

Mr Andrew Bishop (via email)

Planning, YDNPA

8 September 2020

Objection to Planning Application: R/07/343B Barn on Silver Street, Reeth

Full planning permission for conversion of barn to form a one bedroom short term holiday let; installation of package treatment plant and air source heat pump (approx. 4kW) and the laying of hardstanding for access and parking.

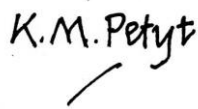
Dear Mr Bishop

Friends of the Dales wishes to **object** to the proposal to convert the small barn on Silver Street near Reeth. This barn is located in a prominent position in the open countryside of Swaledale, and is within the Swaledale & Arkengarthdale Barns and Walls Conservation Area. The previous application (R/07/343A) was refused on the basis that the proposed alterations, undefined curtilage, overhead wires, extended access track and parking area would all have an adverse impact on the character and appearance of the landscape. It was not considered to be sustainable development, and did not preserve or enhance the natural beauty of the national park.

It is clear that the applicant has taken steps to address these issues. However, there is still a long access track with parking area, all located on a built-up embankment. This embankment would introduce an unnatural landform within an historic landscape, with exceptionally steep slopes of 1:3 and 1:2. Such slopes are very difficult to maintain, and are unlikely to blend in with the adjacent pasture. Whilst the comprehensive landscape character assessment considers most features, it fails to consider the impacts of this steep bank and unnatural landform within the landscape. Moreover, it is understood that this embankment would cover the lynchets, thus obscuring rather than protecting and revealing key features of the historic landscape. The proposed planting includes species such as cherries, more appropriate to a suburban location than remote Swaledale. The estate fencing is typical of south and west England, and would be an inappropriate introduction that would fail to enhance the key features of the Conservation Area.

For these reasons Friends of the Dales believes that the proposal would have unacceptable impacts and would not be sustainable development that contributes to the natural beauty or special qualities of the national park, so it should therefore be refused.

Yours sincerely



Dr Malcolm Petyt, Chair of Policy Committee



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