

Brian Diamond [via email]

Planning

Yorkshire Dales National Park Authority

21 October 2025

Objection Planning Application: C/50/55J Grange Farm, Linton
Full planning permission for erection of agricultural worker's dwelling, together with installation of package sewage treatment plant

Dear Mr Diamond

Whilst generally supportive of applications for an agricultural worker's dwelling when shown to be essential to the farm business and appropriately located, Friends of the Dales is **objecting to this particular proposal**.

In essence this is a re-submission of the recently refused application C/50/127 for an agricultural worker's dwelling in open countryside. We objected to that previous application, with concerns about the robustness of the evidence on business need and on visual impact.

That application was refused. The Decision Notice identified the inappropriate scale with no justification of business need for a four-bedroom house; and visual impact on open countryside.

1. Visual impact

C/50/55J appears to be very similar albeit in a different location closer to the farmstead and without a garage. It's difficult to judge whether the visual impact of a large house in this new location will be less, given there is no visual impact assessment.

2. Business case for an agricultural worker's dwelling.

The applicant's Planning Appraisal document (September 2025) for C/50/55J states that

"This planning statement focuses on the need for a dwelling to serve the applicant's enterprise. This need has been considered and accepted under application C/50/127. [our italics]."

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We fail to see how the applicant can draw that conclusion given the Decision Notice on C/50/127F says

27. ... "the planning applicant has been managing the farm from a residential location in Threshfield approximately 1 mile away for ~12 months. This suggests that it can be adequately managed from another location.

28. It is understood that the applicant has a number of businesses and, as such, is not fully / solely employed by Grange Farm. If this is the case Grange Farm cannot be judged to be 'full time work' for a single rural worker."

It would be helpful to understand on what basis the applicant believes that the business need has been considered and accepted as that is not clear to us from their new application.

Yours sincerely

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.