



The countryside charity
North Yorkshire

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Branch President
The Lord Crathorne KCVO
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Authority: Yorkshire Dales National Park Authority

Type of consultation: planning application

Full details of application/consultation: C/33/460C - Full planning permission for agricultural diversification scheme to provide open farm visitor attraction, agricultural museum, whisky distillery, ancillary tea-room, visitor toilet facilities and construction of agricultural worker's dwelling

At land at: Gam Farm, Moor Road, Grassington

Type of response: Support

Date of Submission: 1st April 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. The resubmitted proposal has been amended to reflect the concerns of the planning authority and the Highways Department of North Yorkshire County Council.

CPRENY has read and reviewed all the information submitted in support of the resubmitted planning application and is supportive of the scheme in general terms. Paragraph 83 of the NPPF supports proposals that enable sustainable growth and expansion of businesses in rural areas and the diversification of agricultural and rural based businesses.

The applicant has sought to diversify an existing farm enterprise in an interesting and unique way. The site is located adjacent to the existing village of Grassington and thus it is hoped that visitors to the facility or the village will predominantly walk between the two using the village car parking facilities or the one proposed at the enterprise, thus bringing revenue to the village and the Yorkshire Dales. CPRENY welcomes the attention given to the introduction of new linked walkways and cycle opportunities linking Grassington village to the farm enterprise. Reducing the need to travel and providing opportunities for increased pedestrian and cycle activities including access to the countryside is a key theme of the NPPF and something that CPRE campaigns for both nationally and at the local level.

It is recognised that the proposals do not include children's play equipment and a large tea-room, with the main attraction being the distillery, farm and potential museum. The proposed tearoom will extend the offer available on site but is not proposed to be large enough to compete with existing businesses within the village.

The proposals are to be housed within existing buildings, although it is acknowledged that an extension would need to be added to the barn which will incorporate the distillery. CPRENY would expect that this would be constructed using sympathetic building materials.

The application also proposes a new agricultural worker's dwelling for the applicants situated at the southern end of the site and be designed to reflect the traditional stone farmhouse in the local vernacular. CPRENY understand that this element of the proposal was addressed in the previous application (which was withdrawn) and assessed by the Planning Authority with the independent assessor concluding that a dwelling for a full-time employee was necessary.

CPRENY do not consider there to be a landscape impact from the proposals given the existence and scale of the current enterprise. Given the fact that the facility would be closed October to March, would mean that cars etc would not be prominent when leaves drop and the landscape more exposed in winter months.

CPRENY's only concern relates to vehicular access of the proposed site via the narrow lanes through Grassington. The applicant has produced a detailed Transport Statement on this matter. CPRENY defer to the Highways Authority on this matter, however, believe that the location of the site adjacent to the village and the provision of parking facilities and linked footpaths would ensure that roadside parking did not occur.

In conclusion, CPRENY are happy to support this application for farm diversification subject to suitable highways conditions as appropriate, believing the proposals to be in conformity with both national and local plan policy. CPRENY reserve the right to comment further should additional information be submitted in relation to the proposals.