## Yorkshire Dales National Park Authority

**Committee:** Planning

**Date:** 2 September 2025

**Applicant:** Mr & Mrs I & A Dixon

**Parish:** Casterton

**Officer:** Janet Perry

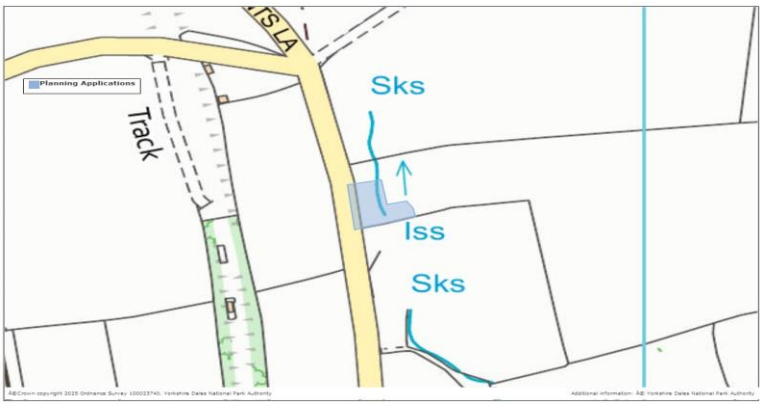
**Application No:** S/05/73

**Site Address:** Land east of Casterton (GR: 362864, 479846), Wandales Lane, Casterton, Carnforth.

**Proposal:** Full planning permission for relocation of gated access by setting back a section of the roadside wall and installation of two gates, wall, fencing and hardstanding for turning and agricultural use (retrospective).

### Purpose of Report

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



## Reason For Committee Consideration

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

## Application Site

3. The application site is located on Wandales Lane, to the east of Casterton. It is an agricultural field on the east side of the road.

## Proposal

4. The application seeks retrospective planning permission for the relocation of the gates for field access from the road, setting back a section of the roadside wall and installation of gates as well as the creation of a hardstanding area to be used for turning and agricultural use.

## Relevant Planning History

5. There is no relevant planning history.

## Consultations

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

**Highways** – No objection subject to conditions.

**Casterton Parish Council** – "This work has already been completed. The Council is a little surprised at the extent of hardstanding created from grazing land and have to assume that there is no further development of this area being contemplated by the applicant. We believe that the officer should question the applicant on this aspect. On the facts as presented being the full story, ie the development is to improve access to the field for agricultural machinery, we would support the application."

**Wildlife Conservation Officer** – No objection

## Public Responses

7. A site notice was displayed on 01 June 2025 and expired on 22 June 2025.No responses were received.

## Assessment

Key Issues:

- Planning Policy
- Impact on the character and appearance of the area
- Biodiversity
- Highways
- Parish Council comments
- Equality Act

## Planning Policy

8. The adopted development plan for the area is the South Lakeland Local Development Framework Core Strategy 2010. The most relevant policies are:

   CS8.2 – Protection and enhancement of landscape character. Proposals for development should be informed by and be sympathetic to, the distinctive character landscape types. Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and where possible enhance.

   CS8.10 – Design. New development should protect and enhance key local views and features/characteristics of local importance and local distinctiveness.

9. The Authority is in the process of producing a new Local Plan (2025-2040) for the whole National Park that will replace the South Lakeland Core Strategy. The publication stage of the Local Plan is now complete and it is anticipated that it will be submitted to the Planning Inspectorate for examination prior to the Committee meeting. Once the Plan has been submitted weight will be given to certain aspects of the Local Plan (such as those policies which have no substantive objections) in decisions on planning applications from the point of submission.

10. The most relevant policies in the new Local Plan are:

    CP8 – Landscape Character. New development proposals will need to conserve and enhance the natural beauty and the special character of the landscape of the National Park. In considering proposals for development, the Authority will refer to the area reports that form part of the Yorkshire Dales National Park Landscape Character Assessment 2020. The policy includes a list of criteria that will be considered in assessing proposals including the degree to which landscape characteristics are affected, the design, layout and scale of proposals and how

they fit within the landscape character and the visual and perceptual impact of the development on landscape character.

E2 – Rural Land Based Enterprises. A policy concerning development needed to meet environmental, animal welfare or safety regulations and diversification projects but including a requirement that justification is required for hard surfaces and that opportunities should be taken to enhance the existing situation through nature friendly design, biodiversity net gain or remodelling to improve landscape impact.

The full text of these policies is available on the Authority's website.

**Impact on the character and appearance of the area**

11. The relevant Landscape Character Assessment for the site is LCA 7 – Middleton and Barbon Fells and SW Fell Fringes. The landscape character of the site locality is an area of fields defined by stone walls and hedges along a narrow stone walled lane within the farmland landscape of the Lune Valley. The area is on the lower slopes of the Lune Valley, within an agricultural landscape. The fields in this area tend to have irregular shapes and become smaller in scale further down the hillside. The field boundary in this specific location is dotted with mature trees which is typical within this area. The roadside is enclosed by a dry stone wall and there are areas of hedging remaining within the field system which is a typical character for this area.

12. The site is on a narrow rural lane to the east of Casterton village with little development in the area. Policy CS8.2 of the South Lakeland Core Strategy states proposals for development should be informed by and be sympathetic to, the distinctive character landscape types. Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and where possible enhance. The proposal is for a relatively large area of hardstanding in an isolated agricultural field. The area of hardstanding does not relate to the existing landscape character in the area. It is not informed or sympathetic to the rural location and is over development of a field access into agricultural land.

13. The application seeks retrospective planning permission for the relocation of the gates for field access from the road, setting back a section of the roadside wall and installation of gates as well as the creation of a hardstanding area to be used for turning and agricultural use.

14. The justification provided for the hardstanding area is to provide an area to be used for temporary parking of tractors and machinery whilst they are needed for

working in the field, thereby reducing the number of times to manoeuvre onto and off the road. When the tasks on the field are completed, they would be moved back to the farm for security. The area of hardstanding would be an agricultural machinery store for the time the machinery is parked at the site. The area of hardstanding proposed has been reduced in size. The original area to be covered in hardcore was 580 square metres. This has been reduced by 19%, such that the proposed hardstanding area measures 470 square metres. The area has already been covered in hardcore, the development is retrospective. The applicant has also stated that the hardstanding is required to stop this area of land becoming boggy from vehicles manoeuvring within the field. Setting the access back into the field is to allow for safer entry of farm machinery in and out of the field without the need for shunting on the road.

15. The applicant has not provided any details for why such a large area of hardstanding is needed other than to say that it is necessary for parking agricultural machinery over busy periods of time working the land, such as haymaking. Parking agricultural machinery at this site whilst haymaking would save trips to and from the main farm holding, however, the process of hay making should take around 7 days maximum every year, therefore there is no convincing justification for such a large area of permanent hardstanding in this location.

16. The applicant has stated that the grass is starting to grow through the hardcore area which would help to soften the appearance. However, should the application be granted the hardcore could be replaced regularly to maintain it without the need for further permissions.

17. Whilst the new access is a practical improvement, the creation of a parking area and hardstanding for agricultural vehicles in this location will have a negative impact on the character and appearance of the landscape within the Lune Valley. The development does not protect and enhance the features or characteristics of local importance and local distinctiveness and therefore does not meet policies CS8.2 and CS8.10 of the South Lakeland Core Strategy 2010. The scale of the hardstanding created does not fit with the characteristics of the field pattern along stone walled lane and has a harmful visual impact on the landscape character as described in the Middleton and Barbon Fells and SW Fell Fringes YDNPA Landscape Character Assessment.

**Biodiversity**

18. Policy CS8.4 of the South Lakeland Core Strategy (2010) requires development proposals to incorporate beneficial biodiversity conservation features. The

application does not include any enhancement proposals such as further planting at the site or bat or bird boxes.

**Highways**

19. Westmorland and Furness Highway Authority have no objection to the development subject to conditions ensuring access gates are hung inwards and the access shall be surfaced in bituminous or cement bound materials. The surfacing shall extend for a distance of 5 metres inside the site.

**Parish Council Comments**

20. Casterton Parish Council commented that this work has already been completed and is surprised at the extent of hardstanding created from grazing land. The applicant has confirmed that no further development is proposed at the site and the hard standing is for the parking of agricultural machinery.

**Equality Act**

21. 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.

22. 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**

23. The hardstanding created at the site appears to be excessive in scale for the purposes stated and has a harmful visual effect, appearing to be an over development in a pastoral rural lane setting. The hardstanding and enclosure of this scale conflicts with the undeveloped and settled character of the farmland forming the fringes of the western fells. The development does not protect and enhance the features/characteristics of local importance and local distinctiveness and therefore conflicts with policies CS8.2 and CS8.10 of the South Lakeland Core Strategy 2010 and with the aims of policy CP8 of the emerging Yorkshire Dales Local Plan 2025-2040.

## Recommendation

24. It is recommended that permission be REFUSED based on the following:

In the opinion of the Local Planning Authority the proposed development is considered to be excessive for the purposes stated and detracts from the pastoral, undeveloped character of the immediate area by the introduction of an inappropriate amount of hard surfacing and enclosures within the field, contrary to saved policies CS8.2 and CS8.10 of the South Lakeland Core Strategy 2010 and policies CP8 and E2 of the emerging Yorkshire Dales Local Plan 2025-2040.

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