

Andrew Tait [via email]

Planning Officer

Yorkshire Dales National Park Authority

2 September 2024

**Objection to Planning Application: C/23/120 Hill Top Laithe, Cracoe  
Full planning permission for conversion of barn to local occupancy dwelling/holiday  
accommodation and installation of package treatment plant**

Dear Mr Tait

Friends of the Dales **objects** to this planning application to convert a barn in open countryside.

The barn lies well outside the village of Cracoe, along a track - which is not metalled. Whilst it is close to the track (within the required 50m), much of the surface is rough and not accessible by a "standard road vehicle" - and indeed is marked as a permissive *bridleway*. Thus the location of the barn does not appear to meet the policy's definition of roadside, even with a degree of flexibility in policy interpretation.

Going for the 'either/or' option of local occupancy or holiday accommodation is undesirable. This is a speculative approach rather than aiming for the provision of affordable housing for local people, which was one of the original aims behind the policy.

Our view is this is a relatively isolated field barn - conversion would constitute development in open countryside and so is not appropriate.

The conversion itself is fairly modest, but given it doesn't meet the requirements of the current policy AND it likely to have an adverse impact on the local landscape (by effectively introducing new development into open countryside), the application should be refused.

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.*



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