

Application 17886, Grundy Farm, Carleton-in-Craven.

OBJECT

We have been contacted by several local residents who have serious concerns regarding this application. The Campaign to Protect Rural England, North Yorkshire has conducted a site visit, reviewed the planning application and relevant national and local policies and concluded that we should support the strong objections raised by the Parish Council (PC) and many Carleton residents.

The field to the south east of Grade II Listed Grundy Farm has been removed from the list of preferred sites in the emerging Local Plan because it was felt that it made a strong contribution to the setting of the Conservation Area (CA), leaving CA015 and CA016 as the two remaining designated sites.

We would agree with the conclusions that this field is very important in defining the character and appearance of the village in general and the Carleton Conservation Area in particular and also puts into context and reinforces the relationship between the historic core and its agricultural setting.

The applicant puts forward the idea that building on a steeply rising field, with a gradient in excess of 10%, would have little impact on the area. However, we strongly believe that the proposed development on this greenfield site would dominate that part of the village and would be clearly visible from many vantage points. It would affect the setting of Grundy Farm and other nearby listed buildings, such as The Rectory.

There are also serious concerns that the new proposed access would lead to the destruction of historic gateposts and part of a dry stone wall.

The PC has raised their concerns regarding the “sacrifice of a prominent greenfield site of which only a small proportion is within the Carleton-in-Craven Conservation Area”. However, the fact that only a proportion is within the CA should not detract from the importance of its position abutting the CA. The August 2016 Carleton Conservation Area Appraisal concluded that the loss of fields and green space to the south east of Grundy Farm “would have an adverse impact on the rural setting of Carleton-in -Craven generally and Grundy Farm in particular”. Grundy Farm illustrates the traditional agricultural setting of the village, with farms on the main road and pasture behind.

Rural Solutions suggests in their submission that Carleton is small and has a bleak future where it will become unsustainable, unaffordable and have diminishing services. However, they provide no statistical analysis to back up this scenario. We would put forward an alternative view, probably backed by many residents, that points to a strong community, increasing population, a school full and an influx of new young families.

There have also been serious concerns raised by the PC and residents as to a potential decline in highway safety, for both pedestrians and motorists because of the number of junctions in the vicinity and the poor sight lines which have seriously reduced the visibility splays. This has been thoroughly investigated by R.J. Pringle and his thoughtful and convincing analysis should be carefully considered.

Issues have also been raised regarding the satisfactory removal of surface water if any development were to take place. Yorkshire Water has made it very clear that the local sewers do not have enough capacity to deal with run off. However, the applicant appears to have made no serious attempt to provide solutions to this potentially serious problem.

We would also point out that, to the best of our knowledge, no bat or biodiversity surveys have been undertaken in the recent past. If this is the case then this should be immediately rectified before any consideration is given to this application.

Finally, although the field to the south east of Grundy Farm has been removed from the emerging Local Plan as a potential area for development, the applicant does own another site in the village at Carla Beck Lane. This is included in the Local Plan (CA015), is an acknowledged brownfield site and has planning permission granted for 24 houses.

With regard to the application to build on the pasture at Grundy Farm rather than the brownfield site, the Company has written to Craven Council to formally request that the 24 houses approved on Carla Beck Lane be reduced to 4 and that they should be replaced by 21 at Grundy Farm.

The 24 houses at Carl Beck Lane were approved by the Council with the support of the PC and local residents. However, the Company, despite purchasing this brownfield site with planning permission, now deems that, for whatever reasons, it is not suitable for development and should be almost entirely substituted by a prominent greenfield.

We would take the opposite view and propose that the development of brownfield sites should be the first priority, particularly when planning approval has already been granted. The Chancellor of the Exchequer on 13th June 2014 confirmed that Ministers “are clear of the need to make the best possible use of brownfield land in a way that keeps strong safeguards in place that protect our valued countryside”. In view of the availability of brownfield land in close proximity with planning permission granted, and in the same ownership as the applicant, we would suggest that the impact on heritage assets at Grundy Farm means that the current application is not sustainable.

Therefore, we would object to the proposal to build on this greenfield site and suggest that there are key material reasons available for both planning officers and the Planning Committee to support refusal of this application because of:-

- its proximity to a Grade II Listed building in the Conservation Area, and the effect on the historical context and heritage of Grundy Farm
- the effect on the character and appearance of the Conservation Area because of the proximity this undeveloped land to the CA
- its visibility from numerous vantage points
- the serious local concerns regarding highway safety and the lack of a solution to the issue of surface run off
- the availability of an alternative brownfield site in the village which already has planning approval

Therefore, we would support the PC and local residents in objecting to this application.

Yours faithfully

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