

Katherine Wood [via email]

Planning Team

Yorkshire Dales National Park Authority

8 January 2024

Objection to Planning Application: C/33/562 Stone Barn, Sedber Lane, Linton Falls

Full planning permission for conversion of a stone barn to a café with ancillary dwelling and installation of package sewage treatment plant (with 2 parking spaces at Green Haw Wood Cottages, Linton)

Dear Ms Wood

Friends of the Dales **objects** to this planning application.

Policy Considerations

This application is the conversion of a traditional building, in this case an agricultural barn, to a live/work unit. As such it falls under policies L2 & L3 Conversion of Traditional Buildings [acceptable uses and building treatment] and BE4 New Build Live/Work Units. It must thus meet criteria of each policy. The applicant refers to these policies and makes a case that these are met.

Our view is entirely the opposite.

This barn, in the words of the applicant's own Heritage Statement, is "**highly visible in the landscape**". **We agree with this assessment.** Under policy L2, this barn falls under the category of "more isolated location, no road access. No parking or services available." In such cases, the least intensive conversions are required such as camping barns.

In contrast, the policy notes that **live/work units and cafes** are regarded as **high intensity uses** and as such only acceptable with settlements, farmsteads and other building groups or on suitable roadside locations. This barn does not meet this category as it is **isolated** from the nearest settlement, Linton Falls, which sits on the other side of the river. It is **not on a roadside** - the applicant concedes this by describing vehicle access being limited to "4x4, quadbike or tractor via surrounding fields" and that no vehicle access track is proposed.

Policy L3 (building treatment) states that the reason for introducing a new use into a redundant/underused building is to provide a long-term solution for a building that might otherwise **fall into disrepair or dereliction**. The applicant identifies the threat to the building being walkers who enter without consent and cause damage either accidentally or by deliberate vandalism. The only evidence offered is a fire 40 years ago. Securing the entrances and putting up suitable notices would help reduce this alleged risk.

Continued./...



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Impacts from proposed use as a café

This is in one of the prime visitor spots in the Yorkshire Dales, adjacent to a very narrow walled path that comes down the hillside directly from the National Park car park in Grassington. This walk, to the Linton Falls, is very busy during peak periods and increasingly at almost any time of the year. The parish council add further to this evidencing the increased volume of cars parking nearby and the associated congestion which would most likely worsen as a result of this cafe going ahead. Furthermore, locals already refer to excessive noise, litter and footfall.

The issue of access is also a significant concern not just for the cafe and how it will be managed regarding bringing in supplies and removing waste but also because of the proposed conversion of the rest of the barn to a dwelling for the people managing the cafe. It is unrealistic to propose, as the applicant has done, that all this can be undertaken by carrying it from the car parking on the south side of the river, and across the footbridge. Pressure would soon be forthcoming to permit vehicle access across the fields or require new road infrastructure for vehicular access both of which would be totally unacceptable given the location.

There is no business case made for the café. Ample facilities are available in Grassington, and the riverbank is used to a very high degree by people bringing picnics and bbqs.

In time the café's viability might depend on either

- a) increasing the hours/offer e.g. an alcohol licence or
- b) be identified as unviable and an application be made for full conversion to a holiday cottage

Neither outcomes would be acceptable.

Summary

We share the views stated by Linton Parish Council in their response that whilst the preservation of barns is welcomed as is investment in providing services for visitors, the proposed development is inappropriate. We believe the negative impacts will be significant when considering it is outside the development boundary and would comprise a prominent development and suburbanisation in the open countryside.

Chair, Policy and Planning Committee
On behalf of Friends of the Dales

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.