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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:** S/05/17

Full planning permission for conversion of redundant agricultural building to a wedding barn with associated car parking and landscaping, together with installation of a package treatment plant

**At land at:** Casterton Barn, Casterton

**Type of response:** Objection – lack of information

**Date of Submission:** 16<sup>th</sup> September 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  
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## Comment

CPRE North Yorkshire ('CPRENY') welcomes the opportunity to comment on the above application submitted on behalf of Mrs Lamb at Casterton, in the Yorkshire Dales National Park. CPRENY has taken the opportunity to review the documentation submitted in support of the application and consider that the application is lacking in sufficient detail to be able to fully determine that the proposal *will not* adversely impact the protected landscape at this location.

The proposal seeks to convert a redundant agricultural building into a wedding barn. Subject to the appropriate information being submitted in support of the proposal, CPRENY would not object in principle to the suggested use providing the information submitted is compliant with the development plan policies or can be satisfactorily mitigated. However, at this time and without the required information the proposal should be refused or withdrawn.

It is considered, that given the location in a national park, information should have been provided in support of the application in relation to the cumulative impact of the proposals on the surrounding landscape including, the proposed design, hard-standing car parking area and the proposed number of vehicles.

Equally, the applicant has not provided information other than number of vehicles in plan form and on the application form relating to the maximum capacity of the barn and proposed number of staff required for an event. The application form states 2 FT staff and 6PT roles, however, it is unclear as to whether external catering staff will also be required on site or other personal in a working capacity and how many car parking spaces they will require or even if a travel plan has been considered for staff. It is not clear in what capacity those staff roles will be. Nor has information been submitted in relation to how often such events would be held and what times the building would be operational.

CPRENY welcomes the specified low lighting arrangements and sympathetic design.

The application form does not specify as to when the existing building became redundant and whether there has been any consideration given to bats or owls which may be present in the area. Whilst the DAS sets out that the applicant considers that the proposal will enhance biodiversity in the area (compared to now) it is not clear in what way this will be achieved, or which species will benefit.

Finally, the applicant has not undertaken a noise impact assessment which would be useful to determine the impact upon Casterton Grange and nearby receptors, accommodation providers and potentially education institutes in adjacent Kirby Lonsdale.

In summary, CPRENY primarily believe that some elements of the proposals need clarification and consideration prior to determination, namely, how the proposed wedding barn would operate and the impacts of vehicular movements on the surrounding road network, including the visual impact of parking on the site, impacts on biodiversity and potential noise impacts. Without this information, it is not clear that the proposal will not detrimentally impact upon the National Park.