

Nicola Dinsdale [via email]

Planning

Yorkshire Dales National Park Authority

14 April 2025

Objection to Planning Application: R/56/552 Barn, High Lane, Burterset
Full planning permission for conversion of barn to a two-bedroom dwelling with single storey extension; creation of access, parking and domestic curtilage, and installation of sewage package treatment plant

Dear Ms Dinsdale

Friends of the Dales objects to this application to convert this small, isolated field barn, which is clearly outwith policy.

The application has to be considered under policies L1, 2 and 3 which are conservation policies, intended for the conservation of an historic barn and its contribution to the landscape; these are not housing policies or about the creation of a dwelling.

These policies were never intended to allow for conversion of isolated field barns.

L1: ...Development proposals affecting other undesignated heritage assets will be permitted where their significance will be conserved

The heritage report is thin and does not demonstrate how the conversion will contribute to the effective conservation of the barn's historic interest.

L2: ...With the exception of former dwellings, proposals for the change of use of traditional buildings to high intensity residential, visitor accommodation and employment uses will only be permitted within existing settlements and building groups, or other suitable roadside locations

This barn is not roadside and may not meet the criteria of being within 50m. of High Lane, which itself is a very minor lane.

L3: ...the building has the physical capacity to accommodate the new use without significant extension or alteration, and all ancillary storage and services are accommodated in existing buildings
Any conversion under these policies is not expected to involve new build /extension, yet that is exactly what is proposed here. A substantial extension is proposed, resulting in an increase in floor area of around 40%- 50%, plus a sewage treatment plant. This is not acceptable and is clearly against policy.

Continued./....



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If permitted, there will be yet more traffic on narrow roads, thus not contributing to sustainability (see overarching policy on sustainability SP1) but increasing emissions and pressures on local services.

The curtilage is very limited, and if permitted it will only be a matter of time before the curtilage is extended, with or without planning permission.

Yours sincerely

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.