

Andrew Tait [via email]

Senior Planning Officer

Yorkshire Dales National Park Authority

2<sup>nd</sup> July 2024

**Comment on Planning Application: C/44/181C, Colt Park Barn, Chapel le Dale, LA6 3JF.**  
**Full planning permission for refurbishment of the existing traditional west stone barn including additional windows and the replacement of existing doors and roof replacement as well as improvements and reconfiguration of internal space; external recladding of the modern (east) barn, replacement of door openings and installation of internal mezzanine; installation of ground mounted photovoltaic panels with an associated battery storage structure; erection of a polytunnel; realignment of the access track; installation of service and associated work.**

Dear Mr Tait,

Friends of the Dales has reviewed this application in detail given the significance of the site in terms of biodiversity and nature restoration at a location where any development is likely to impact on the landscape. We make some comments below on the application.

Overall, we see that the main intention of the proposals to refurbish the barns and reconfigure the spaces for more effective use is appropriate and in resulting in more effective use it is welcomed – and long overdue. For the current purposes of the facility the improvements will make for a much more acceptable working environment and appear to have been designed in line with appropriate policy on design and heritage.

### **Usage of the site, buildings and facilities**

It is the additional aspects that we feel need to be more fully considered – the access, PV panels and polytunnel. We share the concern of other respondents that these additions will be detrimental to the site's characteristics given the very precise and fragile nature of it. With the restrictions placed on usage by the Lawful Development Certificate the site will always be constrained and therefore we note with interest Ingleton Parish Council concerns and their comment that the applicant might be better looking at another site more suited to expansion and better able to accommodate the activity and events. We propose that the Authority re-emphasises the requirement for the applicant to meet the LDC at all times.

### **Vehicle access and highway issues**

Notwithstanding the LDC and how that should continue to limit the amount of vehicle traffic to the site the traffic expected during the construction period is concerning. The access track is a simple stone track of only one vehicle width and passes through boggy areas with limestone pavement alongside and in some places with services beneath and a historic and probably weak railway overbridge. We propose that the Authority seeks greater clarity from the applicant on their



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engagement with Network Rail and the residents regarding arrangements during construction and the detail of the proposed track diversion, welcome as that is in principle.

The junction to the B6479 is not at all ideal for the construction period with the volume and type of vehicles and we would hope that the consultation with NYC Highways about the proposed method has fully considered the potential conflicts and risks. With access requirements of residents and the severe limitations of the track there is understandable concern about likely damage to the surrounding ground.

### **Polytunnel**

The proposed use of the Polytunnel is noted however there is concern about its siting given the wildflower meadow and there being limited screening. In order that it is not so visually obtrusive given the detrimental visual impact and also the viability given the exposed position on the exposed lower slopes of Ingleborough we suggest the location is reconsidered (could it be tucked in closer to barns and trees) and that it is removed once no longer needed.

### **Solar PV Panels**

Noting the environmental value of the proposal for PV panels we remain concerned to ensure that their siting does not encroach onto the surrounding grasslands and wild flower areas. It's not clear if the applicant has assessed siting them on the modern barn as reference is made in the Planning Statement to why the west barn is not appropriate, understandably.

Chair, Policy and Planning Committee

On behalf of Friends of the Dales

*Friends of the Dales is a working name of the Yorkshire Dales Society which was founded in 1981 and is a registered charity and company limited by guarantee. Friends of the Dales is free of political and financial affiliations. We work to ensure that the Government, the Yorkshire Dales National Park Authority, and other relevant agencies deliver their obligations to care for the special qualities of the Yorkshire Dales, an internationally important area. We do this by considering major planning applications and policy development affecting the Yorkshire Dales and adjacent areas. We offer a year round programme of walks and talks so that everyone can enjoy and learn more about this beautiful area and why it needs protection. We have a membership of around 1,300 individuals, families, businesses and organisations.*