

Case Officer: Des Bowring

The Planning Inspectorate [via online submissions]

13 November 2024

**Appeal Reference: APP/C9499/W/24/3351401**

**Local Planning Authority: Yorkshire Dales National Park**

**Application: R/06/151C, Barn at Scarr House Force, Muker, DL11 6DW.  
Full planning permission for conversion of traditional stone barn to a camping barn**

Dear Mr Bowring

Friends of the Dales objects strongly to the applicant's Appeal. In doing so we are reinforcing and strengthening our support to the refusal by Yorkshire Dales National Park Authority (YDNPA) of this application [and the near identical previous application R/06/151B]. The applicant, on having that previous proposal rejected in January 2023, proposed this further application in 2024 on which it is now appealing.

The response from YDNPA to the application demonstrated in detail why the proposal did not accord with policies SP2, L1, L2, L3 and SP4 of the Yorkshire Dales Local Plan (2015- 2030) which are at the core of the planning framework governing development in the national park. As the applicant did not materially change the proposal between the two applications notably the issues mentioned in the rejection, it should not have been surprised to receive the same objection from YDNPA. This has had the effect of taking up time and resources to repeat the process.

The report by the YDNPA Planning Officer sets out in full detail the aspects of the policies that the proposal did not meet when taken together including sustainability, impact on the special qualities of the Yorkshire Dales National Park, conservation, heritage and spatial planning. In overall terms YDNPA set out why the proposal would be detrimental to fulfilling its statutory purpose to conserve and enhance the scenic beauty of the National Park.

Our objection to the proposed conversion of this barn to a camping barn is for these reasons:

- This is a field barn in an isolated position, out in open countryside; moreover, its location, on a rise in landform at the top of Swaledale, makes it highly visible and prominent in views from all directions. It lies well away from any metalled road, and more than 50m from a track, and thus does not fall within the relevant Local Plan policy.

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- The proposed track and parking area are also highly intrusive in this undeveloped part of Swaledale. Whilst it is acknowledged that a camping barn might be less intensive use than a permanent dwelling, we still consider this to be an inappropriate use in this location.
- The applicants do not live locally, so will not be able to adequately oversee the use of the barn, and will be unable to ensure that, for instance, visitors do not take cars up to the barn. Passing responsibility for managing the property to an agent based in a different dale is entirely unacceptable especially as the visitor management plan assumptions assume good faith of the camping barn occupants to regulate behaviour.

Field barns are a very important historical features of many parts of the Yorkshire Dales and that contribute to the scenic beauty hence why the policies appertaining to any development of them have been the focus of so much attention in recent years. Allowing this application to proceed under appeal would encourage other owners of field barns to bring forward development proposals even where they do not meet the Local Plan policies.

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.*