

Andrew Tate [via email]

Planning Team

Yorkshire Dales National Park Authority

28 September 2022

**Objection to Planning Application: C/61/10A
Barn, Scosthrop, Kirkby Malham**

Full planning permission for barn conversion to form dwelling for local occupancy or short-term holidays lets, together with formalising two car-parking spaces; installation of new cattle grid, new borehole with pumphouse, ground-mounted solar panels, package sewage treatment plant, ground source heat pump; and planting of a new hedgerow.

Dear Mr Tait

Friends of the Dales **objects** to this application for the following reasons:

This is a large barn, dated 1861, right on the roadside on the road west of Kirby Malham. The design of the barn to be converted, for local occupancy or holiday let, does not introduce any new openings and is acceptable. However, it does include a new stretch of walling, parking for two cars, a sewage plant, housing for a borehole and a line of solar panels.

We have strong reservations because the barn is miles from any other building or settlement, way out on its own, on top of Scosthrop Moor. The applicants claim it is “sustainable” because it creates a new dwelling for local occupancy. It will, however, create two car parking spaces, and lead to more traffic, thus not doing anything to reduce emissions. If used as a holiday let, it is miles away from the owner and thus difficult to manage. With its additional elements, it will undoubtedly alter this very open and remote area of moorland.

In our view, it was **not the original intention of the barn conversion policy to apply to barns in isolated locations such as this**, in such a very open countryside, where it would be so prominent. Night-time lights and the rather large curtilage with its usual clutter of domestic paraphernalia will have a negative impact on the area.

The considerable area of curtilage shown on the plan can, in due course, present additional problems. One of the converted barns on the road between Otterburn and Airton, though within policy and sensitively converted not that long ago, has now acquired four additional structures: a horse barn, two holiday huts, and a large above-ground swimming pool, all randomly dotted around the field.

Continued on next page./...



CAMPAIGN • PROTECT • ENJOY

It used to be the practice – we don't know if it still is – that such conversions were covered by a condition that **removes permitted development rights**, so that there would be a need to apply for planning permission for all of the additions mentioned above. Our concern in this case, as it was for the barn between Airtton and Otterburn, is that a conversion might look fine on the initial plan, but it is obviously difficult to control once permission is given.

For the reasons listed above we object to this application.

Yours sincerely

Signed by 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.