

Brian Diamond [via email]

Planning

Yorkshire Dales National Park Authority

9 December 2024

Objection to Planning Application: C/44/319 Full planning permission for change of use and conversion of existing storage barn to a 3-bedroom dwelling and installation of septic tank

Dear Mr Diamond

Friends of the Dales wishes to object to this application. The proposals clearly fall outwith the relevant policies in the Local Plan, namely L1, L2 and L3.

1. Development in open countryside

This field barn is located in open countryside far from any settlement. By no measure could this barn be considered roadside, and indeed the applicant's Heritage Statement admits the barn is 150m from the B6479. Access is by an unsealed, farm track (despite the applicant claiming it is a "surfaced track"). As a result, the barn is not currently accessible by a standard road vehicle and the track would require significant work to make it so.

Due to these factors, the barn clearly falls outside policy for roadside conversions. This is effectively development in open countryside, contrary to the primary statutory purpose.

2. Loss of heritage value

The Policies on conversion of traditional farm buildings, whether designated assets or not, are primarily about conservation or enhancement of the heritage interest. The barn is currently in poor condition, has many later additions and is adjacent to a modern Dutch barn (which would be retained). Any tidying up or removal of additions to the historic barn are not in themselves a reason for approval.

More concerningly, a significant feature of the proposal is raising the roof to install a second floor of accommodation. This would significantly impact on the existing heritage value and result in the extension of the floor area. Taken together these factors clearly mean the proposal is outside policy.

The Authority provides ample resources on how to interpret the relevant policies and a pre-application advice service for a modest fee, but unfortunately the applicant does not appear to have taken advantage of those resources as part of commissioning these plans.

Yours sincerely

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



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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.