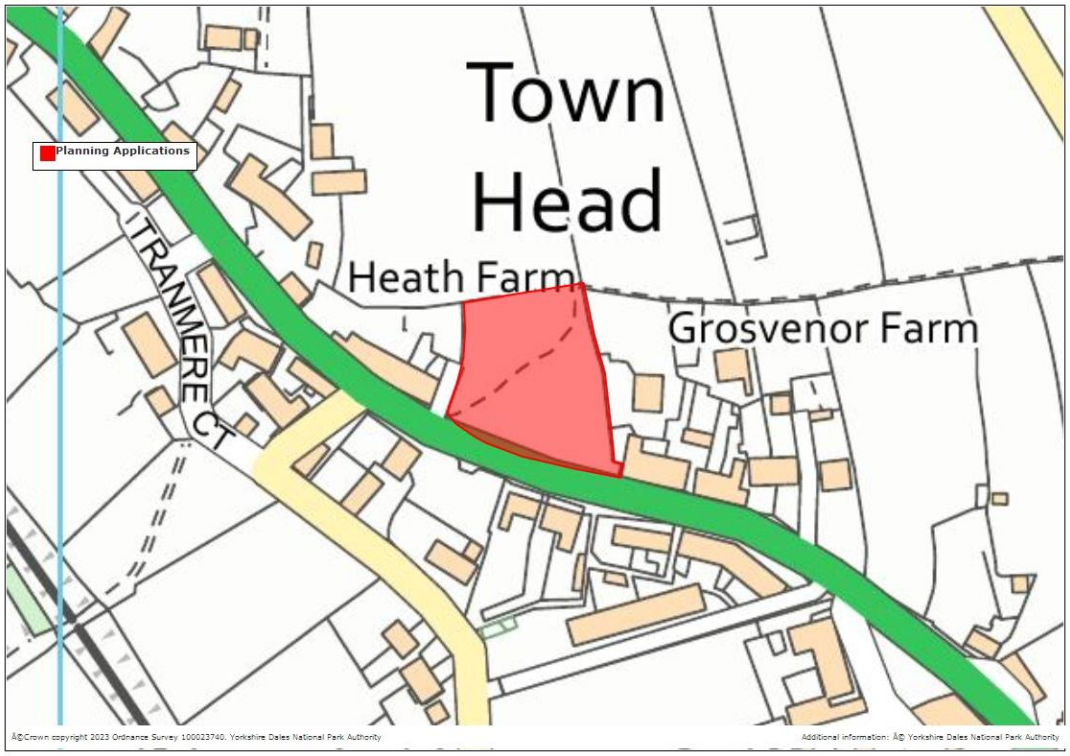
YORKSHIRE DALES NATIONAL PARK AUTHORITY

Committee:	Planning	**Parish:**	Long Preston
Date:	14 November 2023	**Officer:**	Wendy Thompson
Applicant:	Mr N Redfern	**Application No:**	C/52/57C
Site Address:	Land at Grosvenor Farm, Main Street, Long Preston, BD23 4PP		
Proposal:	Outline planning permission for erection of 9 No. residential dwellings (access only and with all other matters reserved)		



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.

APPLICATION SITE

2. The site is a roughly square piece of undeveloped land on the northern side of the A65 towards the western end of Long Preston. The site is bounded by dry stone walls on each side and the front boundary wall is in a very poor state of repair. The site is bisected by public footpath No 05.30/24 which runs diagonally through the site. It is overgrown with grasses, nettles, self-seeded shrubs and saplings. There is a large lime tree on the front boundary and a large, but decaying ash tree in the north east corner. The trees on the site are protected by a Tree Preservation Order. There are residential properties of varying ages to either side of the site and No 36 Main Street, a Grade 2 listed building, has a casement window that faces west onto the site. There is also a barn, which is in the process of being converted to a dwelling which has three windows and a door facing the site. To the west is a private access track that leads to the rear of the roadside properties.

3. The site is within the Long Preston Conservation Area.

PROPOSAL

4. The application seeks outline planning permission for the erection of 10 No. residential units. The application has been amended from the original application and all matters are to be considered at this stage, except landscaping, which has been reserved for a future application. The proposed development would be as follows:

    * Units 1A and 1B are two single bed apartments for affordable rent to be transferred to a Housing Association.

    * Units 2 and 3 are First Homes, a specific kind of discounted market sale housing defined in National Planning Practice Guidance as affordable housing (see below).

    * Unit 8 is a Principal Residency dwelling that would be restricted by a condition requiring the home owner to occupy the premises as their principal home.

    * Units 4,5,6,7 and 9 are Open Market Houses, these are three 3 bed end of terraced properties and two 4 bed detached units.

5. A new road access will be created in the middle of the site with two short terraces facing the A65 and two larger detached houses. All of the houses will be built of coursed stone with sawn window surrounds and string courses. The doors and windows will be painted a heritage colour. Stone walls will mark boundaries except timber fences dividing the public footpath from the gardens of plots 6 and 9 and between plots 5 and 6. Each house will have an array of solar roof panels, an electric vehicle charging point, amenity space / garden and a bin store. In total 20 car parking spaces are provided.

6. Plots 7, 8 and 9 form the eastern terrace and are staggered back into the site. This is to facilitate the removal of the mature Lime tree and its replacement with a new 5.0-6.0m specimen Walnut tree. This tree will be protected by a new stone wall and limestone gravel.

7. An indicative planting scheme has been proposed showing areas of retained and new planting, including species that have a narrow spread so that they are" better neighbours" and less likely to be removed or damaged in the future. Landscaping is however a reserved matter and full details will be submitted in the future.

8. The plans show the public footpath re-routed up the eastern boundary of the site and this will be between plots 6 and 9 of the site and also between Grosvenor Place Barn and No 36 to the east. No works are proposed to the existing boundary wall which is outside of the ownership of the applicant. To the west of the footpath, a 1.5m boundary fence is proposed for the new houses. The footpath would be surfaced with limestone and its maintenance and upkeep would fall to the Authority to manage.

RELEVANT PLANNING HISTORY

9. The following application is relevant: C/52/57B Outline planning permission for erection of four bedroomed dwellinghouse Refused 19/06/2002.

CONSULTATIONS

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

NYCC - Drainage & Floods (LLFA) – Not received

Long Preston Water Trust – Not received

Long Preston PC - Long Preston Parish Council objects to this application for the same reasons as previously commented:
1. loss of green space and wildlife. Long Preston is unique for the green spaces in the village, and we would request that a S106 agreement for compensation of loss of green space be applied should planning permission be granted and that the compensation should be allocated to the parish of Long Preston.
2. parking. The Parish Council notes the absence of adequate on-site parking spaces, which would lead to vehicles being parked outside the development on the narrow roads. Long Preston has a serious lack of parking spaces in the village and the Parish Council would request that an on-site parking area should be additionally provided or at least a visitors parking area. The change in number units from 9 to 10 increases further pressure on village parking problems.
3. traffic. The Traffic Survey Data used (2009) is out of date and few data is used. The Parish Council would request a speed survey be carried out prior to any consent given. The Parish Council's initial analysis of the VAS data is a more comprehensive and extensive data set, showing that in a 2 month period 27 March to 30 May 2022 375330 vehicles passed through the village travelling West to East alone. Of these 39982 (1 in 9) or 10.7%, were travelling at speeds between 30 and 50 mph. The Parish Council would welcome traffic calming measures to be installed on the Main Road to make it safer to enter and exit the proposed development. In addition the site line for the proposed entrance does not take into account the change in gradient immediately to the West, rendering the site dangerous for road users and residents.
4. footpath. In the new proposals the footpath is diverted from being adjacent to one dwelling to being adjacent to two other dwellings. The Parish Council would suggest that the footpath be accessed through the development.

Chief Environmental Health Officer – There are no known contaminated land implications regarding the proposed development.

An hours of work condition has been suggested to protect adjoining neighbour's residntial amenity as well as a condition requiring details of sound insulation to be installed, owing to the site's proximity to the A65.

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

United Utilities Water Ltd – Suggests a surface water drainage and sustainable drainage management and maintenance plan as conditions if planning permission is granted.

Designing Out Crime Officer - North Yorkshire - It is pleasing to note the introduction of a defensive hedge alongside the footpath as suggested in my Designing Out Crime Report dated 23 May 2022.

Fire Officer - Craven – No objection or observation.

Highways -– Conditions relating to plans of road and footway layout, construction of adoptable roads and footways, visibility splays for vehicles and pedestrians, provision of access, parking and turning and need for construction phase management plan have been suggested.
Updated comments – Needs clarification over the type of road that is proposed and also the specification for the road surfacing materials. The access, visibility splays and parking provision are acceptable.

Wildlife Conservation Officer – No real details of biodoversity enhancemnet provsions have been shown.

Trees & Woodlands - The Ash is quite a good tree but has issues and unsure whether it can be retained safely. If T1 and T2 are going to be removed, the tree protection fencing isn't required. The Walnuts would be nice replacements. A full landscaping plan should be conditioned.

Area Ranger - Planning application directly affects a public right of way and advice is offered relating to the diversion of the footpath.

PUBLIC RESPONSES

11. The application has been advertised by site notice displayed on 20 05 2022 and press notice published 26 05 2022. Following the amendment of the application, additional site notices were displayed on 21/09/2023 and a new press notice published on 28/09/2023. Nine replies have been received and summarised comments are as follows:

- The traffic survey data is out of date.
- The traffic that passes through Long Preston is too fast.
- Turning into and out of the A 65 is dangerous.
- There is not enough parking shown and a village parking area should be provided.
- This development would see the loss of important open green space that is a haven for wildlife and the loss of a historic croft.
- Will the public footpath be damaged or reinstated?
- Is there a flood risk from run off from the site?
- Is there enough water pressure within the village system for extra houses?
- The development is too close to nearby properties and there may be overlooking.

- The land should remain empty and undeveloped to allow vehicle fumes to dissipate around the houses.
- Is there a need for any more houses in the village when there are vacant properties in Long Preston and a big development at Gargrave.
- The existing trees should be taken out as they are dangerous and replaced with mature saplings.
- There will be a loss of the extra wide footpath in this area which is used for vehicle parking.
- EV charging points should be included.
- Will the boundary walls be rebuilt or reinstated?
- The site has never been associated with Grosvenor Frame and is misnamed.
- The re-routed footpath compromises the privacy and security of the existing properties.

ASSESSMENT

Key Issues:

- Principle of development
- Character and visual appearance
- Residential amenity
- Highways considerations
- Ecological issues
- Parish Council comments
- Equality Act

PRINCIPLE OF DEVELOPMENT

12. The site, land at Grosvenor Farm (site ref 61), is listed in Appendix 4 of the Yorkshire Dales Local Plan (2015-2030) as an allocated site for new housing development with a notional capacity of 9 houses. Policy C1 of the Local Plan states that on sites of between six and ten dwellings, the National Park Authority will require the payment of a commuted sum in lieu of the delivery of the relevant proportion of affordable housing, either 50% affordable or 33% affordable and 33% local occupancy restricted. This contribution should be paid to the Authority at the point of completion of each dwelling and will be used to support affordable housing elsewhere in the National Park. In this case however, whilst adopted Local Plan policy states that there should be a commuted sum, it is recognised that on site affordable houses are much more desirable as they will directly benefit the community most affected by the development.

13. A viability study of the site carried out in May 2021 submitted to accompany a pre-application enquiry for 9 units concluded that the site was not viable with a commuted sum. Policy C1 of the Local Plan states that “If it is demonstrated that the site cannot deliver the mix of housing required, then the Authority will consider an alternative mix of housing on the basis of an independent site viability study”. Following extensive discussions and negotiations, an up-to-date viability addendum was submitted in July 2023 to support the proposed housing mix which will make an affordable housing provision of four units at 40%.

14. The applicant’s viability addendum draws on evidence contained within the Authority’s Economic Viability Assessment (April 2022) prepared by Three Dragons and Rural

Housing Solutions when comparing land values. This report is now the Authority's strategic housing viability evidence and, as well as informing the emerging local plan, it also brings evidence up to date in support of decision making. This report concludes that Long Preston falls within a lower value area where the affordable housing contribution is likely to be viable at 30% rather than 50%. Whilst weight cannot be given yet to emerging local plan policy, the viability evidence underpinning it is a material consideration which supports the case made by the applicants at this site. It is therefore considered that there is sufficient evidence to demonstrate that the scheme is not viable on the basis of a commuted sum in lieu of 30% on site affordable.

15. The proposed mix of houses includes 4 affordable units – 2 First Homes and 2 apartments for affordable rent. The Strategic Housing Marketing Assessment (SHMA) has identified a need for small affordable rented properties and the apartments will help to meet this need. First Homes are effectively discounted market sale units which are discounted by 30% from the market value and sold at not more than £250k to a person or persons meeting the First Homes eligibility criteria (first time buyer, household income not exceeding £80k). The 30% discount is passed down to subsequent owners of the property but the price cap of £250k is only for the first sale. It is considered that the proposal would comply with the Authority's housing strategy aimed at delivering affordable housing on an appropriate site at a level that reflects what is viable and with a mix that is informed by up-to-date evidence. This proposed house mix and type therefore accords with the aims of Local Plan Policy C1, and it should be noted that this arrangement of units is the same as recently approved by Members at Rowe Garth in Horton in Ribblesdale.

CHARACTER AND VISUAL APPEARANCE

16. The application site lies within the Long Preston Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the local planning authority pays special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas. The Conservation Area appraisal identifies the features that make up the special character of the village and therefore why it is desirable to preserve and enhance it. In particular, it notes it is a linear, yet winding settlement along the A65 with listed buildings and traditional buildings, well related open spaces, such as village greens and that facades and boundary walls play a key role in defining space in the village.

17. The proposed dwellings are of a vernacular style which reflect this special character, with short terraces along the roadside and larger properties behind, reminiscent of other parts of the village that have developed organically. The style and design of the houses is varied but by using the same materials palette, there will be visual harmony throughout the development. The front facing gable of the flats, the projecting front gable features on plots 6 and 9, the staggered positioning of plots 7,8 and 9 and the narrow front gardens with stone boundary walls on plots 1,2,3,4 and 7 will all add variety to the development and will contribute positively to the street scene of this part of Long Preston.

18. As discussed above, the design of the development takes its reference from the local area in terms of style, form and materials. The loss of the open space, which affords views through to the countryside at the north of the site, may detract slightly from the open character of this end of the village, but the layout is such that glimpses of the landscape

behind remain. Overall, however, the development would conserve the historic significance of the Conservation Area in accordance with Local Plan Policy L1.

19. There are two Grade II Listed buildings nearby, Moorland opposite and No 36 Main Street adjoining the site. Given the separation of the listed buildings by the proposed footpath and the A65, it is considered that the development would have a neutral impact on the setting of these heritage assets and the proposed development would meet the requirements of Policy L1.

20. It is concluded that the design, form, layout and siting are all positive and would enhance the visual appearance of this part of Long Preston. The landscaping of the site as noted above, is reserved for future consideration, but the applicant has indicated that new trees and shrubs will be planted, and some existing trees and shrubs will be kept. The proposed development would respond positively to the site and sit well within the surrounding context of Long Preston and reinforce local distinctiveness and would accord with Policies SP4 and L1 of the Local Plan.

RESIDENTIAL AMENITY

21. The nearest neighbours are at No 36. Main street, and Grosvenor Place Barn both to the east of the site. No 36 faces the A65 and its gable wall faces the site directly. There is a two light casement window on the ground floor and a small upper floor window on the west facing gable. To the rear is the garden which is bounded by a stone wall with a timber trellis on the top. Grosvenor Place Barn is in the process of being converted and is sited some 10m from the application site and its garden runs up to the boundary where the approved drawings show a 1.5m to 1.8m high stone wall to be built along it. The closest part of the development that would affect these two residents would be the re-positioned public footpath on the eastern boundary. The applicant does not own the boundary wall that divides the site from these properties. Owing to the potential for disturbance and loss of amenity by having the footpath moved to this route, the applicant has been asked to reposition the footpath so that it goes through the site using the access road and then along the eastern boundary. This would have a much-reduced impact on the amenity of these residents. There is likely to be some disturbance caused during construction and so an hours of work condition has been suggested but this will be a temporary issue for the life of the build. On the basis that the footpath can be moved, the proposed development would not unduly harm the residential amenity of nearby neighbours and accords with Policy SP4 (n) of the Local Plan.

HIGHWAY CONSIDERATIONS

22. Concerns have been raised by the Parish Council and others over the number of parking spaces, the visibility from the access and the speed of traffic that passes through the village. The Highway Authority has no objection to the proposals, subject to clarification of some minor matters and accepts the number of parking places that are provided, a total of 20 spaces, is sufficient for the number of dwellings. Whilst the speed of traffic passing through Long Preston may be a concern for local residents and the Parish Council, the national speed limit is 30mph at this point and the proposed sight lines and visibility splays have been designed for a road of this speed. Future traffic calming is a matter for the Highway Authority and outside the bounds of this application.

ECOLOGICAL ISSUES

23. The application is accompanied by an updated arboricultural method statement and whilst landscaping is a reserved matter, details of the removal of two large trees and their replacement with specimen Walnut trees has been provided. The reserved matters application for the landscaping will contain full details of all of the species, spacing and maintenance regime of the new planting, but the submitted details do indicate a wide range of native species trees and shrubs that will provide biodiversity enhancement opportunities to accord with Policy W3.

24. Two bird boxes have been proposed on the gable of each property however Policy W2 would require a sum of just under £3000 to be spent on biodiversity enhancement opportunities, and further details have been requested from the applicant to find out how this will be incorporated into the development or sited elsewhere in order to achieve compliance with Policy W2.

PARISH COUNCIL COMMENTS

25. Long Preston Parish Council has objected to this application for the three reasons noted above. The Parish Council requests a payment or agreement from the developer to replace the lost open space with additional space. The site was not identified as an Important Open Space through the local plan process and was an allocated housing site. There is therefore a local plan policy requirement to compensatory open space or funding rather the principle of developing the site was settled when the plan was adopted by the Authority, following extensive public consultation, an Examination in Public and consideration by a Government Inspector.

26. The Parish Council comments on the lack of parking spaces noting that there may be parking pressures placed in the surrounding road network as a consequence of this development. The proposal includes 20 car parking spaces plus the garages for houses 5,6 and 9 which meets standards adopted by the Highway Authority. There is some informal of road parking on the pavement at the front on the site used by local residents which has not been incorporated into the development, but they are not formal adopted parking spaces and are understood to be on highway land.

27. The Parish Council also comments on the age of the speed survey, but as mentioned in the Highway Section above, the speed survey is not wholly relevant, as the site lies within the 30mph zone of the village and so the proposal is designed in accordance with the highway standards for a road of that speed. As with the parking provision, the Highway Authority considers the proposal meets the appropriate highway standards.

EQUALITY ACT

28. 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.
29. 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

30. The proposal delivers the development of an allocated site with four affordable homes and six open market homes which, taking into account viability issues, would meet the aims of Policy C1 of the Local Plan. The two apartments would be transferred to a housing association to ensure that they remain available in perpetuity to meet the need identified. The remaining affordable homes will be restricted by Section 106 occupancy agreements to follow the "cascade" basis [to Long Preston Parish, then to adjoining Parishes (including split parishes), to the entire National Park, and finally the whole county housing area.]

31. The design and layout of the dwellings closely reflects the character of Long Preston, and the materials will ensure that the development conserves the historic character of the Conservation Area. The proposed access road has adequate visibility, and the number of proposed car parking spaces means that the development would not impact on highway safety. Details of the re-routing of the footpath and the provision of additional biodiversity enhancement is awaited but it is hoped that these can be agreed in time for the meeting, and these will be updated in "late comments." Subject to these details it is considered that the proposal is acceptable and would accord with Policies SP1, SP2, SP3, SP4,C1,L1,W1,W2,W3 and CC1 of the Yorkshire Dales Local Plan (2015-2030), with advice contained within the Yorkshire Dales National Park Design Guide and guidance within the National Planning Policy Framework (2023).

RECOMMENDATION

32. Subject to confirmation of acceptable details concerning the re-routing of the footpath and biodiversity improvements it is recommended that outline planning permission is GRANTED subject to the signing of a section 106 agreement to cover the following matters:

    - Securing the affordable housing provision with the involvement of a registered provider
    - The affordable housing would be made available on a "cascade" basis [to Long Preston Parish, then to adjoining Parishes (including split parishes), to the entire National Park, and finally the whole county housing area.]

And conditions based on the following:

- Time limit
- Compliance with plans
- Submission of Reserved matters details based on indicative landscaping
- Principal residency on unit 8
- Approval of Materials and design details
- Highways conditions
- Protection of Trees
- Approval of lighting design
- Provision of bird and bat boxes
- Construction hours restriction
- Removal of permitted development rights