



Linton Parish Council

**Minutes of the Extraordinary Parish Council Meeting held on
Tuesday 28th March 2023 at 7.30 pm in the Fountaine Chapel**

Present: Cllr Midgley (Chairman), Cllr Boothman, Cllr Oakes, Cllr Hill and Cllr McGuinn
Also in attendance: L Coverdale, Parish Clerk. Six members of the public

1. **To receive apologies for absence.**
There were none.
2. **To receive any declarations of interest under the Council's Code of Conduct**
There were none.
3. **To consider the following Planning Applications:** (Any applications received by the clerk after publishing the agenda will be tabled at the meeting)
 - a. **Reference C/50/115C Linton Beck Barn, Linton BD23 5HH
Householder planning permission for erection of single-storey ground floor
gable roof extension to replace existing lean-to structure**

The application was discussed and the Chairman allowed the applicant to speak to the Council.

The Council agreed to support this application on the basis that the points below were adjusted in the plan.

The Council consider that the extension detracts from the original standalone nature of the barn. The wooden cladding on the rear elevation looks out of place and should be altered to local stone which would be more in keeping with the rest of the barn. The low profile conservation roof light is considered out of place as there are no others in the barn conversion.

b. Reference C/50/58D Catchall Barn, Lauradale Lane, Linton, Skipton, North Yorkshire, BD23 6BE

Full planning permission for change of use of barn to office accommodation/secure storage; erection of four storage buildings to house further administration, welfare and workshop facilities and covered internal storage of shipping containers; and associated works to vehicular access, turning and parking areas at Catchall Barn, Lauradale Lane, Linton, Skipton, North Yorkshire, BD23 6BE

The application was discussed and the Chairman permitted members of the public to speak when a request to do so was made.

The following perspectives and points were raised by members of the public and the councillors:

- **Employment**

- It is great to see a thriving local business in the area
- The business provides an opportunity for the positive diversification of employment opportunities beyond tourism and agriculture
- It may be a challenge for the business to find sufficient employees within the local area once Linton Camp is developed and given local businesses are already struggling to fill vacancies.

- **Location**

- The proposed green field site is considered to be the wrong location for what is a good business idea.
- A brownfield site such as Threshfield Quarry would be the ideal place.
- Wyvern Park is a new industrial site in Skipton. Why not consider that as a location for the firm as its nearer road network and local people have travelled to Skipton for employment for many years.
- This is an agricultural site, not designated as industrial, and was purchased as such by the applicant.
- Development distance from Linton Village and Linton Falls would reduce / eliminate any detrimental impact.
- Positives of employment creation out way the negatives of development impact
- The current plans are smaller and less (negatively) visually impactful than the previous submission, however, it remains an industrial development
- Removing greenbelt countryside, especially within a National Park, for industrial use goes against the modern way of thinking.
- Why is it necessary to put a business site such as this in the Yorkshire Dales National Park. Not the right place.

- **Access**

- Site entrance on Lauradale Lane

- Size and lay out of the road at the entrance to the site on Lauradale Lane not suitable for the size of the shipping container haulage wagons.
- Car accidents have taken place by the bridge how will the huge wagons manage on that piece of road?

- Access from Lauradale to the B6265

- Difficult to get out onto the B6265 from Lauradale Lane due to speed of traffic on the road, visibility and the position of the access. How will a container wagon manage this safely when cars struggle and accidents have occurred?

- **Site surface**
 - The hardcore on the site is suitable for agricultural vehicles not for the weight of shipping container haulage wagons.
 - Will the container haulage wagons be able to manoeuvre on the site as they are very big and may struggle due to room at the site.
- **Ecological**
 - The site is on marshland, taking water from the surrounding hills.
 - Is marshland and its natural inhabitants protected?
 - Will the increased area of development create a subsequent water runoff issue? Where will all the water go? There are already issues with the water course (beck) in Linton.
- **Future Applications**
 - Concerns raised that should planning permission be granted further applications for extension would follow including the pool from the original application.
 - Does the approval set a precedent for an expanding industrial footprint in the valley floor?

The Chairman reiterated that the role of the Parish Council was to represent the views and wishes of the Parishioners. Given the varied perspectives, scale and impact of the development it was suggested that broader engagement with parishioners is required to more accurately understand the views of the Parish and to direct the response from the Parish Council to the Planning committee. This approach was agreed by the councillors.

In addition to providing feedback to the Parish Council, parishioners would also be encouraged to express their views directly to the planning department at Yorkshire Dales National Park.

An extraordinary meeting would be called by the Chairman for Thursday 6th April 2023 at 4 pm in the Fountaine Chapel for further discussion and a decision on the response to this planning application.

The meeting closed at 8.20 pm

Public Participation: There was no further public participation.