not received

Wildlife Conservation Officer –
A bat survey suggests roosting by a small number of Brown Long-eared Bats. The measures outlined in the report should be sufficient to mitigate for the impacts of the proposed development on bats and should be secured through imposition of planning conditions. Other

conditions to be imposed include one to ensure a check for nesting birds prior to the start of any works affecting the barn and one to require an open-sided structure to provide alternative swallow nesting habitat.

The amended plans indicate that there could be a substantial degree of biodiversity enhancement achieved through the landscaping. This is dependent to a great degree on the nature of the areas of 'scrub mosaic', 'wild grass turf roof' and the 'species-rich meadow grass' as well as the 'pond and aquatic zone' that will be created. There is a good level of detail in the Landscape Masterplan, but would suggest that a management plan is needed to ensure that the Masterplan is properly executed and that the habitats created are maintained properly.

The consultant's report indicates the recent evidence of roosting Barn Owl but the consultant's report highlights that "due to the nature of the works (conversion) integral [nesting] habitat would not be suitable".

Trees & Woodlands – Not received

Natural England –
No objection. Natural England considers that the proposed development will not have significant adverse impacts on protected landscapes and has no objection.

Senior Listed Building Officer
No objections to the proposal, based on the likely impact of the development upon the setting of the grade II listed Catch-All Farmhouse.

SABIC UK Petrochemicals –
The planning application will not affect SABIC's high pressure ethylene pipeline apparatus

Yorkshire Water Services Ltd
No objection and suggests conditions relating to water supply and waste water.

Police - North Yorkshire
No objections and offers advice relating to security of roller shutter doors and windows

Fire Officer - Craven
The submitted plans do not show how the provision of firefighting water will be met. Where there is no adequate water supply from an existing hydrant then an alternative should be provided.

There should also be consideration for an adequate turning head for Fire Service appliances if necessary. There should be consideration for the construction of the access road and whether that meets the requirements of Building Regulations 2010.

Chief Environmental Health Officer – There are not any Environmental Protection issues that give cause for concern. A reporting of unexpected contamination condition is suggested.

The barn will be served by an existing spring supply and where the supply is currently untreated, it will require a pre-filter, fail-safe UV and any other treatment deemed necessary either at a central point treating all water being supplied OR at point of entry into individual properties.

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

Highways -
The required visibility splay is 2 metres by 215 metres. The available visibility in an easterly direction is 2 metres by 166 metres. The available visibility in a westerly direction in 2 metres by 96 metres. Turning and parking is acceptable for the development and meets NYC requirements.

Consequently the Local Highway Authority recommends that conditions are attached to any permission granted relating to visibility splays, new and altered private access or verge crossings, gates and barriers, access and parking.

Linton Parish Council
Linto Parish Council objects to the application for the following summarised reasons:

- Is supportive of the diversification of employment opportunities in the local area and recognises and applauds DSMC in the formation and expansion of its business, and deeply values the conservation of the rare and scenic beauty of the National Park. the Parish Council believes these two are incompatible and that the preservation of the statutory protected landscape must take precedence over DSMCs expansion plans.
- The scale of the proposed development is excessive and inappropriate in this location, whilst it will be single storey and screened, it will be clearly visible from the B6265, a main road through the National Park and from many local vantage points
- There is a material increase in the number of car parking spaces proposed
- Even with the use of local materials selected to reduce the apparent scale and negative impact it will not conserve or enhance the character of the National Park and would be detrimental to it.
- The site is designated for agricultural use not industrial.
- The application is contrary to the policy n re-use of modern buildings
- Will lead to increase in light pollution
- Will lead to an increase in vehicles, both cars and HGVs
- There may be better sites outside of the National Park.
- The National Park Authority should work with the applicant to find a suitable brown field site within the National Park that doesn't affect its landscape.
- It is contrary to Policy SP3 – the spatial strategy policy, the green field selected does not accord with this.
- The proposed development will try to mitigate harm to biodiversity but will not address the loss of biodiversity that will occur.

Grassington, Threshfield and Cracoe Parish Councils –Support this application, even though it is outside of their Parishes for the local employment that is expected and the value of the business and it would see the re-use of an existing agricultural building.

PUBLIC RESPONSES

19. This application was advertised by site notice displayed 15th March 2023 and press notice published 30th March 2023. 70 replies received, 52, letters of support and 18 letters of objections. Summarised as follows (all the letters are available to read on the Authority's website):

    SUPPORT

    - An opportunity to support a local, international business that will provide employment for local people, for young people through apprenticeships and provide jobs outside of the tourist and agricultural sector. It will also support local businesses of clients will use

local facilities and businesses and extend the supply chain that uses local businesses. It would enhance the long-term economic viability of the area, will support local communities and bring important social benefits.

- The development will enhance a site that is an eyesore, with derelict buildings and see the barn reused. The revised design is sympathetic with the area and sits in the countryside and is not obtrusive. It has been designed with careful thought given to the eyeline of buildings, landscaping, materials, green roof. It would be compatible with the vernacular of the National Park and does not represent over development of the site.
- Location is good next to a main road.
- There will be a lot of ecological enhancements such as trees, shrubs, flowers and water life and there will be no risk of pollution.
- Will have less impact than the quarry nearby.
- Is far enough away from Linton to not disturb the villagers.
- The revised proposals address the objections raised in the earlier application.
- Owing to the type of work they do they need to be centrally located in the country.
- Does not conflict with planning policies.

OBJECTION

- This is a National Park, and the landscape needs to be protected and the National Park Authority has a strong history for rejecting this application. It is of a large scale and not modest as required by Local Plan policy and may lead to future applications for the diving school and media facility.
- The site is not a development site allocated within the Local Plan and is contrary to Policies BE1, SP2, SP3, SP4, C12, L1 and W3 and contrary to National Park purposes. Is a major development situated in open countryside, but it is not an exceptional circumstance.
- Threshfield Quarry is the perfect place for this development. Is not a rural business but a business located in a rural area and should be sited elsewhere outside of the National Park.
- There are highway concerns with narrow roads, conflicts with cyclists, slow moving traffic turning onto the B6265 and lack of parking. There will be an increase in construction traffic on a narrow lane and builder's cars may be parked on the road.
- The proposed development will have harmful impacts on views and the dark skies of the National Park from local footpaths and is highly prominent from Thorpe Lane and the surrounding fells. The site is on the edge of a remarkable geological – geomorphological site.
- The business must have a high carbon footprint as it is a sea-based enterprise so far from the sea.
- The development will overlap the route of the former Threshfield – Swinden railway route heritage feature.
- There will be a loss of diversity and a wildlife through the removal of the existing trees and shrubs and loss of soil and its replacement with concrete and buildings. It will destroy a wildlife habitat where frogs, deer, hares, birds including curlews have been seen.
- Linton is a residential, peaceful village and with the Linton Camp development, the village will be surrounded by big development.
- What will the long-term future of the building be if the site becomes unused in the future?

- How many of the workers will in fact be “local”? there is likely to be lack of skills available in the Dales The job opportunities are not intrinsic to this application.
- The unloading of the lorry containers may be carried out by crane.
- How will waste be managed?

ASSESSMENT

Key Issues:

- Planning policy
- Impact on landscape
- Impact on trees
- Biodiversity enhancement
- Highways matters.
- Impact on historic environment
- Parish Council comments
- Equality Act

PLANNING POLICY

20. The National Planning Policy Framework 2021 (Framework) states that the purpose of the planning system is to “contribute to the achievement of sustainable development”. (Para.7) and to this end, three overarching objectives have been identified and all proposed development needs to demonstrate these to achieve it. These are economic, social, and environmental objectives with their aims stated. In this case, the most pertinent are the economic and environmental objectives (para 8).

21. The Framework considers “Building a strong, competitive economy” in Chapter 6 and specifically refers to “Supporting a prosperous rural economy” in paragraph 84 which “encourages the sustainable growth and expansion of all types of business in rural areas”. It goes on to state in paragraph 85, that it is important “to ensure that development is sensitive to its surroundings…The use of previously developed land, and sites that are physically well related to existing settlements should be encouraged where suitable opportunities exist.”

22. Paragraphs 126 and 128 of the Framework see the creation of high-quality buildings and places as a fundamental part of the planning process. It supports the use of Design Guides, and the National Park has such a document which has been a key informant to the design of these buildings. The Framework requires new buildings to be visually attractive because of good architecture, layout and appropriate and effective landscaping and to be sympathetic to local character and history, including the surrounding built environment and landscape setting.

23. With specific reference to National Parks, the Framework states “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks. The scale and extent of development within these designated areas should be limited” (para 176)

24. This echoes the first statutory purpose of a National Park from the National Park (Environment Act 1995) which is to “Conserve and enhance the natural beauty, wildlife and cultural heritage”.

25. The overriding aim of the Yorkshire Dales Local Plan (2015-2030) is to “help deliver sustainable development that responds to the national growth agenda and is a step change in policy that will extend the scope and flexibility for new development that is needed in the National Park, or which would otherwise be beneficial to it”. As with the Framework, there are several key points to achieve this, but it recognises that the people that live and work in the National Park are at the heart of looking after the Park and the encouragement of new businesses [and by extension the expansion of existing ones] which will encourage new families to live in the Park are critical. This is of course, balanced against the need to conserve and enhance the special landscape for which the area was designated.

26. The Local Plan aims to encourage businesses to sustain the local economy and to widen the range of businesses on offer expanding out from the traditional agricultural and tourism sectors to provide a more diverse and resilient economy. This has support at the highest level, as the Authority has a duty under Section 62(1) of the 1995 Environment Act “in taking forwards the National Park purposes, [to] seek to foster the economic and social well being of local communities within the National Park.” and this is a key driver of the planning policies that run through the Local Plan. This is reiterated in the Vison for the Plan which states that “Through their passion for this special place, local people and businesses will keep the Yorkshire Dales National Park a thriving area.”

27. Policy SP1 is a criteria-based policy that aims to achieve Sustainable Development across all new development by following Government guiding principles for sustainable development, with three primary principles, the first being to achieve a sustainable economy, to encourage positive growth and to contribute to a strong, responsive and competitive economy by ensuring that appropriate opportunities are realised. The second relates to supporting strong, vibrant and healthy communities and the third is environmental, protecting and enhancing the environment.

28. The criteria of Policy SP1 work to achieve these three principles with part (a) requiring all new development to “make the National Park a high-quality place to live and work – including improving and supporting existing services, infrastructure and facilities including the housing stock and workplaces. The design of the development considers its site context and follows advice contained within the Yorkshire Dales National Park Design Guide (c) and the proposed design, layout and high level of proposed landscaping will conserve the landscape character of the National Park with additional opportunities to provide biodiversity enhancement through the creation of new habitats (d) and (e). The proposed development would strengthen and increase the diversity of the local economy through the retention and expansion of an existing flourishing business within the National Park.

29. Policy SP3 is the spatial strategy which steers development to within or adjacent to a defined list of settlements unless there are justifiable reasons why another location is more suitable. If there is a more justifiable reason, it must then be demonstrated that one of four options apply, in this case (d) that the location is appropriate in relation to other local plan policies, Policy BE1. The proposed development, owing to its location outside of any

settlement does not directly comply with this policy but, the proposal would provide at least ten additional full time jobs, see the retention of an existing, important and flourishing business within the National Park not reliant on tourism or agriculture; it would offer a range of well paid and high quality jobs that are likely to attract new families and people to work within the National Park and have the potential to support other businesses in the National Park thus according with the objectives of Policy BE1 and the more encompassing policy SP1.

30. Policy SP4 refers to Development Quality and requires all new development to conform to several criteria relating to design, transport, human safety and amenity and environmental safeguarding. Criteria a) requires the design of new development to be informed by and to respond positively to the site, its surrounding context and landscape setting so that the scale,
proportions, massing form and materials are sympathetic and complementary to its immediate and wider landscape setting. The proposal has been significantly altered from earlier proposals at this site, the large, two storey curved roof structures have been replaced with four lower buildings, with flat, grassed roofs. These would be much less dominant than a single building and would sit lower and be visually recessive within the landscape. The choice of low stone walls and vertically boarded timber upper walls will be reminiscent of agricultural buildings and the dark colour would be screened by the tree screen and hillside behind.

31. Criteria c) requires new development to be of high quality have visual interest and to reinforce local distinctiveness. The development has been through several iterations and the current material palette being selected from the local vernacular with low level monopitched grass roofs would provide some visual interest to otherwise utilitarian buildings. Great care has been taken over the design of the buildings and their positioning within the site and this will carefully be supplemented and monitored by planning conditions.

32. Criteria (e) requires new development to maintain the ecological, geological and geomorphological value of the site. The ecological details will be looked at further below, but the site has been noted by an objector as forming part of a post glacial lake. The site is a very small part of the wider valley and forms part of the sloping sides to the dale, without encroaching into the flatter land to the south. It is considered that this feature would not be harmed by the development.

33. The proposed new buildings and barn conversion will be designed so that it accords with current building regulations with regards accessibility to all users. (n)

34. Parts g) to k) address transport issues and will be looked at in more depth below in the section on “highway issues” but the site is adjacent to seven days a week bus service from Skipton to Grassington which passes along Lauradale Lane as required by criterion (h).

35. The site is not in a flood risk area or on unstable or potentially contaminated land criteria (l) and (m). The matter of impact on the amenity of neighbours will be discussed below(n) and the applicant has been advised of the security advice provided by the Police. The required lighting plan will also go some way towards addressing any potential security issues on the site. The site has been designed so that there will be no external storage and all necessary infrastructure is contained within the site. The site is adjacent to a water main that can be accessed to provide water to the site and wastewater will be treated by

a package treatment plant. Trade waste will be removed through a contract with North Yorkshire Council and electricity will be supplied by an on-site supply.

36. As Catchall Barn itself is a modern agricultural building, albeit with the form of a traditional farm building, Policy BE3 applies “Reuse of modern buildings”. This allows for the change of modern buildings to new business and employment uses if all a set of five criteria are met, which have been.

37. Nearby Catchall Farmhouse is a grade 2 listed building, and policy L1 of the Local Plan applies. This allows development proposals affecting designated heritage assets to be permitted provided they conserve or enhance its significance.

IMPACT ON LANDSCAPE

38. This part of Linton is a wide, flat valley, with the prominent Elbolton, Kail and Stubden Hills to the south. The settlement pattern is one of well-defined villages with a sparsely developed rural hinterland, characterised with dry stone walls, hedges, fences and few buildings. The site is open and visible from many local roads and footpaths.

39. The development of this site would have an impact on the landscape as the development of any form of building, regardless of its proposed use would be visible in short and long range views. The current proposal aims to reduce this impact by breaking up the proposed buildings into four lower, individual buildings and screening the site with planting. The outfacing walls will be dark timber and this together with the grassed roof would reduce visual impact of the site. In many aspects the development would be akin to a farmyard complex, and its siting, design orientation and materials accord with the design advice contained within the Design Guide. The car parking areas are divided into three smaller sections again to reduce their visual impact and sited within the main courtyard.

40. Approximately half of the site will contain the access track to the east of the site. The long, curving twin wheeling track would be surfaced with crushed limestone, which, when new is bright but weathers to a dull grey colour in a fairly short time. The central grassed strip would further minimise its visual impact. The eastern part of the site will contain a significant level of tree, shrub planting and the creation of a species rich meadow.

41. To mitigate against some of the landscape impact, the applicant has submitted a comprehensive landscaping scheme showing the widespread planting of native trees and shrubs. Whilst this could never screen the development completely, the planting to the west would break up some of the views of the site from the B6265 and soften its visual impact from the road, although any landscaping scheme would be ineffective until the trees and planting reach semi maturity, and in winter months when the trees lose their leaves. Owing to the rear of the building being only 3m from the site boundary the proposed planting along the south eastern boundary may have limited screening benefits but when combined with the dark colour of the timber, the combination of the two will help reduce its landscape impact and will offer some softening.

42. The site is, at present unlit and there is potential for a harmful landscape impact from the inappropriate lighting of the development. Lighting will be necessary to allow people and vehicles to move safely around the site, especially in darker, winter months so a detailed lighting plan is required. The applicant has agreed to a plan that would mitigate the impact of lighting within the wider landscape and it would be carefully assessed against Dark Skies guidelines. The application details indicate that the site will be used between 8am

and 6pm, five days a week and the lighting plan will relate to these hour to ensure that the site is sensitively lit when necessary. The development would have some impact on the night skies of this part of the National Park, but with the careful sensitive use of warm coloured, low-level lighting on timers and other Dark Sky compliant mitigation, the careful management of the lighting can reduce the visual impact of the site in the dark, on the landscape.

43. The proposed conversion of the barn to offices is considered an acceptable part of the proposal which is unlikely to have a significantly harmful impact of the wider landscape and would see the reuse of a modern agricultural building which has been unused for some time.

44. In assessing this application, great weight must be placed on the conservation of the landscape of the National Park, that is the first statutory purpose, and a requirement of the NPPF. However, it is accepted in policy that there will be a degree of impact on the landscape to facilitate new developments to allow for change and economic and social growth. There is a positive public benefit to this proposal that outweighs the limited harm to the landscape which would be mitigated to a great extent. The current proposal reduces landscape impact significantly in comparison with earlier applications through comprehensive landscaping, the building design and use of materials commonly seen in the countryside. It is considered that the proposal therefore accords with Policies SP4 and SP2 of the Local Plan.

BIODIVERSITY ENHANCEMENT

45. The proposal includes a wide range of positive biodiversity enhancement measures, such as the creation of a habitat attenuation pond to both help the drainage of the site and provide an opportunity for wetland species. The proposed grass roofs would also provide a meadow habitat for grasses and wildflowers and the proposed planting of a substantial number of trees, shrubs and species rich meadows would provide new and improved habitats for flora and fauna. The application is accompanied by a bat survey which concluded that the barn was probably used occasionally by brown long eared bats. The proposed development would see the potential loss of a roosting habitat and so additional bat boxes are proposed to be sited on the building. Additional swallow boxes and owl boxes are also proposed which would accord with policies W1 and W2 of the Local Plan.

46. To ensure that the landscaping becomes established, the maintenance condition has been extended to 8 years. This will ensure that the planting becomes established and is maintained including the grass roof which will require careful maintenance especially in dry weather.

IMPACT ON TREES

47. The trees on the site have been surveyed and have been found to be species and most are in good health. Of the 54 trees that have been surveyed, 12 will be removed to accommodate the development and 6 will be removed due to bad health, primarily ash die back. These trees have been identified on a survey plan. To provide recompense for those removed, an additional 195 trees will be planted. This will not only provide additional

biodiversity opportunities but will also provide important screening and will accord with Policy W3 of the Local Plan.

HIGHWAY MATTERS

48. The Highway Authority has considered this application, and has, in the past asked for a speed survey at this site. Upon considering the application no objection to this proposal has been raised subject to a range of conditions relating to the access, turning areas, gates etc. The width and quality of Lauradale Lane has been considered as has the junction of Lauradale Lane and the B6265 and these have been found to be satisfactory and the proposed highway and access arrangements therefore accord with Policy SP4 (g), (i), (k).

IMPACT ON LISTED BUILDING

49. Catchall Farmhouse, a Grade 2 listed building, is a landmark building within the area, prominently standing as it does on the junction of the B6265 and Lauradale Lane. Behind it the land rises steeply and is partially wooded. It is not set within expansive grounds and only has a small garden in front of the house and a hardstanding for the adjacent barn. Owing to the road and topography, the setting of the listed building owes much to the wide, open views to the south and east. The nearest proposed building would be approximately 50m from Catchall Farmhouse but the existing planting, which is to be retained and the fact that the building is at a lower height than the Farmhouse would mean that the development is unlikely to have a harmful impact on the setting of the listed building as required by Policy L1.

IMPACT ON NEIGHBOURS

50. The nearest property is Catchall Farmhouse, approx. 50m from the site. Owing to the distance from the site, and its location on a busy road junction, it is unlikely that there would be any loss of residential amenity to the residents of this dwelling and the proposal; accords with Policy SP4 (n).

PARISH COUNCIL COMMENTS

51. The site lies within the Linton Parish Council area which has objected to this application for the reasons noted above. These concerns are valid, but the design, siting, materials and other landscaping have been carefully designed to minimise the impact of the development. The site is not within the village itself and is away from local residents and is close to the main road and so it is in, in many aspects a good location. Although this is a new business use the operations carried out here are mostly internal and are unlikely to be noisy or cause disturbance. Alternative sites are not available, and the business has strong links with the area. As noted above, there is a significant public benefit through the retention and creation of new jobs within the National Park, that ideally should not be lost to a neighbouring town or city, and this has been recognised by Linton Parish Council. Other local Parish Councils support this application.

EQUALITY ACT

50. 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.

51. 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

52. The proposed development of this site to provide a new site for DSMC is supported by a raft of wider, more strategic Local Plan policies underpinned by current government guidance. The proposed development would see the retention and expansion of an existing business within the National Park which would provide a range of jobs and employing an additional ten within a short time of the completion of the development. These are in a sector that is admittedly unusual for this area but has grown and expanded over time. It has the potential to become a significant business in the area with beneficial effects on the local economy in terms of supporting supply businesses, on hospitality and may lead to more specific contractors and businesses allied to this business locating in the area. The proposal is not directly in accordance with Policy BE1 of the Local Plan, but it is supported by the strategic approach embodied in Policy SP1 and SP3 and meets the wider economy objectives of the Local Plan and the National Park Management Plan.

53. There will be a limited impact on the landscape of this part of the National Park, as the site is quite large, but the physical buildings have been reduced to be low level and to have as minimal landscape impact as possible through careful design and siting. The site is well considered and sensitively designed to reference the rural location of the site. The proposal includes significant landscape planting to ensure that the development conserves its landscape setting and will enhance the biodiversity of the site. The proposed development therefore accords with Policies SP1, SP3, SP4, BE1, W1, W2, and W3 of the Yorkshire Dales Local Plan (2015-2030), with advice contained within the Yorkshire Dales National Park Design Guide and with guidance contained within the National Planning Policy Framework (2021).

RECOMMENDATION

54. It is recommended that permission is GRANTED subject to conditions based on the following.
    - Time limit
    - Development in accordance with approved plans
    - Approval of materials samples
    - Implementation of landscaping
    - Tree protection measures
    - Long term management and maintenance of planting and green roofs
    - Provision of lighting plan to meet dark skies specification
    - Specified hours of operation
    - Highways conditions (provision of access, visibility, parking, turning)
    - Provision of replacement bat roosts
    - No external storage

- Removal of permitted development rights
- Approval of construction management plan
- Details of surface water drainage and pollution control measures
- Details of surfaces and bin stores,
- Noise prevention measures