

Nicola Dinsdale [via email]

Planning

Yorkshire Dales National Park Authority

12 January 2026

Comment on Planning Application: S/03/780 Hallbank Farm, Sedbergh
Full planning permission for conversion of barn to dwelling for local occupancy or holiday let, and
creation of parking area

Dear Ms Dinsdale

This proposal is to convert a traditional barn to a three bedroomed dwelling with parking slightly off site. Friends of the Dales notes those elements of this proposal which *appear* to meet the policy on barn conversion, ie the barn is within an existing small settlement and - from the applicant's assessment – is largely unaltered and structurally in reasonable condition.

However, we strongly urge the Authority to view this application through the lens of the emerging new Local Plan 2025-2040 particularly with respect to local occupancy and primary residency conditions. The Authority has already referred to the emerging plan in other recent barn conversion applications and indeed the applicant's DAR recognises that the Authority can take the emerging plan into account. A key consideration of that would be the removal of the option for short stay holiday letting or use as a second home.

We also note the comments of local residents particularly with respect to existing use of the barn by bats and nesting birds. The applicant's Bat Survey identifies roosting bats. The required mitigation, including a Protected Species Mitigation Licence, will be required if permission is granted and must be strictly complied with. The applicant's survey for use by nesting birds seems inadequate as it was carried out after the main nesting season and there seems little relevant detail in the BNG documents.

Thus, we welcome the comments from the Authority's Planning Ecologist noting similar concerns around evidence for barn owls and nesting birds and their request for a re-check to ensure sufficient legal protection, mitigation and enhancement as necessary.

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.

