

Tim Davis [via email]

Planning, Yorkshire Dales National Park Authority

16 November 2021

Objection to Planning Application: S/11/21 Lower Barn, High Fellside, Middleton

Full planning permission for conversion of barn to dwelling and installation of ground source heat pump and package sewage treatment plant

Dear Mr Davis

Friends of the Dales object to this application for the following reasons:

To regard this building as meeting the “roadside” criterion is stretching the meaning of the provisions of the Local Plan well beyond its original intentions, and it is clearly not part of an established group of buildings. In our view, it is in “open countryside”. Its distance from any public road and its prominence in open countryside should prevent this building from being developed in line with the plans submitted.

Although it is a fine building in good condition it is situated up on the side of Holme Fell on a tarmac minor road that becomes difficult in winter. The track to the barn from this is something only a tractor could use at present, being steep and across bare bedrock in part. A conversion to domestic use would certainly involve major “improvement” to this track as well as other “domestication”. Conversion of this barn would also generate additional traffic in a remote part of the Dales which makes it contrary to the Local Plan sustainability policies that include reducing emissions.

For the reasons listed above we object to this application.

Yours sincerely



Wilf Fenten, Chair, Policy and Planning Committee

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.



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