

Nicola Dinsdale [via email]

Planning

Yorkshire Dales National Park Authority

21 October 2025

Objection Planning Application: S/03/777 Barns at Foxhole Rigg Lane, Sedbergh

Full planning permission for conversion of the larger barn to a one-bedroom local occupancy dwelling or holiday let and conversion of the smaller barn to form a detached guest annex ancillary to the larger barn, and installation of package sewage treatment plant

Dear Ms Dinsdale

Whilst supportive of proposals for barn conversions in appropriate locations, we have a number of concerns about this particular proposal which lead us to **object to this application**.

The application should be considered under the policies in the new Local Plan, namely Policy AB2.

1. Roadside: The applicant describes the barns as being on a “private track”. This track leaves the main road over 500m away. Although technically the two barns could be considered “roadside”, the policy was not intended to support conversion in remote open countryside. If these barns are to be considered as meeting the roadside policy, then a full visual assessment of the impact of their conversion should be required so that mitigation can be considered.

2. Structure: The applicant’s Structural Report describes the Barn 1 as showing signs of structural movement, cracking and eaves turning out (north face) and recommends a range of solutions to improve stability eg steel rods to “stabilise the wall construction”. Barn 2 is described as being in “a more vulnerable position requiring more immediate attention to prevent further movement” and concerns around a bulging wall, a large fissure and signs of historic subsidence.

The policy requires that the buildings be structurally sound – which isn’t reflected in the applicant’s structural survey report.

3. Heritage Statement: This very short document offers nothing on the heritage significance and character of the two barns. No evidence is offered to support how conversion of either or both barns would conserve or enhance their heritage value, which is the primary purpose of this conversion-oriented policy.

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4. Proposed use: Barn 1 is described as a one-bedroom dwelling. Barn 2 is described as a detached annex. These buildings are at least 100m apart and it is difficult to understand how either local occupancy or holiday let use would enable these buildings to work effectively in tandem.

As explained above, in our view these two barns are clearly isolated in the landscape. As such the new policy determines that such buildings are NOT suitable for intensive uses ie residential dwelling for continuous living or self-contained short stay holiday.

It is disappointing that the applicant has not sought pre-application which might have addressed some of the above issues so that a more appropriate scheme could have been devised.

Yours sincerely

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

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