

DAVID HILL

Planning, Design & Access

Proposed Canal Side Café and Seating Area in Use Class E(b) at
Kidd Farms, White Lion Farm, Kildwick, BD20 9BD



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1.0 Introduction

The purpose of this document is to support the application for the proposed Canal Side Café and Seating Area in Use Class E(b) at Kidd Farms, White Lion Farm, Kildwick, BD20 9BD.

The proposal is a farm diversification that will help to make the existing farm business viable, whilst also providing a canal side facility that will improve the recreational/tourist experience in the area and help to encourage visitors to the area, and to use the canal for recreation.

2.0 The Site

The site is 0.03ha and includes an existing crushed stone yard and access track from the canal side. The Leeds and Liverpool Canal is located to the north of the site, and White Lion Farm is located to the south, and includes a farmhouse and agricultural buildings.

The site is located within Flood Zone 1 and is not at risk of flooding.

The site as existing is shown on drawing P2110/002.

3.0 The Proposed Scheme

The proposal includes a café formed from a shipping container that will be clad in horizontal cedar boards. The café is located on the existing crushed stone hard standing.

An outdoor seating area with timber picnic benches is proposed to the west of the café.

The site can be accessed by customers from the existing access track from the canal side, with vehicle access for deliveries and staff available from the existing farm track from White Lion Farm. Staff will park within the existing farmyard at White Lion Farm, no parking is proposed by the canal side.

The proposed café is viewed in the context of the existing building group to the south and will not be isolated in the landscape. The timber cladding is in keeping with agricultural development in the area and will not look out of context. The proposed design is therefore sympathetic to the area and will not have an adverse impact on the landscape.

The proposed scheme is shown on drawings P2110/001 to 004.

4.0 Planning Policy

4.1 The Craven Local Plan

The NPPF has policy which is supporting a prosperous rural economy.

4.1.1 Policy EC3: Rural Economy

“Craven’s rural economy will be supported, so that it may grow and diversify in a sustainable way to provide long term economic, environmental and social benefits for local communities. This will be achieved in the following ways:

a) Enabling enterprise, welcoming innovation and supporting economic development proposals that will benefit the local economy, environment and quality of life, including culture and community proposals;

b) Recognising opportunities to use farmland and farm buildings in new and different ways to support individual farm businesses and to diversify the wider rural economy;

c) Helping existing and new rural businesses, including tourism related businesses to succeed, grow and expand, by working with them cooperatively and proactively, so that development proposals can be supported wherever possible; ...

Proposals of the type described above will be supported provided they accord with all relevant local plan policies and any relevant neighbourhood plan policies, and will help to achieve sustainable development.”

How the proposed Development complies with Policy EC3

- a) The proposal is an economic development that will diversify an agricultural holding and provide an additional revenue stream, at a time of uncertainty for the agricultural industry.
- b) The proposal changes the use of farmland to support the agricultural business. The proposal will provide a facility by the canal side which will help to encourage the use of the canal for recreation/tourism, which will benefit other settlements and businesses along the route.
- c) Diversification at White Lion Farm will help the agricultural business succeed.

5.0 Conclusion

As the proposal accords with Policy EC3 of the Local Plan, there is therefore a presumption in favour of approving this application.