

Wendy Thompson [via email]

Planning, Yorkshire Dales National Park Authority

3 June 2021

**Objection to Planning Application C/01/90 Robcross Barn, Airton: Full planning permission for conversion of existing roadside barn to short term holiday let accommodation/local occupancy use with associated parking and curtilage works and installation of sewage package treatment unit**

Dear Ms Thompson

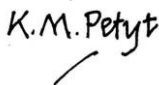
Friends of the Dales objects to the conversion of Robcross Barn, Airton. This is a small field barn in poor condition, and it is not clear what features of historic interest or value will be retained, and thus what conservation benefits will be achieved through its conversion under the conservation policy L6.

It is in an isolated position, so whilst meeting the requirement of being roadside, it is in effect development in open countryside, and thus its potential impact on the local landscape needs to be carefully considered. The Design & Heritage statement claims that the proposal involves 'minimal alterations', which is clearly not the case. The west elevation in particular introduces 5 new apertures into the barn, considerably extending the area of glazing. There is also the loss / reduction of a stretch of drystone wall, and the introduction of gravel surfacing. Thus we believe the design as proposed fails to retain the integrity of this simple field barn and its setting.

There is also the cumulative impact to consider, as other barns along this road have already been converted/given permission. The creation of yet another dwelling would further increase the amount of traffic along a minor road, and with 2 parking spaces provided it is doubtful whether it meets the requirements of the sustainability policies. It is also unclear how power will be supplied to the property; 'on-site energy generation' is cited, via 'an energy management system', but it is not clear what this actually entails. It is not possible to reach a decision without understanding the full implications of the proposal. Finally, the barn is located on a bend on the road, at a location which has seen frequent flooding.

For these reasons, Friends of the Dales objects to this planning application.

Yours sincerely



K.M. Petyt

Dr Malcolm Petyt, Chair, Policy and Planning Committee



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*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.*