



The countryside charity
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Branch President
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Authority: Yorkshire Dales National Park Authority

Type of consultation: planning application

Full details of application/consultation: 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

At land at: Catchall Barn, Lauradale Lane, Linton

Type of response: Comment

Date of Submission: 13th March 2020

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
www.kvaplaning.co.uk

Comment

CPRE North Yorkshire ('CPRENY') welcomes the opportunity to comment on the above application.

CPRENY has read and reviewed all the information submitted in support of the planning application.

The National Planning Policy Framework ('NPPF') published in 2019 sets out at paragraph 172 that 'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks [...] which have the highest status of protection in relation to these issues.' It goes on to set out that 'planning 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.' The criteria listed within the paragraph set out the three elements an applicant would need to robustly justify for the proposal to be approved in exceptional circumstances. This is known as the Major Development Test ('MDT').

CPRENY acknowledge that the applicant has attempted to address these issues as set out in the accompanying design and access statement¹. However, it is not clear that all elements have been fully satisfied.

With respect to 172a, the applicant has set out how there is not another training facility within the north of England (certainly north of Watford) which offers the same level of facility for qualified divers. It is understood that the nature of the jobs that such divers undertake is potentially high-risk and potentially high value to the UK economy, however, the applicant has not provided any such financial information to justify the benefit to the economy should this be approved which is vital to satisfying the MDT.

The applicant appears to have considered locating the proposed development at allocated sites as suggested by the National Park Authority at pre-application stage. However, it is not clear that the applicant has considered sites outside the designated area as directed in paragraph 172b. Or whether the applicant has considered reusing the existing barn for offices as proposed but locating the 'pool' and 'storage barn' elsewhere either outside the designated area or on an allocated site, i.e. potentially separate out the proposed development. Prior to determination, the applicant should be required to address this matter in order to satisfy this element of the MDT which seeks to prevent major development occurring in the National Park.

In terms of specific design, CPRENY welcomes the architects attempts to integrate the proposals in the landscape by 'digging down', to reflect natural topography of the immediate area, the use of Yorkshire Boarding and stone to ensure that the barns fit sympathetically into the landscape resembling agricultural units and grassed rooves, which is intended to encourage biodiversity and increase natural capacity. The submitted arboricultural report and intention to undertake a course of tree-planting is also to be welcomed. It is disappointing however, that the applicant is not able to design the site in a way that the existing mature trees could be incorporated into the design and added to, rather than requiring felling.

Given that the site is located within the open countryside of a nationally designated protected landscape, CPRENY are disappointed that the applicant has not undertaken a specific landscape and visual impact assessment to go alongside the photographs submitted in support of the proposals. It is considered that this would be a useful document to aid determination of the proposals.

Prior to determination, the applicant should also be asked to provide more information relating to transport matters specifically in relation to both the construction of the site and operation of the site once built. Details should include the number of vehicles likely to be on site at any time – including a typical example should the site be used by the media as proposed by the applicant. It is considered that the applicant should also submit

details of the number of anticipated HGV movements and timings to the National Park Authority prior to determination so that the likely impact on surrounding road network can be considered in the planning balance.

CPRENY believe that without the above information the National Park Authority are not able to adequately determine the likely impact of this proposal on the environment as prescribed in paragraph 173c.

Thus, the applicant should be requested to provide further information, or the proposal refused on the grounds of contrary to the MDT as it is not clear that the proposal will not have a detrimental effect on the environment and landscape of the Yorkshire Dales National Park.