

Joanne Wood [via email]

Planning

Yorkshire Dales National Park Authority

12 January 2026

Objection to Planning Application: C/47/65 Others Barn, Kirkby Malham

Full planning permission for conversion of roadside barn with small extension and alterations to curtilage to north side of barn to form dwelling, together with installation of new package sewage treatment plant

Dear Ms Wood

Friends of the Dales wishes to **object** to this proposal to convert a remote barn to a three bedroomed dwelling.

In our view, consideration of this barn requires very careful interpretation of the technical criteria AND the intention of the relevant policies eg AB2 in the new Local Plan 2023-2040.

These policies have been designed to protect the special qualities of the national park by preventing development in open countryside whilst providing suitable opportunities for appropriate conversion of barns - including to dwellings, with additional conditions about occupancy.

The applicant has misinterpreted the policy by stating (in the DAR) that it is to provide local occupancy homes. **The purpose is conservation of the heritage asset.** This is permitted for housing *if* the barn meets the above criteria AND if local occupancy (and now primary residency) conditions are applied to the permission. The personal circumstances and wishes of the current owner; whether they might choose to live in or sell the property; and whether they personally meet any of the local occupancy criteria, **are irrelevant and not a material matter in consideration of this proposal.**

The policy demands that the barn **must not be** in open countryside. It must be within an existing settlement, or a group of farm buildings or abutting a sealed metalled road. **This barn clearly fails the first two criteria given it is isolated from any other buildings.** Indeed the applicant's DAR describes it as being *"approximately 150 metres north of the main settlement of Kirkby Malham"*.

Policy requires the road to have a current condition as "sealed metal surface accessible to a standard road vehicle". In terms of the accessibility criteria, ie whether the barn meets the criteria of abutting a sealed metal road (private or otherwise), this in our view highly debatable.

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Even if these criteria are deemed to have been met, there is still the question of visual and landscape impact in this remote area. Seemingly small changes from converting one barn, then others, in remote landscape have a significant incremental effect of surbanisation of the landscape.

In addition, there are impacts from increased car traffic (as car use would be essential), increased demand on local services and a negative impact on climate mitigation due to increased emissions.

Taking all the above into account, our view is that the conversion of this barn to a three bedroomed dwelling would introduce incongruous development into tranquil and beautiful open countryside, damaging the special qualities of the national park.

We urge the Authority to thoroughly consider the policies and refuse this application.

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.